9. The inspector will pay attention to areas where the soil near the foundation wall stays moist. Leaky downspouts, leaky faucets, improperly graded soil (especially on the sunny side of the house) foster the beginning and expansion of subterranean termite colonies. The inspector will use special care on his inside inspections in this area.

Figure 10 - 9

Figure 10 – 9 a

10. The inspector will look for over hanging tree limbs touching the house, or electric power lines, telephone lines, etc. coming into the structure and inspect them for signs of foraging carpenter ants.

Figure 10 - 10

11. The inspector will inspect the grassy areas between trees and the structures for signs of migrating carpenter ants.

Figure 10 - 11

12. The inspector will check accessible places where utility pipes enter the exterior of the structures for signs of foraging carpenter ants.

Figure 10 - 12

13. The inspector will check the exterior foundation for exterior foam panel insulation. There are two major problems with foam insulation. First, termites are able to tunnel unseen through the foam insulation to reach structural wood. Insulation in contact with soil should be considered the same as wood in contact with the soil. Second, the foam makes it difficult to get termiticide to certain critical areas.

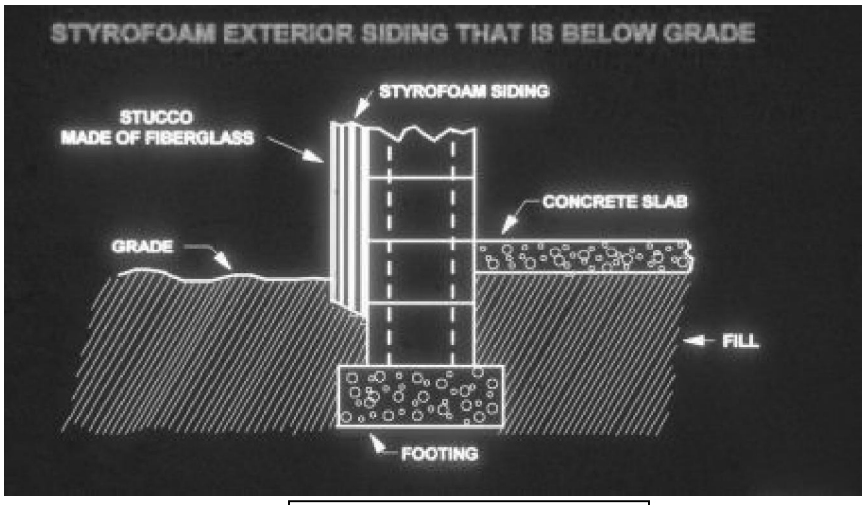

Figure 10 - 13

These panels are difficult to detect when installed:

a. Under the soil and against foundation walls
b. Behind a dirt filled porch
c. Under a slab

14. Termite monitoring/baiting service programs are frequently evidenced by exterior perimeter stations installed within the soil in proximity to the structure and/or by above ground stations mounted in the structure. Exterior stations may be undetectable by an inspector if they are obstructed by mulch, leaf debris, vegetation or other landscaping matter.

Figure 10 -14

Interior stations may not be readily detectable if obstructed or installed in visually inaccessible areas. Current property owner may have some knowledge/records of prior or existing monitoring/baiting program(s) for the structure(s) inspected. Inspectors should not open or tamper with stations during the inspection process.

INTERIOR

The interior includes the living areas of the home from the ground level floor and the upper levels of the structure. In crawl space and slab construction homes, this includes the interior of the structure. If the structure has a basement, the procedures listed in this section will apply to the ground and upper floors. The inspection of the basement area will be described in the section on basements.

1. The inspector shall begin with the door frame. Inspect and probe accessible parts of the frame for signs of WDI activity.

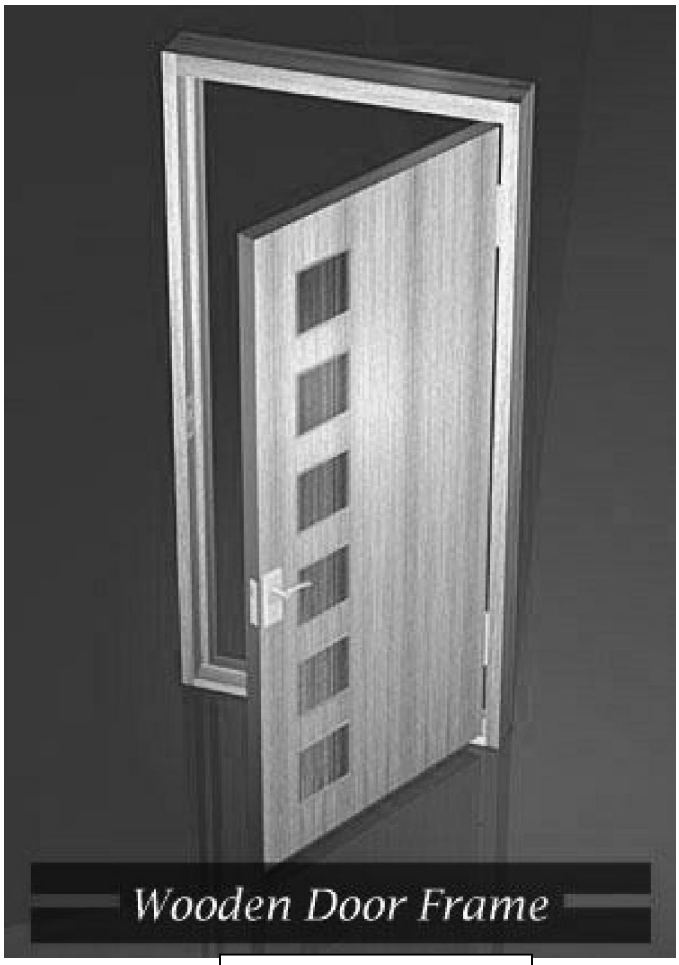

Figure 10 - 15

2. Begin inspecting the baseboards for damage, mud tubes, and exit holes. In suspect areas, pull up the carpet and check under the edge for mud tubes, damage or swarmer wings. Carpenter ant frass may also be apparent.

Figure 10 - 16

3. Inspect window sills for signs of activity. Look for discarded wings of termite swarmers on the sill and in spider webs in the window. Check accessible areas along the carpet edge under the window for dead termite swarmers or wings.

Figure 10 - 17