

**Complimentary
Wood Destroying Insect
Report**

Prepared exclusively for
Client

at
2468 Army Rd; Patriot, TX

Select Inspect Property Consultants, LLC

*The greatest compliment I can receive is a referral from you,
to a friend, family member, or coworker.*

Thank you for choosing Select Inspect.

March 4, 2008

Property faces: **East**

Weather: Temp: 40 - 50 Degrees approx. Dry Light Rain Rain Recent Rain Stormy Ice / Snow

Visibility: Clear Partly Cloudy Overcast Moderate Winds High Winds Evening / Dark outside

Foundation Types at property: Slab on Grade Pier & Beam Screeded Floating

Your report contains important information; please read the report in its entirety.

Comments: The inspector is licensed as a Certified Applicator (43624) by the Structural Pest Control Board (SPCB) of Texas. This report is not the official SPCB form. This optional, free / no-charge, wood destroying insect inspection departs from the mandatory form and process of the Texas Structural Pest Control Board, and may not be acceptable for some home warranty and or mortgage underwriting requirements. The inclusion of this no-cost WDI inspection indicates that the Inspector is of the understanding that you did not request or inform us of a need for the Texas SPCB form, or that this information is included in addition to an "official" form documented by another company. If your lender or home warranty provider requires an "SPCB wood destroying insect report", such would need to be performed prior to purchasing the home by Select Inspect or a pest control company of your choosing, licensed by the Structural Pest Control Board. Preparing the "official SPCB WDI Inspection form requires an additional fee. Contact our office or a pest control company for details.

Wood destroying insects including subterranean termites, carpenter ants, and wood boring beetles are common in Texas. If the home is over two (2) years of age, it is recommended that the property be inspected annually. You should expect termites to be present at the property at any given time past, presently, or in the future. When infestation is discovered, treatment will be required. Refer to the limitation information at the end of this document and consult your "Guide to Understanding Your Home Inspection" for more important related information.

Visible Evidence on or in the structure

Termites
Carpenter Ants
Other

Active Infestation

Yes No
 Yes No
 Yes No

Previous Infestation

Yes No
 Yes No
 Yes No

Previous Treatment

Yes No
 Yes No
 Yes No

Discoveries:

Active subterranean termites were observed at the crawl space below the entry/family room hall. Treatment is recommended. The specie of termite is not specifically identified by this inspection, and should be conclusively determined by the company performing treatment, prior to treating the property. Extensiveness of damage is undetermined, especially in concealed areas including but not limited to stucco (artificial or real), foamed insulation, inaccessible crawl space locations, wall voids, siding substrate, etc.

Large inaccessible subterranean termite shelter tubes were discovered behind the HVAC ducting on the west foundation wall and framing below the family room. Suspect these have active termites within.

Prior evidence of subterranean termites was indicated by damaged woods and shelter tubing at the crawl space below the bathrooms, hall, family room, dining room, bedrooms, kitchen, living room. Refer to the seller's disclosure for possible information regarding this item. The extent of damage is undetermined, and often requires removing building materials. Excavation and subsequent repair of hidden damage and related areas is often not cost effective, though sometimes considerable damage is discovered. Depending on the risk you are willing to accept, the cost of invasive investigation may be subjective.

Some form of treatment is implied by inactive termite tunnels; though drill holes, pest control stickers, or similar physical evidence of a prior professional treatment was not discovered at the property.

