OFFICIAL S	OUTH CAROLINA WOOD INFESTATION REPORT	Date:	File #:	
THIS WOOD IN	S VALID FOR 30 DAYS ONLY. THIS REPORT IS NOT A GUARANTEE OR WA ED BY THE DEPARTMENT OF PESTICIDE REGULATION THAT THE PURCH A RESTATION REPORT.	ARRANTY AGAII ASER OF THE ST	NST FUTURE INFESTATION OF	E SELLER, OBTAIN
wood-destroy defined in Se specifically ex inspections o The areas which e areas and oth warranty, gua If the assumed that accessible and	is is to report that a qualified inspector employed by the below name and spaces which permit entry, of the property located at the below ring fungi. The inspection for the presence of wood-destroying fursication 27-1085 K(3)(f) of the Rules and Regulations for the Enforce excludes hidden areas, areas not readily accessible, and the under of such hidden areas or of such areas not readily accessible. Inspection described has been made on the basis of visible evides experience has shown to be particularly susceptible to attack by where visible and accessible wood members showing evidence of inferent error in the evidence of active infestation or past infestation of termites at there is some damage to the building caused by this infestation; eas has been reported. The below-named firm's inspectors are not under the provide their opens and contractor, or expert in the building trade to provide their opens.	v address for it against any it and it against a content of the Straigned pest conce, and spectrood-destroying festation was proported to the content of the	termites, other wood-destruired to the level below the South Carolina Pesticide Control operator disclaims to cial attention was given to ag organisms. Probing and performed. This report is sea to future infestation.	oying organisms, and a first main floor as ontrol Act. This report hat he has made any those accessible for sounding of those ubmitted without as or fungi, it must be member in the interest of the sounding of the member in the sounding of the call a qualified.
	ND DESCRIPTION OF PROPERTY INSPECTED:		rat ^e win also sett []	
If any of the fo	ollowing items are marked YES, describe on the reverse side of t	his page.		
	e any areas of the property obstructed or inaccessible?		YES	NO 🗆
Infestation:		Ac	tive Infestation Pre	evious Infestation
1. Th	nere is visible evidence of:		YES NO	YES NO
	a. Subterranean termites			
	b. Drywood termites		H H	HH
	c. Old house borers		HH	
	d. Powder post beetles		HH	HH
	e. Other wood-destroying insects		HH	HH
2. Th	nere is visible evidence of prior subterranean termite treatment		YES	
3. Th	here is evidence below the first main floor of the presence of		163	NOL
3. 11	2. Active weed destracting functions of the presence of	2004)		_
	a. Active wood-destroying fungi (wood moisture content ≥		YES	NO
4 TI	b. Non-active wood-destroying fungi (wood moisture conte	nt < 28%)	YES	NO
	nere is evidence of the presence of excessive moisture condition			
th	e first main floor (20% or above wood moisture content, standir	ng water, etc.)	YES L	NO
W	ood moisture content of the wooden substructure ranged from	% to	%	
damage, deca At the	nite, other wood-destroying insects and fungi (Note: reporting o y or rot, is limited to the area below the first main floor of the st e time of our inspection, there were visibly damaged wooden m age to columns, sills, joists, plates, door jambs, headers, exterior	ructure as de embers (e.g. i	fined in 27-1085 K(3)(f) SC nsect	led water RR.)
If the	ngi damage below the first main floor) answer is YES, specify causes and location(s) on back.		YES 🗌	NO 🗆
caused by any location(s) mu	<u>rved:</u> Damage must be disclosed even if repairs are deemed unr wood-destroying organism is reported, it must be assumed that ast be described on the reverse side of this report. It is recomme a licensed contractor or structural engineer approved by the pu	t some degree nded that eva	e of damage is present. Sa	id damage and
Treatment:	approved by the pu	i ciiasei.	0	
Months and the second second second second	he property described was treated by us for the prevention or co	ontrol of	Che	eck appropriate box
2. A	vood-destroying organism for which treatment was made n Official Waiver of Standards Form (subterranean termite treat opy must be attached to this report]	date of trea ment) has be	tment en issued. [NOTE: a signed	
3. Th	ne property is covered by a warranty associated with the above ontact the company regarding information required to transfer	treatment. Th	ne purchaser should	
	ne property described has not been treated by us for any wood-o			

