



# AUGUST 2008 NEWSLETTER

## *Keeping Termites Away from Your Home*

**Termites need three things to thrive:  
Food, Moisture and Shelter.  
Don't give them what they need!**

### **DON'T FEED THEM**

**Keep your gutters clean.** Wet leaves provide moisture and food for the pests, and since the gutters are attached to your home, it's an easy point of entry. Clogged gutters can also contribute to moisture problems by soaking wood off the roof and fascia boards. Wood piles and construction debris, boards left touching the ground or fences without proper ground clearance can all be food sources. Cardboard is also a favorite food of termites and damp cardboard around or under a house could provide an ideal opportunity for termites.

**Building a deck?** Make concrete barriers part of your plan and be sure to use **b o r a t e - t r e a t e d**, pressurized wood. The USDA's Forest Service has a bulletin on subterranean termites with helpful hints on construction practices. Your contractor may also have suggestions for preventing termite infestations. Stucco facades extending near or into the soil surface provide a haven for termites, allowing them to move into a home undetected.

### **DON'T GIVE THEM MOISTURE.**

**Check your house** for stains, holes and other infestation signs. Wings on your window sill, particularly inside the house, are a sign that you need to have your home checked; don't just hope the problem will go away.

### **WHEN IT'S TIME FOR TREATMENT**

It's best to call a professional pest control company when you have an infestation. They have the equipment and expertise necessary to do the job thoroughly. They can also check your home for potential access points. The same is true for treating infested trees in your yard. Although new chemical treatments will be available soon for trees, a professional can provide more intensive treatments.

After treatment, **check your home for termites regularly.** There's even discussion about making five-year treatments a standard part of prevention.

Source: USDA Agricultural Research Service

---

**CAMELOT**  
HOME INSPECTIONS, INC.

**Erick Miller / Jim Mlakar**

Certified Inspectors

10 Public Square

Willoughby, OH 44094

Bus: (440) 602-9797

Fax: (440) 975-1264

[www.weinspectforyou.com](http://www.weinspectforyou.com)



### **"One Call Does It All"**

We offer these other inspection services:



Wood Destroying Insects, Radon, Septic, Well, Mold and Commercial Buildings

---

## Maintaining The Roof

**Roof damage can be an expensive affair.** Here are four things you can do to maintain your roofing system. Save this list for a once-a-year checkup.

1. Check the roof surface for loose, damaged, or missing shingles. Also check between the tabs on asphalt as granules wear off here first and cause leaks — even when the rest of the roof looks good. Older slate roofs should be inspected and maintained annually by a professional roofer.

The normal life expectancy of a cedar wood roof is approximately 20 to 40 years, depending on the quality of the cedar, slope of the roof, and quality and frequency of protection.

2. Inspect flashings at vents, chimneys, and roof valleys for tight seal or defects. Repair, reseal, or protect all flashings periodically.
3. Check trims, soffits, fascias, and barge boards for paint failure or deterioration.

4. Gutters, gutter-strainers, and downspouts should be cleaned of leaves and debris periodically.



When gutters and downspouts become blocked, overflowing water finds its way into the fascias, soffits, roof, and roof sheathing. This problem is the major cause of paint failure and decay in soffits and fascias. Most gutters require regular maintenance. All joints should be checked and resealed if they show the smallest sign of leakage. Galvanized guttering generally requires regular painting or spot painting. Underground downspouts should be checked and kept clean as clogging could cause water in the basement.



## ASK THE INSPECTOR

**I recently attended a home inspection for the house I'm buying, and the inspector gave a passing grade of B. He handed me a short-form report and said the full report would take four weeks to prepare because his schedule was so far behind. This means the sale will be completed before I see the report, and then it will be too late to negotiate with the seller. Are report backlogs typical among home inspectors?**

*Erick's Response:*

No home inspector who conducts business in a reasonable and professional manner would take more than a few days to produce a full inspection report. The very idea that an inspector would delay four weeks is inexcusably outrageous from the standpoint of common industry standards and the time demands of real estate purchase contracts.

Our inspectors, in fact, **produce completed reports on-site, at the time of the inspection.** Water, radon, mold and lead testing take a few days for lab results to be returned. In the home inspection business, time is of the essence. Every qualified inspector knows this and conducts business accordingly.

Additionally, your mention of a letter grade, in this case a "B," is out of the ordinary, to say the least. The purpose of a home inspection is not to grade a house, but to disclose specific defects and deficiencies that warrant correction. A house can be well constructed and in excellent condition but still have safety problems with the fireplace or the electrical wiring.

My advice is to get some answers to these questions and to demand a full inspection report before you close this purchase.