



SO WHAT'S BUGGING YOU?

It is important to schedule a Wood Destroying Insect/ Pest Inspection *along with* a general home inspection since lender's underwriters are depending on the appraiser to call for a termite inspection *only if the appraiser sees something suspicious*. This practice is terrible because a good majority of damage is not visible to the eye and a specialist is required to evaluate! The average cost of the inspection is \$125 to \$175 but damage repairs can easily exceed \$10,000. A general Home Inspector cannot determine if there is a termite issue unless they are certified by the Department of Agriculture.

Wood destroying insects and organisms are a concern in any home with a wooden structure or components. Failure to properly identify and deal with the presence of WDI and WDO can lead to damage to the structure and other wooden components of the house and create the need for expensive repairs.

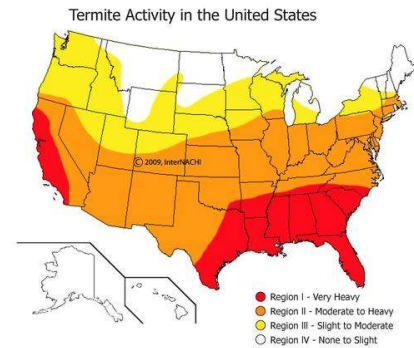
Subterranean termites are the most prevalent type in northeast Ohio. One of the main characteristics of termites and termite colonies is their tendency to avoid open air and bright lights, meaning they will stay underground or within wood products.



It is almost impossible for an inspector to visually identify or locate an active termite infestation just by looking at the finished surface of a wall or the accompanying trim, therefore there could be hidden termite damage.

Conditions that are conducive to an infestation are: earth to wood contact at support posts; cellulose debris and form boards left in the crawlspace; improper drainage away from the structure; and inadequate ventilation in the crawlspace. Correction of these conditions will greatly reduce the likelihood of an infestation.

If there is evidence of a termite infestation and no evidence of a termite treatment having been done, the inspector will report that the infestation is active, which means in need of treatment, even though no live insects were discovered. There are several methods available to treat Subterranean termites. A licensed pest control contractor should be contacted to determine the best method for each particular situation.



Prefabricated Chimney Rain Caps

Prefabricated chimneys for heating system and fireplaces are equipped with rain caps to keep rain water from entering the chimney flue.



Look for a flat or curved plate at the very top of the chimney, the rain cap can be viewed from the ground. It is important to periodically verify the integrity of the rain cap, especially after heavy rains and winds because weakened caps can often fail under these conditions. If the cap becomes dislodged, rain water can enter the flue and then run down into the heating system or fireplace and cause damage or system malfunction.

During a rain look for water and rust in and about the chimney flue located at the heating system or fireplace—this is a sure sign that something is wrong.

A dislodged rain cap can sometimes cause a blockage in the flue which restricts the natural flow of toxic combustion gasses which contain carbon monoxide produced by the heating system or fireplace. If the flow of flue gasses is restricted, toxic carbon monoxide may enter the house.

SMOOTH INSPECTION = QUICKER CLOSING

Sellers can speed their home inspection by following these suggestions, so that the inspection will go smoother, with fewer concerns to delay closing:

1. Confirm that water, electric and gas service are on, with gas pilot lights burning.
2. Ensure pets won't hinder the inspection. Ideally, they should be removed from the premises or secured outside.
3. Replace burned-out light bulbs to avoid a "light is inoperable" report that may suggest an electrical problem.
4. Test smoke and carbon monoxide detectors, and replace dead batteries.
5. Clean or replace dirty HVAC air filters. They should fit securely.
6. Remove stored items, debris and wood from the foundation. These may be cited as "conducive conditions" for termites.
7. Remove items blocking access to HVAC equipment, electric service panels, water heaters, attics and crawlspaces.
8. Unlock areas the inspector must access: attic doors or hatches, electric service panels, closets, fence gates and crawlspaces.
9. To allow access, trim tree limbs to 10' from the roof, and shrubs from the house.
10. Attend to broken or missing items such as doorknobs, locks and latches, windowpanes, screens and locks, gutters, downspouts and chimney caps.

Unreal Estate

by Aaron Mayer



"Carl USUALLY didn't mind if the family pet followed him through the house during the inspection."



Wrenching

When possible, pull rather than push a wrench handle; it's easier and more efficient. The longer a wrench handle, the more leverage it gives.

To protect the finish of plumbing fixtures, cover the teeth of a pipe wrench with several layers of electrician's, duct or cloth tape.

Splinter Remover

Pour a drop of Elmer's glue all over the splinter, let dry and peel the dried glue off the skin. The splinter sticks to the dried glue.

Wobbly Chair

Instead of the proverbial pack of matches, use a wine-bottle cork. Cut a slice of the cork horizontally and slip it under the troublesome leg.

Happy
St. Patty's
Day!!



Checking these areas **before** your home inspection is an investment in selling your property. **Your real estate agent will thank you.**