File #:	
CONDITIONS GOVERNING THIS REPORT	
Please read carofully	
Please read carefully. This report is based on the observations and opinions of our inspector. It must be noted that all buildings have so members which are not visible or accessible for inspection. It is not always possible to determine the presence of infest extensive probing and in some cases actual dismantling of parts of the structure being inspected. All inspections and reports will be made on the basis of what is visible, and we will not render opinions covering enclosed or not readily accessible, areas concealed by wall coverings, floor coverings, insulation, furniture, equipment, so any portions of the structure in which inspection would necessitate tearing out or marring finished work. We do not mo appliances, equipment, etc. Plumbing leaks may not be apparent at the time of inspection. If evidence of such leaks is die the correction of such leaks is specifically denied. No opinion can be rendered as to infestation or damage on that portic siding, or other susceptible material which continues below soil grade. The areas of the substructure and attic that are accessible and open for inspection have been inspected. The substitution of the building below the first main floor living space. Detached garages, sheds, lean-tos, fences, or other buildings on the property are not included in this inspection specifically noted. The company, upon specific request and agreement as to additional charge, will open any inaccessible, concealed and inspect same and make a report thereon. This property was not inspected for the presence or absence of health related molds or fungi. This inspection was for visible evidence of wood destroying organisms and their damage and was limited to the visible and accessible areas conly. Inspection for the presence of wood-destroying fungi is only required to the level below the first main floor. We ai and do not render an opinion concerning mold related air quality or any other health related issues relating to this struct concerning the presence or absence of health related m	areas that are stored articles, or ve furniture, sclosed, liability for on of sheathing, structure is defined a report unless d, or enclosed area as conducted solely of the structure(s) re not qualified to cure. Questions ated with this
Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in this profurther state that neither I nor the company for which I am acting is associated in any way with any party to this transa	roperty. I do

DATE ACKNOWLEDGED

(MUST BE CERTIFIED IN CATEGORY 7A)

BUSINESS LICENSE NUMBER: _____

ACKNOWLEDGMENT:

PURCHASER'S SIGNATURE

LICENSEE'S SIGNATURE

ADDRESS: __

This report and the issuing licensee are regulated by Clemson University's Department of Pesticide Regulation.

PURCHASER ACKNOWLEDGES THAT A COPY OF THIS REPORT HAS BEEN REVIEWED AND RECEIVED.

Clemson University Department of Pesticide Regulation

Understanding Your Wood Infestation Report

A Guide for Home Buyers, Sellers, and Builders



Department of

Pesticide Regulation

511 Westinghouse Road

Pendleton, SC 29670

864.646.2150

www.clemson.edu/dpr

Administration

Dr. Stephen Cole Director, Clemson University PSA Division of Regulatory & Public Service Programs

Dr. Mike D. Weyman Deputy Director, Clemson University PSA Division of Regulatory & Public Service Programs

Dr. Tim Drake State Programs Manager, Department of Pesticide Regulation

Ryan Okey Pesticide Program Chief, Department of Pesticide Regulation

Bulletin 16

Exactly What is a Wood Infestation Report?

A Wood Infestation Report is a report of visible infestation and damage caused by insects (e.g., termites and beetles) and decay in accessible areas of the structure, with the inspection for decay fungi limited to the portion of the structure below the level of the first main floor. It informs the lending institution and buyer of the results of an inspection by a Pest Control Operator. As a protective measure, banks and lending institutions require that homes be inspected for damage from termites and other wood-destroying organisms before they will loan money on the home.

The Wood Infestation Report is a two-page document. The first page provides basic information about the inspection, such as the address of the property, and it answers such general questions as:

- 1) Where was the damage found?
- 2) What caused the damage?
- 3) Is there any visible evidence of infestation or previous treatment?
- 4) Are there any obstructions or inaccessible areas which cannot be inspected?
- 5) Were all damages reported?
- 6) Was a builder contacted to assess the damages?

The second page of the Wood Infestation Report provides space to comment on details regarding data disclosed on the first page of the report. It identifies special areas of concern, such as locations of previous treatment, and it identifies areas that are inaccessible for inspection.

Damage on a Wood Infestation Report is a Bad Thing, Right?