Consider a borate-based product in the crawl space to prevent fungus, and control of wood destroying insects. <http://www.borax.com/borates2g.html>

Refer to the diagram for locations of evidence, if such evidence was discovered. Photo images are on the last page of this document

Obstructions and obstructive conditions limiting inspection at property, noted at the time of inspection:

- Floating slab: A floating slab was discovered at the property; typically found in garages of pier and beam homes. The joint between the slab and the adjacent perimeter is hidden/obstructed from thorough inspection and is conducive to wood destroying insects and should be monitored closely.
- A foundation corner is cracked at one or more perimeter locations. This is common, even on young homes; structural significance is not addressed by this inspection. The joint of the cracked corner and the adjacent foundation is obstructed and conducive to termite entry.
- Portions of the crawl space are inaccessible due to unsafe access conditions. Condition of perimeter, joist, beam, and sub floor framing in some crawl space areas remains undetermined. Crawl space below the laundry room was obstructed by a foundation jack, piers, debris, and was not readily accessible, and viewed only from a short distance of the opening.
- Decking obstructed the lower edges of the home at the rear porch area. The presence of termites is undetermined in hidden areas, and should be examined periodically.
- Foundation cracks/joints are not readily accessible and conditions within remain undetermined. This report does not address structural impact of foundation cracks, only their relation to wood destroying insects.
- The home is aged; Termites are known to be in this neighborhood, and have likely been at this property. Realistically, termites may currently be under or in this property at undiscovered locations. Have the property inspected annually for wood destroying insects and when they are discovered, treatment will be necessary.
- The home had been recently painted / remodeled. Some conditions or prior evidence may have been covered and undiscovered. Refer to the seller's disclosure for possible information regarding prior insect activity, treatment, and remodeling.
- Vinyl and or metal siding is present at exterior locations; the condition or presence of substrate remains undetermined. Presence or history of wood destroying insects and extent of potential damage behind siding and in other inaccessible areas remains undetermined.
- Attics are obstructive by design. Perimeters, under decking, insulated areas, etc are obstructed, and are not comprehensively inspected. The home in general has obstructed areas including but not limited to wall voids, insulation, floor coverings, cabinets, etc. Even when vacant, the home is NOT inspected on an "inch by inch" basis. This is a limited, visual, cursory inspection. Refer to "Scope of Inspection" on page one.
- Home was Occupied or furnished; many areas not readily accessible and obstructed from inspection.

Crawl space/subfloor Wet / Inaccessible area Floor coverings Foundation Cracks Wall Voids

The report will not identify all obstructed areas. Some obstructions are: materials over concrete cracks; Cracked corners on concrete slabs; Mortar dressed slab edges; Joints in multilevel foundations; Wing walls and planters adjacent the building; Wood floors under carpet or furnishing; Behind tarpaper or other materials covering piers; Inside masonry block or stacked brick; Behind vinyl or aluminum siding; concrete foundations with an elevated wood floor system; Behind upholstered walls; Any undecked insulated attic with less than 5 feet of headroom or unsafe areas; For safety reasons, wood roof surfaces are usually not walked upon. If the inspector makes an extra effort to walk on a wood roof it is understood that a cursory observation of large areas is done. Shingle by shingle inspection for drywood termites, wood borers or other conditions is not performed. Any crawlspace with less than 2 feet of clearance Any extra effort to enter an obstructed crawlspace is beyond the scope of the service and all areas will not be seen; Air ducts in crawlspaces or attics; Condition of any ducts in concrete is undetermined; The inspector does not touch, probe or sound every square foot of wood construction components. Inspection is cursory and visually done from many feet away in most circumstances. Bear in mind that it is possible for damaged wood to exist and not exhibit evidence of performance failure Although the inspector might move a small item as a gratuitous added service, it should be understood that moving furniture, stored items and obstructions is beyond the scope of the inspection and conditions behind such remain undetermined.

Conductive Conditions

Conductive conditions are those situations that tend to promote or assist insect activity. Many of the mandatory conductive condition comments on the Texas form represent common construction or landscaping practices. Some of the conductive conditions on the Texas form rely on the subjective opinion of the inspector conducting the inspection. Immediate correction or modification of the conditions may not always be required or justified and there are many situations where an ongoing inspection or monitoring plan can be implemented. You may find a periodic inspection program that utilizes low impact pest control methods satisfactory in your situation. Be advised, lenders are accustomed to rejecting funding on the basis of a condition being identified as conductive. This practice of wholesale loan rejection is now obsolete and may not be justified in all situations. If this report identifies situations as conductive we recommend you show your lender the report in advance of closing so that any objections can be addressed. If we are required to re-inspect corrected conditions or reproduce report paper work a service charge of at least \$50 is required.

