



Home Inspection Services Newsletter

June, 2011

Lead Article: **Termite Inspection Oversight**

We get many questions from agents about why moisture stains and/or faulty grading is in the termite report, so we asked the Rod O'Dell, owner of ***Title Termite and Pest Solutions***, to write this month's article.

For years, Termite treatments and pest control was governed by "The State of Arizona Structural Pest Control Commission". The official form at that time for **WDIR** (wood destroying insect Inspection) was 2 pages and provided the termite inspector flexibility in what was reported. In 2008 the Commission was dissolved. The Office of Pest Management was then given oversight for inspections and in 2009 they implemented a new WDIR report. This form is more detailed and requires that inspector's identify "**CONDITIONS CONDUCIVE TO INFESTATION**" which include water stains, water damage, and faulty grade. Failure to report these conditions can result in a warning, a fine, or a suspension or revocation of license. For each inspection (or treatment) performed, the licensed inspection company must submit a **TARF** (Termite Action Report Form) to the office within 30 days. The Office of Pest Management routinely reviews submitted forms and sends staff into to the inspected home to audit the TARF.

As a result of the change, **many inspection reports that do not contain evidence of termite activity do show CONDUCIVE CONDITIONS** such as water stains or damage and faulty grade. These reports have been filed with the state and cannot be changed. To modify or issue a report without these conditions, the inspector must return to the property and observe that the conditions were corrected.

Information on report requirements or further questions can be answered by the office of Pest Management @602 255 3664 www.sb.state.az.us Copies of TARF reports (both inspections and treatments) are available on this web site (just need the property address). Feel free to contact me (Rod) as well @ 602 942 2686. I hope I've shed some light on this subject!

Monthly Question: **Why do foamed roofs need re-coating?**

Foamed roofing is not UV resistant. **An elastomeric topcoat protects the foam from the sun's destructive rays.** Over time, sun and weather degrades the topcoat. It is critical to inspect foamed roofing at least annually for damage and topcoat integrity. A properly installed and well maintained foamed roof will last for many years. A poorly foamed maintained roof often results in a very expensive replacement.

Maintenance Item for May: **Inspect for Termites**

Pest professionals recommend that Arizona homes be annually inspected for termites. If evidence of termite activity is found during an annual inspection, damage is generally not an issue. Title Termite and Pest Solutions (602 942 2686) will inspect your home for **no charge (as long as the property is not for sale)** and will provide a treatment estimate if evidence of termites is found.

NOTE: The service that sprays your home for insects (not termites) is usually not inspecting for termites.

Safety Tip: **Test your pool light for GFCI protection!**

Since 1973, pool lights have been required to be on a GFCI protected circuit. Don't use your pool light until you have tested the GFCI circuit. If the GFCI receptacle (usually in the pool equipment area) does not trip when tested or if the pool light does not go out when the GFCI is tripped, have the pool light circuit evaluated by an electrician. This is a serious safety issue. Test your pool lights GFCI circuit regularly.

Let our experience work for you!



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