Homeowners are usually reluctant to admit to potential buyers that their homes are damaged by termites. For some people, the words "termite damage" bring cartoon visions of flying sawdust as tiny insects with large teeth gnaw their way through a home. Fortunately, this image is far from accurate.

Even if a significant infestation of termites are present, only a small amount of additional damage will occur in the time it takes most people to come to a careful decision about treatment.

What if I Don't Have a "Clear Letter?"

Damage that has been properly repaired or judged to be not structurally significant should not interfere with the sale of the house. Just as most used cars have a dent here and there, most South Carolina homes that are over 10 years-old can reasonably be expected to have some wood-destroying organism damage.

Does a Wood Infestation Report Guarantee the Absence of Termites?

No. This report is simply a description of any visible activity or damage caused by termites or other wood-destroying organisms. The inspection is based on careful visual inspection of readily accessible areas and by sounding or probing. A qualified building expert should be consulted to determine the extent of damage and whether repairs are necessary. Most Pest Control Operators are not builders.

The Wood Infestation Report is sometimes inappropriately referred to as a "clearance letter" or a "termite letter." It is not a "clearance letter" in that it does not necessarily "clear" a structure. It is not a "termite letter" because it addresses more than just termites. As noted before, the Wood Infestation Report is used to report the presence or apparent absence of any wood-destroying organisms, or their damage at the time of the inspection. The inspection for fungi, decay damage, and excessive moisture conditions is limited to those parts of the structure that are below the level of the first main floor. This essentially means those parts of the wooden substructure that are visible and accessible from the crawlspace or basement. It does not include the window sills, soffits, or any portion of the structure higher than the level of the first main floor. It is worth repeating that insect damage **must be reported wherever it is visible.**

How Beneficial is a Wood Infestation Report, if It Doesn't Guarantee I Won't Have Termites?

The Wood Infestation Report is only one part of the evaluation of a structure. Buyers and lenders rely on the report to provide information about the treatment history and current condition of the home with respect to wood-destroying organisms and their damage. This information is an essential part of the negotiating process of buying a home. The Wood Infestation Report is not a guarantee that there are no wood-destroying organisms. It is a report of the apparent absence of wood-destroying organisms at the time of the inspection. Wood Infestation Reports provide valuable information for the sale of a home, and document its present condition for future reference. Wood Infestation Reports also highlight potential problem areas. Below are some other things that buyers should look for. These may or may not be reported on the Wood Infestation Report.

- 1. Cracks in foundation walls. It only takes a crack 1/32 of an inch wide to give termites and other wood-destroying organisms hidden access to a house.
- 2. Leaking pipes and faucets. Termites and other insects seek out moisture for survival. Leaking pipes can keep wood and soil continually damp and create a perfect home for termites.
- 3. Wood debris around and under a house. Pieces of scrap lumber or firewood kept next to a structure can help support a colony of termites.
- **4. Sprinkler systems placed near the outside wall of a structure.** Excessive watering can speed the breakdown of pesticide treatments around foundation walls.
- **5. Flower planters.** Planters allow hidden and direct access to unprotected siding and cracked stucco when built in direct contact with a house.
- **6. Trellises and wooden fences.** If a trellis or wood fence touches soil and is in contact with a structure, it provides a direct link between the subterranean termites in the soil and wood in the structure.

Who's Responsible for Obtaining a Wood Infestation Report?

The Department of Pesticide Regulation recommends that the **purchaser** of the structure obtain the Wood Infestation Report. This places the service provided by the Pest Control Operator into proper perspective, i.e., to report all readily visible and accessible wood-destroying organisms and their damage. And, it ensures that the person with the strongest interest in full disclosure—the buyer—is also the person paying the Pest Control Operator for the report.

Isn't the Pest Control Operator Responsible for Reporting all Types of Structural Damage?

No. Often, a Pest Control Operator is the only individual who goes beneath the house or in the attic. Because of this, the Pest Control Operator is often considered responsible for inspecting and reporting anything that may be wrong with the structure. This is not true. Structural and electrical problems, plumbing, roof leaks, etc., are not normally their areas of expertise. Building Inspectors and contractors who are licensed or registered with the South Carolina Residential Home Builder's Commission are the appropriate people to call to inspect these problems.

Who is Responsible for Treating or Repairing the Damage Found?