- Plumbing penetrations through slab foundations are conductive by design. It is undetermined if this home was pre-treated during construction.
- Refer to diagram for general location of conductive conditions noted below and other important information.

Improve or Correct	Monitor	Conditions Conductive to wood destroying organism(s) discovered at property as required by the SPCS (formerly SPCB) of Texas Dept of Agriculture
		General / other conditions; often conductive by nature or by design
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> (C) Foundation cracks <input checked="" type="checkbox"/> discovered <input checked="" type="checkbox"/> suspected (below floor coverings, walls, etc) includes corner cracks. This report does not address the structural significance/insignificance of foundation cracks.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> (C) Foundation joints - two adjacent foundations, <input type="checkbox"/> patios / porches, <input type="checkbox"/> additions, <input checked="" type="checkbox"/> floating slab, <input type="checkbox"/> wing wall;. <input type="checkbox"/> other
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> (C) Sunken / Raised Foundation at one or more rooms. Potential for existence of (I) forms from construction and (M) rot
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> (C) Stucco / Artificial stucco cladding low to grade / soil, or otherwise conductive by design or installation method.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> (C) Mortared foundation <u>edge</u> at some or all perimeters
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> (C) Wood shingle roof with overlay (composition shingle or other)- conductive to carpenter ants
		Wood to ground conditions; form boards; wood debris; Ideally minimum 6' from structure wood destroying insects may be present and undiscovered; Also often includes undiscovered (M) Rot
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> (cG) Wood / Bark , mulch, , <input type="checkbox"/> expansion-boards slab joint, <input type="checkbox"/> storage building on wood base, etc-
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> (cG) Wood / Timbers , railroad ties, <input type="checkbox"/> stumps on soil adjacent the structure
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> (cG) Wood Deck - appears to be <u>treated/pressurized</u> lumber; Monitor this item periodically and repair if / when needed.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> (cG) Wood Deck -does NOT appear <u>treated/pressurized</u> or is aged and susceptible to insect attack and rot/moisture damage.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> (cG) Wood to ground contact -
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> (cl) Form boards or wood stakes remaining in the soil ; <input type="checkbox"/> expansion-joint wood between concrete slabs; <input type="checkbox"/> includes (cM) wood rot
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (cK) Wood debris - in proximity to the structure, may include rot conditions. Remove cellulose debris minimum 6 feet away
		Moisture; leakage, grading/drainage, moisture intrusion, etc; presence or history of fungus is not addressed by this report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (cJ) Moisture- Leakage or plumbing drainage: in, adjacent, or below the building
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> (cJ) Moisture- Leakage suspected / evidenced by stains, decay, and or fungus on cellulose material
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (cJ) Moisture- Drainage incorrect adjacent, or below the building; / negative slope, low or eroded areas, etc
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> (cJ) Moisture- Drainage questionable / marginal adjacent, or below the building
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> (cJ) Moisture- Crawl space - High moisture conditions below the building from poor grading, lack of ventilation, etc.
		High Soil / Low structure; minimum 4" below masonry; 6" below cellulose- Avoid negative drainage/moisture conductives if modifying soil/veneer
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (cL) Grade too high - Soil / landscaping materials high adjacent the building; <input type="checkbox"/> <u>Soil or Ant pile</u> at or above veneer
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> (cL) Siding / stucco / other wall material near, at, or below grade <u>at a foundation joint</u> ; i.e. siding or trim low at concrete joint along a patio perimeter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (cL) Low clearance in the crawl space (<18") between ground and wood framing; <input checked="" type="checkbox"/> Low clearance below deck / building adjacent home
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> (cL)
		Wood Rot / Decay; This report does not address the structural significance/insignificance of moisture damaged components
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> (cM) Rot : - moisture damaged wood in, on, or in proximity to the structure.
		Foliage; should be minimum 6 inches from structure
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> (cN) Foliage touching the building; <input type="checkbox"/> <u>Trees</u> touching walls / roof; <input type="checkbox"/> <u>ivy</u> or similar growing on the building
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> (cN) Red-tip-photenias . In proximity to the structure; may also include rot conditions within the shrub.
		Planters; wood piles; fencing; ventilation
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> (cO) Planters - Soil filled; This feature often also includes (L) high soil, and (J) poor drainage conditions
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> (cQ) Wood pile adjacent home. Store at least 6 feet away from the home and rest upon a non-cellulose rack; min 6 inches above grade
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> (cR) Fence touches the home; the SPCB considers this additionally conductive to wood destroying insect activity.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> (cT) Ventilation is marginal or poor. Deficient ventilation in <input type="checkbox"/> attic <input type="checkbox"/> crawl space is conducive to wood destroying insects.

