

## Pest Control Inspection

A pest inspection for wood-destroying insects is a required part of our real estate contract. We ask the seller to provide you with a current (within 30 days) report from a licensed pest control company. Since they can't go in and tear down walls, this is a visual inspection of readily accessible areas only. But there are clues whenever wood-destroying insects are present in a home. The inspection usually takes 30-45 minutes to complete, including interior, attics, basements, crawlspaces and exterior of the property.

The inspector should look for evidence of termites and carpenter ants.....but also look for bugs and fungus.

**The actual truth is that most agents order the pest control letter from the company that gives them the best price. Because they are working for the seller and want the best price for that seller!**

It might be a good idea to order your own pest evaluation from the pest control company of **your** choice!

I know from personal experience that the typical inspection ends just a few feet away from the house. There was one instance in which the buyers moved in and found active termites in the landscape timbers at the sidewalk. We called the pest control company and they said they were not responsible, because they only were required to check the house. It certainly pays to ask questions and investigate a bit.

There's always a chance of hidden termite damage. Termites tend to avoid open air and daylight. They stay underground or within the walls. It can be almost impossible to visually identify or locate active infestation just by looking at the finished surface of a wall or wood trim.

### Preventing Infestation

Always be aware of and correct any of the following conditions:

- Cracks in Foundation Walls. It only takes a crack 1/32 of an inch to give termites and other wood-destroying insects hidden access to your home.
- Water leaks. These insects seek out moisture for survival. Leaking pipes can keep wood and soil continually damp and create a perfect home for termites.
- Never leave wood debris or stacks of firewood next to your home. This can provide a termite picnic for entire generations of termites.
- Trellises and wooden fences. If the wood touches the soil and is in contact with the structure of your home.....there is a direct link between the subterranean termites in the soil and wood in the structure.
- Decks that are built low and come in direct contact with the ground.
- Sprinkler systems that direct water close to the house. This can keep the soil damp and can also dilute pesticide treatments around foundation walls.

As always, [contact us](#) with any questions you might have! We look forward to hearing from you!



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**The agent to call when you need someone to go that extra mile!**