When Pest Control Operators find wood-destroying organism activity or damage, they are required **BY LAW** to report it on the Wood Infestation Report. If they do not, the Department of Pesticide Regulation will take appropriate enforcement action. A Pest Control Operator may submit a bid to treat and stop such activity; however, it is up to the seller/buyer to obtain a contract to have the activity stopped. Often, a Pest Control Operator is not prepared to make damage repairs. A building expert would then be called in to make the repairs, and the repair invoice attached to the Wood Infestation report by the realtor/closing attorney to show that the damage has been repaired.

How Can I Close the Sale of the House if There Is Damage or Infestation on the Wood Infestation Report?

If damages are found, then a qualified builder should be consulted to determine if repairs are necessary. If they are, then the builder's invoice indicating that the repairs have been completed should be forwarded to the mortgage company along with the original Wood Infestation Report. It is neither necessary nor a good idea to have the PCO re-inspect after repairs have been made - he's already said once that he didn't have the expertise to evaluate repairs, after all. If an infestation is found then the PCO's invoice for the control of that infestation should be forwarded with the original Wood Infestation Report. It is appropriate for a PCO to issue a letter indicating "no infestation" if he has recently treated the house and issued a contract, even though the infestation may not have died out yet.

What Factors Should I Consider When Choosing a Pest Control Company?

Friends, neighbors, and co-workers are often excellent sources of referrals, or you can ask the company for references. The Department of Pesticide Regulation maintains enforcement histories of all firms, an while we cannot make a recommendation, you may review this part of the public record by visiting the Enforcement History Database on our website at http://regfocus.clemson.edu/dpr/greenbook.htm.

Consumer Checklist for Wood Infestation Report

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ation

Suspicious Items on Your Wood Infestation Report

- 1) "Clear" letters: Virtually all houses over 10-years-old have some damage. The law requires that the Wood Infestation Report be accurate. It does not require that it be "clear."
- Reports on older versions of the form: The new version of the form (January, 1992) requires that decay damage, moisture conditions, and wood moisture content readings be evaluated and reported.

 (All Pest Control Operators should use a moisture probe to obtain these readings.)
- 3) "Previous infestations" with no treatment: Structural infestations do not normally "go away" on their own. Signs of infestation; therefore, suggest a continuing infestation until proven otherwise (e.g. treated). Old house borers, however, rarely re-infest structural timbers more than 25 to 30 years-old.
- 4) "Previous infestations" with no damage: The evidence of a previous infestation is usually the damage typical of that organism.
- 5) Damage with no infestation identified or no location specified: Likewise, if there is damage, then there has to be a cause. The organism which caused the damage must also be reported. The location of the damage must also be specified.
- 6) Vague descriptions or specifications: All "yes" answers must be described on the back of the form, including the extent and location of all damage and infestation. Widespread damage may, of course, be described as such.
- 7) Inadequate explanation of inaccessible areas: All inaccessible areas <u>must</u> be detailed on the reverse of the form. Almost all houses have <u>some</u> inaccessible areas. Reports that do not indicate inaccessible areas cover the entire structure. Detached structures, however, are not included in the report unless specifically noted.
- 8) Unacceptable or excessive exceptions: No report should exempt more than a small portion of the house except under very unusual circumstances. If significant areas cannot be inspected, then alternative arrangements should be made. This may be as simple as providing the technician with a key or a ladder, or it may require extensive modifications of the structure itself.
- 9) Any "yes" without explanation: All "yes" answers require explanation. Period.
- Any question not answered, where a choice is available: Likewise, all questions must be answered.
- Damage not located or explained: All damages must be identified, located, and evaluated. If the evaluation of the damage is beyond the ability of the Pest Control Operator, he may choose to indicate that a qualified building expert be consulted.
- 12) Repairs indicated but "no damage" reported: Unless every bit of damage was removed, some damage must still be present. If no further repairs are necessary, it must be reported.
- 12) No moisture readings: The Wood Infestation Report requires that decay damage, moisture conditions, and wood moisture content readings be evaluated and reported. Any Pest Control Operator not using a moisture meter is **not** following regulations.

Whom Can I Contact?

Contact one of the following Regulatory Specialists nearest you for the Department of Pesticide Regulation. They will be happy to assist you with your questions and/or concerns.