Treatment is recommended - Active wdi discovered;

ADVISORY: Recommend correction of conductive conditions when economically feasible if you are unwilling to accept the risk and responsibility of monitoring and maintaining the property.

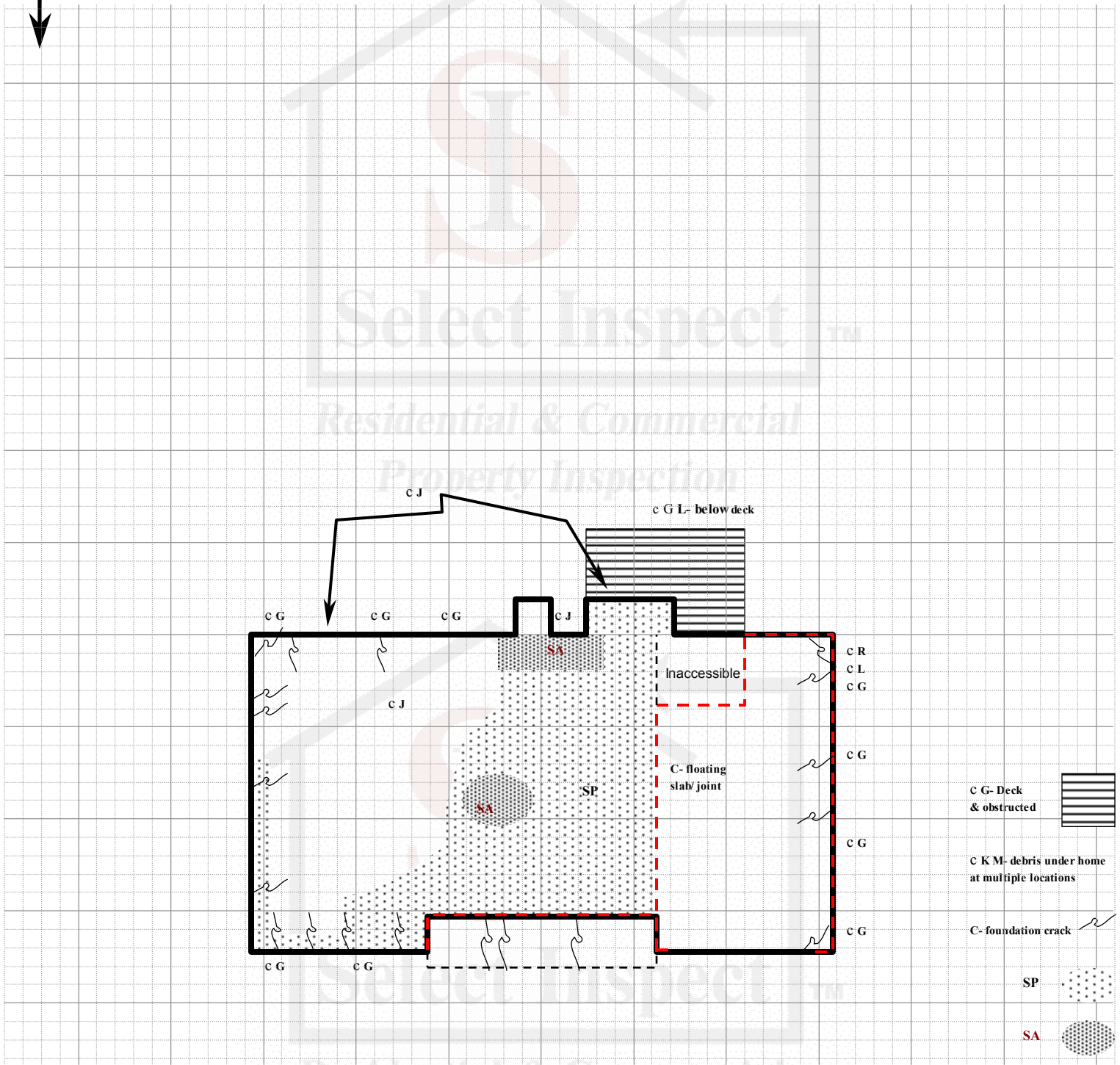
Diagram of Structure(s) Inspected

SEE ADDENDUM for comments about discovered evidence of prior or current wood destroying insects.

Refer to legends and descriptions of codes above and after this diagram

East

□ = approximately 2 - 3 feet



Additional Comments Refer to all pages of this report including all addendum pages. It is very important that you read all pages in their entirety. This report does not guarantee the absence of active wood destroying insects, nor does it guarantee that all related evidence of past or present wood destroying insects was discovered.

- | | | | | |
|---|-----------------------|---------------------------------|--------------------------|-------------------|
| x = treatment drill hole / trap or bait station | P = prior | A = Active | S = Subterranean termite | H = Carpenter ant |
| D = Drywood Termites | F = Formosan Termites | C = Other Conductive Conditions | B = Wood Boring Beetles | |

GENERAL COMMENT AND LIMITATION STATEMENTS FOLLOW

This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in this report.

This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.

Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment; has rendered the pest(s) inactive.

If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.

THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.

If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.

There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.

There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.

If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Board.

General Limitations:

If a concern arises, regarding this report, you must notify Select Inspect prior to purchasing the property, and allow us to reinspect the property and or components of concern prior to any changes being made to the components or condition of concern. Otherwise, all claims for damages or costs incurred from those complaints and related improvements, modification or repair are waived by the client.

Select Inspect makes no representation except what is specifically contained within this document and the Select Inspect Inspection Contract. This report and the Select Inspect Inspection Contract are the sole and only agreement between Select Inspect and the client, and supersedes any prior written, verbal, or implied agreements between the client and Select Inspect regarding content within the Select Inspect Property Report, and Inspection Contract.

By acceptance of and or reliance upon information in this report, the client agrees to the conditions of the contract, even when the client fails to sign the contract. Client agrees that any potential controversy or claim between the client and Select Inspect shall in good faith be brought to mediation by a third party, having no interest in this case, before filing suit for any amount of damages. By acceptance of and or reliance upon information in this report, the client agrees that any damages resulting from breach of this contract or report are limited to the fee charged to the client by Select Inspect for this inspection service.

By accepting and relying on the information within these documents, the client expressly agrees to all agreements and limitations herein.

