Should I have my home inspected for termites?

As we move into the spring season, home owners and home buyers should consider the possibility that their home may have termites or conditions conducive to having the insects. These little critters seem to have no concern for the seasons and once present in your home, work feverishly to eat everything that they can.

If you are in the market to buy property you should consider the possibility that there are termites in the structure especially if it is an older home. Even if you are a current homeowner, I recommend that you have your home inspected periodically so that you can avoid a major expense somewhere down the road. The cost of an inspection is minimal, and it could save you a lot of money and anguish in the future.

An inspection will cost about $100 and the cost to eliminate termites generally costs $.50 to $.75 per square foot depending on the type of chemical used. If you are building a home, you can ask your contractor to pre-treat the house footprint. Pretreatment costs are $.35 to $.50 per square foot and is an effective long-term preventive measure.

The Arizona Association of Realtors Residential Resale Purchase Contract provides that a Wood Infestation Report (WIR) may be conducted on a property prior to close of escrow. The WIR is a document prepared by a licensed pest control company that informs the buyer and seller of the results of the inspection. It is a three-page document that describes the property and describes areas of concern such as conditions that are conducive to providing habitat for termites and the location of live infestation if termites are present.

If you are buying a home, I always recommend that you have an inspection completed and ask the seller to mitigate problems found during the inspection. This not only gives you piece of mind about the property you are purchasing but protects the seller if infestation is discovered after the purchase is finalized.

If you suspect that you have insect infestation or have questions or concerns, you can enlist the services of one of our local pest control companies. The cost is minimal compared to the long-term consequences.

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