Regulatory Specialists:

Anderson	843.494.2332
Aynor	843.957.1727
Beaufort	843.255.6060 Ext 111
Charleston	843,225,7065
Clemson	803.260,1462
Columbia 8	303.736.7680 Ext 112
Florence	843.667.1393
Newberry	803.403.7262
North Myrtle Beac	h 843,360,1512
York	803.628.0303

Regulation through Education MC SERVING SOUTH CAROLINA SINCE 1890 As part of Regulatory and Public Service Programs at Clemson University, the Department of Pesticide Regulation has been serving the State of South Carolina for over a century. DPR is the enforcement and investigative authority in the State for pesticide use, alleged pesticide misuse, substandard termite treatments, and the Wood Infestation Report required in most real estate transactions.

We register products for use in the State, license pesticide dealers and applicators, and perform quality assurance analyses of pesticide formulations. The Department also administers the State groundwater protection plan and Integrated Pest Management in Schools initiative, as well as the Federal Worker Protection Standard and Endangered Species programs.

Prepared by Cam Lay Edited by Katie Moore

Clemson University Department of Pesticide Regulation

Selecting a Subterranean Termite Treatment For Your Home



Department of

Pesticide Regulation

511 Westinghouse Road

Pendleton, SC 29670

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www.clemson.edu/dpr

Administration

Dr. Stephen Cole Director, Clemson University PSA Division of Regulatory & Public Service Programs

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Dr. Tim Drake State Programs Manager, Department of Pesticide Regulation

Ryan Okey Pesticide Program Chief, Department of Pesticide Regulation

Bulletin 12

A Guide for Consumers Considering Subterranean Termite Treatment Options

Consumers should take several factors into consideration when choosing a treatment method to protect their home from subterranean termite infestation. This publication discusses the pros and cons of subterranean termite bait technology, conventional soil-barrier treatments (liquid termiticides), and the use of borate wood treatments. These are very different approaches to controlling termites. All of these methods, when properly applied, have proven effective in protecting structures from subterranean termites.

South Carolina has detailed regulations that set forth standards for the control of subterranean termites. Clemson University's Department of Pesticide Regulation is responsible for enforcing those regulations in South Carolina. The following are our responses to frequently asked questions by homeowners considering what type of treatment to use.

How Do Termite Baits Work?

Termite baits exploit the foraging, feeding, and food-sharing behavior of worker termites to spread small amounts of active ingredient throughout the colony. This results in a reduction in the number of foraging termites. As the population of the colony declines, so does the risk of its infesting nearby structures. This is accomplished by consistent and timely inspections of the structure and the termite bait stations for as long as your pest management professional has the property under contract. Therefore, termite baiting is best described as a "process" and not an "event."

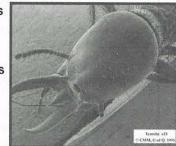
How Do Liquid Termiticides Work?

Liquid termiticides are used to establish a chemical barrier in the soil around the structure's foundation. Termites are almost always present in South Carolina soil, but a properly established chemical barrier can prevent them from gaining access to the structure.

How Do Borates Work?

The borate pesticides are used for termites control in a completely different way. These

products are applied as a liquid; however, the application is made directly to the wood and not to the soil. This results in a residue of the borate on and in the wood. Research has shown that the termites will not tunnel over more than about 1 - 1 1/2 feet of borate-treated wood. The most effective time to make this application is during the construction of a building because the applicator has access to all framing lumber so that a more complete treatment can be done at that time. However, it is possible to make an application of a borate termiticide after the construction is completed. This would, of course, only be appropriate for a structure with a crawl-space which allows access to the wooden floor system.



FEED ME!!

I'm not a welcome house guest! Get your house treated!

What are the Advantages of Using Termite Baits?

The baiting system is a very target-specific approach to controlling termites and greatly reduces the amount of pesticide that is applied. In addition, some structures contain building features that make the use of liquid termiticides more difficult, more expensive, or simply impossible. These features include wells inside the foundation, numerous expansion joints between slabs, or large amounts of foam insulation in contact with the ground. Termite baits may be more suitable in these situations. In environmentally sensitive areas or in sites close to water sources where liquid termiticide may have a potential to contaminate groundwater, bait stations may be the best choice. Termite baits may also be more appropriate for situations where "chemical sensitivity" is a concern.