The inspection is cursory and limited. The findings represent observed conditions at the property on the day and time of the inspection. This is not a fully comprehensive inspection, and there may be items or conditions that are not discovered or not reported. Though reference to current standards or the word "code" may be noted in portions of this document, Select Inspect does not inspect the property for compliance to prior, current, or future "code" regulations. The service attempts to reduce risk, but cannot and will not eliminate risk of purchasing any property. Select Inspect does not warrant or guarantee that all conditions will be discovered or reported. Protection regarding errors and omissions are not stated nor implied. Comprehensive inspections of components and areas of the property can be arranged for through specialists in each given field. The inspector does not offer opinions regarding value or whether the property should be purchased. It is strongly recommended to obtain receipts, reports, and warranty information for prior repairs, and receipts, reports, and warranty information for repairs made due to discoveries during this inspection.

General Statement

The purpose of the inspection is to provide a cursory observation of the readily accessible areas of the building in order to report observed WDI activity. Opinions are made based upon what was seen at the time of inspection. Furniture, stored items and flooring are not moved for inspection purposes. It is important to understand that while the inspection attempts to reduce your risk it will not eliminate your risk. Although the inspector tries to be thorough, this cursory report does not represent all insect activity or damage to have been discovered or completely reported. Such expectation is simply beyond the scope of our service. Guarantees, warranties or protection against errors and omissions are not expressed or implied.

Read the report, it is important!

It is important that you and all interested persons read the report, the inspection agreement and any addenda, before the property is purchased. If you have questions or are unclear regarding our findings, please feel free to call before you buy the property. Of course you may also feel free to call us with a question after you purchase the home.

Ask for the sellers' disclosure notice

We recommend you ask for the sellers' disclosure notice. The disclosure notice is important because it may address an issue our inspection does not discover. Do not withhold information from the inspector to see if he or she will "find it." The more information we are provided, the better service we can provide. When you obtain a copy of the sellers disclosure form, you should request copies of all known WDI (termite) inspections, treatments and damage repairs. If differences exist between this report and other documents, please contact the inspector to discuss such prior to closing.

Past or future inspections

Past or future inspections may discover additional findings or render different opinions. If we were to inspect this property a second time a new finding or opinion might be discovered. Future changes or interpretations of the Structural Pest Control Board (SPCB) inspection Standards may cause conditions to be reported on a future inspection that are not included in the report.

General limitations

Unless specifically stated, the following is not determined: Toxicological or environmental conditions; the presence of plumbing leaks; Site drainage; Ventilation calculations; code conformance; the life expectancy of type of treatments. Annual inspections are recommended as a preventative measure.

Guarantees and warranties

This inspection does not provide any warranty or guarantee regarding treatment of wood destroying insects or their damage. The cursory nature of the inspection makes it impossible to make guarantees. The inspection is of readily accessible visible areas and it is entirely possible for insects such as termites, to remain undetected until after our inspection.

Pesticide contamination

This inspection does not inspect for pesticide or chemical contamination in any form or fashion. Unless stated, the report does not determine if chemicals have been applied in the past. Any mention of past chemical usage is gratuitous and incomplete. Chlordane has not been used since the late 1980's and in June of 2000 the popular chemical chlorpyrifos (Dursban) was removed from most market applications. If you are concerned about pesticides you should contact an appropriate specialist. Perhaps the Texas Department of Health can provide assistance in locating such companies.

Damage

Reporting and assessing the amount of WDI damage is not required by the Texas Structural Pest Control Board and unless specified is beyond the scope of this inspection. Be advised that it is entirely possible for damage to remain undetected and unreported. Any damage reported should be considered to be a partial representation of the discovery and further inspections may be required to fully assess scope of damage. Destructive examinations might be required to fully assess scope of damage. Destructive examinations might be required to fully assess damages. This inspection intends to reduce risk but will not eliminate risk. The inspector does not sound, push or probe every square inch of a building. We do not use specialized inspection techniques such as dogs, audio equipment of fiber optic bore scopes. It is possible for damage to be overlooked, patched up or painted over. In the words of the Structural Pest Control Board: "if visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present." Some areas where damage can remain undiscovered are: siding materials; studs; joists; drywall; plumbing areas; showers; baseboards; rafters; posts; attics and crawlspace areas and or containing air ducts; wood floor systems.

