

TERMITE INSPECTION QUESTIONS & ANSWERS FROM BUYERS

Q: Does this house have termites?

A: I don't know for sure. Termites live and travel underground, under slabs, inside walls and in the attic where they are always hidden. I can only inspect for evidence of termites such as exposed shelter (mud) tubes, damages to wood or live termites.

Q: Can you write termite comments on a TREC report form?

A: No. A termite inspection report can be verbal. Otherwise, comments must be written down on the Texas Dept. Of Agriculture promulgated 2-page form called the "Texas Official Wood Destroying Insect Report". This template document is separate from a TREC inspection report template.

Q: Can any TREC inspector perform termite inspections?

A: No. Only if they are licensed by the Texas Dept. of Agriculture as a termite technician. TREC has no authority over termite inspections or inspectors.

Q: Does FHA require a termite inspection or report?

A: No. Not since 2005. Termite inspections and written reports have been left up to the lenders or appraisers since then. VA requires a WDI report. See Mortgage Letter 2005-48 for more information.

Q: What is a WDI report?

A: That stands for Wood Destroying Insect Report (WDIR) otherwise known as a "Termite Report". This form includes other wood destroying insects such as carpenter ants and more.

Q: Does FHA require termite treatments?

A: Yes. "FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of sub. termites (but no activity) are found in a structure that shows no evidence of having been treated for sub. termites in the past, then a treatment should be recommended" (HUD).

Q: Is a treatment required if evidence of past infestation is found?

A: Not required but highly recommended as a preventive treatment especially if no evidence of a past treatment is found.

Q: Would a termite treatment be ongoing?

A: No. Usually one treatment is enough. You only re-treat if you see evidence of a resurgence.

Q: How long does a treatment last?

A: Effectiveness is up to between 5-7 years. Also, if evidence of a past treatment is found and it was performed more than 5 years ago, then re-treatment is recommended as a preventive measure even if no evidence of live termites were found.

Q: What is a "clear report"?

A: This is a follow-up termite inspection to verify that there is not any evidence of live termites or evidence of conducive conditions on the property. This does not mean that the house is "clear" of termites.

Q: Can you guarantee that termites won't come back?

A: No, but my company does give you a free 1-Year Termite Warranty to cover that possibility.

Q: Why is there a separate charge for a termite inspection?

A: Because a termite inspection is a separate license, different training, different insurance criteria, different continued education classes, different responsibilities.