What are the Disadvantages of Using Termite Baits?

Bait stations must be located and fed upon by the termites before control begins, and during this time some additional damage may occur. They must also be inspected frequently (usually monthly or quarterly) to ensure that either bait or, if appropriate, a monitoring device is still present and that the termites are actually visiting the bait stations. The inspection of these stations must continue for the entire time the structure is under contract. Bait stations usually require monitoring at monthly intervals during the initial period following installation, as opposed to an annual inspection typical of liquid treatments.

What are the Advantages of Using Liquid Termiticides?

The technology for treating houses with liquid termiticides has been in use for many years. Liquid termiticides create a chemical barrier of treated soil around the foundation of the structure that prevents the termites from gaining entry. If the barrier is complete and remains undisturbed and no above-ground sources of moisture are present, control is usually rapid and relatively long-lasting (five years or more).

What are the Disadvantages of Using Liquid Termiticides?

Liquid termiticides may not be well-suited for certain situations for many reasons. Since liquid termiticides exclude termites from a structure but do not reduce the size of the colonies in the soil, any disturbance or deterioration of the chemical barrier around the foundation can allow re-infestation to occur. In addition, if all above ground sources of moisture are not eliminate, it is possible for termites trapped in the structure to form secondary or "aerial" colonies, and they will continue to cause damage.

What are the Advantages of Using Borate Treatments?

Borate products work as a long-term treatment for structures. Once the product saturates the wood, it is generally there for the life of the structure. As discussed, borate products are not highly toxic to pets and people. They are fairly easy to apply, and if applied in sufficient concentrations, they are generally effective against termites. Another advantage of borate products is the fact that they can help to control wood boring beetles, carpenter ants, carpenter bees, and wood decay fungi.

What are the Disadvantages of Using Borate Treatments?

The use of borate products does not provide for any product to be applied to the soil around a structure. Thus, measures must be taken to ensure termites do not gain access to the structure and its contents since there is no barrier to prevent them from attacking the untreated wood of the building. It is especially important for a pest management professional to do a thorough structural inspection each year to make sure that the termites have not managed to gain access to the structure. While these products are labeled as "stand alone"—meaning they can be used without any other treatment—many pest control companies choose to make a limited application of another termite control method to supplement the borate treatments.

What Type of Service Agreement Should I Expect for Termite Baits or Borate Products?

In South Carolina, pest control operators who use baiting technology must disclose certain information on a separate disclosure form to be signed by their customers. This information ensures that customers understand that no barrier will be established between the structure and the soil, that it is possible for additional damage to occur before the bait becomes effective, and that re-infestation may occur unless careful monitoring, structure inspection, and bait replacement is performed regularly. Additionally, the standards that apply to conventional treatments must be waived in writing.

The Department of Pesticide Regulation always recommends that a termite warranty provides for the repair of damage. However, some companies may only offer re-treatment and not damage repair contracts.

What Type of Service Should I Expect for Liquid Termiticides?

Warranties generally are renewable, and the length of the warranty period and the price charged for the annual renewal within that period varies depending on the company's assessment of the risks involved. The Department of Pesticide Regulation **neither** recommends **nor** sets pricing for individual pest control companies.

What about the Price Difference between Termite Baits and Liquid Treatments?

Decisions about treatment methods should not be based solely on the cost of the treatment. Many pest control companies offer free estimates and should be willing to sit down with you and explain exactly what you are getting for your money. The cost of a treatment is based upon the size of the structure, the way it is built, and the company's assessment of the risk of termite infestation.

How Do I Choose a Pest Control Company?

Friends, neighbors, and co-workers are often excellent sources for referrals. You may also want to ask the company you are considering for references. DPR does not recommend one company over another, but we do maintain records of the enforcement histories of all firms that do business in the state. These records are available to you upon request. Request forms are available on our web site at http://dpr.clemson.edu or by calling 864.646.2150.

Are Liquid Termiticides Going to be Banned?

Neither the Department of Pesticide Regulaiton nor the Environmental Protection Agency (EPA) has plans to ban all liquid termiticides. New liquid termiticides continue to be registered and introduced into the marketplace. Liquid termiticides may routinely be used in conjunction with termite baiting to protect your structure. In fact, having you house treated—by whatever method—and placed under warranty with a reputable pest control company is considered an advantage in most real estate transactions.