Subterranean termites

Subterranean termites are very common in the north Texas region. They are so common that our opinion is it's a matter of "when" termites will infest a building and not "if". We find that in general buildings less than 3 years old have less risk. We do occasionally find termites on younger buildings; however it is the exception rather than the rule. Buildings that are older than 3 years seem to be in the highest risk category. Our experience leads us to believe that most buildings will have some sort of treatment done before it is 10 years old. If we report this home as not showing visible signs of termite infestation you should understand that it is simply a matter of time before they show up and a corrective action will be needed.

Treating for subterranean termites

Treatment for subterranean termites has traditionally focused on creating a chemical barrier by placing pesticides on the soil around and sometimes under a home. Previous chemicals like chlordane were very effective but were removed from the market place due to misapplications and suspected dangers. We do not test for chemical contamination and, if you are interested in such, you should consult an expert on the matter. It is our opinion that reinfestation is a matter of when and not if, on the good side new chemicals have been developed and are working well.

Drywood and Formosan termites

Drywood termites are uncommon in this region but have been reported in isolated circumstances. Formosan termites have been found in all major DFW area counties and their spread is expected to increase. It seems that cold winters and drier conditions discourage significant colony growth at this time. The inspector does not inspect rail road ties or bark for the insects. When isolated infestations are discovered, they are usually related to import infested construction or landscaping materials. Treatments for these insects vary and are much more expensive and difficult than that for subterranean termites. It is recommended you ask the seller to disclose specifically if the home has had drywood or Formosan termite species prior to closing. For further information concerning activity of Formosan insects contact the Texas Structural Pest Control Board and Texas A&M University as it is my understanding they may be monitoring this subject. If active termites are found you should have the type identified before treatment is done. It is very easy to confuse subterranean and Formosan termites.

Wood boring beetles

There are many types of wood boring beetles. It is common to find occasional prior beetle activity in wood construction materials such as joists and wood trim. In most cases, we do not see damage occurring. In almost all cases the infestation is inactive due to wood processing techniques such as kiln drying. Occasionally active beetles' found. Wood boring beetle damage occurs slowly so there is no need for panic if the beetles are detected. Tenting and fumigating an entire building may not be justified in all cases. Most infestations can be successfully treated via local treatments or wood removal. Powder post beetles are usually found in woods such as ash paneling and trim. Unfortunately, beetles can infest wood without being readily detectable. They are usually imported to the site as concealed larvae in wood materials. Post inspection emergence is infrequent but nonetheless a possibility.

Carpenter ants

Carpenter ant detection is dependent on foraging activities and seasonal factors. In warmer weather the ants are more active at night. Carpenter ants do not eat wood; instead they excavate galleries in which they nest. Many times the ants will nest in wall voids or insulation. Preferred nesting areas tend to be moist and perhaps associated with a wood rot condition. Damage is slow to occur in most cases and radical emergency treatment actions are usually not justified. The ants are common in densely foliated areas and keeping foliage trimmed away from buildings will reduce risk of infestation. Various treatment methods exist. If your home is in an area with moisture and copious vegetation you should expect periodic encounters with the insects.

Insect specie identification

Although the inspector has general knowledge of the biology, habits, and identification of insects such as Wood Bores, Drywood termites and Formosan termites, the inspector should not be considered an identification expert due to the infrequency in which some of these insects are encountered. The inspector will attempt to be accurate; however incorrect identification of insect specie is possible. No warranty or guarantee is made regarding correct insect specie identification. Precise entomological identification services are available by your request for an additional fee.

Property Inspection



↑ wood destroying insect damage at sub floor



↑ subterranean termite shelter tubes and damage at crawl space framing



↑ active subterranean termites at crawl space- pier



↑ large subterranean termite shelter tubes inaccessible at west crawl space; suspect active subterranean termites inside