How Can the Department of Pesticide Regulation Help Me?

The Department of Pesticide Regulation ensures that pest control operators meet a minimum level of competence by requiring that they pass a comprehensive certification exam and demonstrate financial responsibility for property damage and public liability. Our field staff routinely conducts structural inspections to establish whether the minimum standards have been completed. Our inspectors also respond to complaints regarding termite treatments or other aspects of pesticide use. Enforcement actions, including warning letters, verbal warnings, civil penalties, and even criminal prosecutions are taken when necessary to encourage compliance with the regulations.

Checklist for Hiring a Pest Control Company

- Get several bids from different pest control companies.
- Ask the company for references and check them out. Ask friends and neighbors to recommend a firm.
- Get a termite contract. Contracts are usually written for a specified number of years. The most useful cover damage, namely treatment and repair.
- Ask how long the contract will be in effect and that kind of coverage you have.
- Have your house inspected regularly for termites.
- A licensed company must place its yellow pesticide sticker (in the shape of the State of South Carolina), company name, business license number, and location on company trucks.
- To learn whether a firm is licensed, call the Clemson University Department of Pesticide Regulation at
- Call the Department of Pesticide Regulation to learn whether a company has a history of violations or to file a complaint.



Don't let this happen to you!

Have a licensed PCO to perform regular inspections on your home.



The Department of Pesticide Regulation has eleven field offices in South Carolina.

DPR Field Locations and Numbers

Anderson	843,494,2332
Aynor	843,957,1727
Beaufort 843.255	
Charleston	
Clemson	803 260 1462
Columbia 803.736	
Florence	
Newberry	
North Myrtle Beach	843 360 1512
York	

As part of Regulatory and Public Service Programs at Clemson University, the Department of Pesticide Regulation has been serving the State of South Carolina for over a century. We license pesticide dealers, private and commercial applicators, and pest-control businesses. We register pesticide products for use in the State and perform quality assurance analyses of pesticide formulations. DPR protects farm workers from pesticides by administering the Federal Worker Protection Standard in South Carolina.

The Department of Pesticide Regulation administers the State Groundwater Protection Plan, the Pesticide Container Recycling Program, and the Integrated Pest Management in Schools Initiative. The Federal regulations that protect endangered species from pesticides have also been assigned to the DPR.

We are the enforcement and investigative authority in the State for pesticide use, alleged pesticide misuse, substandard termite treatments, and the Wood Infestation Report required in most real estate transactions.

CAMPBELL, SCHNEIDER AND ASSOCIATES, LLC
ARCHITECTS - ENGINEERS - ROOFING TO WASTURE MIGRATION CONSULTANTS

3690 BOHICKET ROAD, SUITE 1-D JOHN'S ISLAND, SOUTH CAROLINA 29455 (843) 768-1333 FAX (843) 768-1716 218 E. MAIN STREET WESTMINSTER, SOUTH CAROLINA 29693 (864) 647-1060 FAX (864) 647-1076

CSA Job No.3320.44 August 25, 2003

Mr. Bert Snyder Palmetto Exterminators, Inc. 624 Orleans Road Charleston, South Carolina 29407

Re: Moisture Problems in Crawl Spaces

Dear Mr. Snyder:

Thank you for inquiring about crawl space moisture problems. While each crawl space is likely to have individual characteristics that impact its performance, there are several generalities that apply to crawl spaces. The list below should help you identify the causes of many crawl space moisture problems.

- Interior Temperature: The lower the interior temperature, the more likely that a crawl space moisture problem will exist. The floor framing of a home that is maintained very cool will often be below the dewpoint of the air in the crawl space and condensation will occur on those surfaces. When this occurs for long periods of time, staining and decay can develop in the wood. This condition can also saturate floor insulation. My experience is that homes maintained above 75°F have fewer problems.
- Ground Covering Vapor Retarder: The solum (dirt floor in a crawl space) releases moisture vapor to the crawl space as a result of evaporation. Studies have shown that the average crawl space in the United States receives approximately 12 gallons/1000 square feet/ day of moisture by soil evaporation. That number can increase to around 19 gal/1KSF/day when the soil is very wet. A 6 mil polyethylene vapor retarder, well lapped and staked to the soil can inhibit much of the soil evaporation and reduce the moisture load on the crawl space.
- Crawl Space Vents: Contrary to what many people think, venting a crawl space in the summer does not usually reduce crawl space moisture. I have found that the absolute humidity or humidity ratio of the air outside a crawl space is often higher than that of the air in the crawl space. Consequently, venting to the exterior will increase the moisture load on the crawl space. The installation of crawl space vent fans can exacerbate the problem by injecting large quantities of humid outside air into the crawl space.
- Ground and Surface Water: Liquid water can enter a crawl space through the foundation or by seeping through the soil. It is imperative that water be kept away from the perimeter of the home. The grade around the home should be sloped away to promote drainage.

Installing gutters with leaders that transport water well away from the foundation in beneficial. Homes with irrigation systems are particularly sensitive to ground water. The irrigation timer should be programmed such that the ground does not become excessively wet.

HVAC Ducts in a Crawl Space: By their very nature, HVAC ducts are cool during the summer. It is important that the ducts be well sealed and insulated. There should be no gaps or tears in the insulation. There should not be excessive air leakage from the ducts into the insulation layer. Both of these conditions will result in condensation. The duct insulation should be installed at the appropriate thickness. When the insulation is wrapped too tightly, the insulation value decreases. An awl or an ice pick can be used to check duct insulation thickness. If possible, the ducts should be insulated with R-values higher than the code minimum of R-6.

The best defense against long-term crawl space moisture problems is early detection. Homeowners should inspect their crawl spaces twice each year (once in the summer and once in the winter). When a moisture problem is identified early, corrective measures can be implemented before building materials begin to deteriorate.

Please call if you have any questions.

Best regards,

CAMPBELL, SCHNEIDER AND ASSOCIATES, LLC

J. Lawrence Elkin, P.E.



Memorandum

To:

Licensed Pest Control Operators.

From:

Dr. Von McCaskill - Department Head. 274772

Mr. Cam Lay - Assistant Department Head.

Mr. Jim Wright - Regulatory Supervisor

Date:

28 March 2003.

Subject:

Policy Regarding Mold Disclosure On Official S.C. Official South Carolina Wood

Infestation Reports.

We have become aware that there may be some misunderstanding regarding disclosure of the presence of mold fungi when issuing the Official South Carolina Wood Infestation Report. Trends in South Carolina and the nation suggest that there is a significant increase in situations involving the presence of molds in structures which may eause negative health concerns and problems. This policy statement is intended to clarify the long-standing requirements for the disclosure on the Wood Infestation Report of the presence of fungi, as well as the spirit and intent of the standard of disclosure for mold fungi when a pest control professional issues this

Since 1980, the Official South Carolina Wood Infestation Report has been used exclusively to disclose the apparent presence or absence of wood destroying organisms and their damage to a potential investor prior to the transfer of real property. The inspection for the issuance of these reports is and has always been predicated on the requirement to report these wood destroying organisms that are readily visible and accessible to the inspector at the time of the inspection. Also, the inspector is required to disclose the presence of any damage caused by wood destroying organisms which is readily accessible and visible at the time of the inspection.

The requirement to disclose the presence of fungi is limited exclusively to wood-decay fungi: those that attack and destroy wood (e.g., brown or soft rot fungi), in locations below the first main floor of the structure, as defined by departmental policy. These fungi will readily reduce the structural integrity of wood commonly used in construction. The requirement to disclose elevated moisture conditions has always been intended to address those conditions which would contribute to or support the growth of wood decay fungi. It is not now nor has it ever been the



DEPARTMENT OF PESTICIDE REGULATION 511 Westinghouse Road Pendleron, SC 29670 864.646.2150 FAX 864.646.2179 Regulatory & Public Service Programs Public Service Activities

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purpose of this report to disclose the apparent presence or absence of any mold fungi (health related or other) which may be found in any portion of the structure. The disclosure of the presence of health related fungi should be addressed by someone who is qualified to render such an opinion such as properly trained Industrial Hygienist, Physician or the Public Health Official.

An amendment has been proposed to the Official South Carolina Wood Infestation Report. Until this amendment is finalized, the Department believes that any misunderstanding between the PCO and the homeowner/consumer could be avoided by adding the following disclaimer at the beginning of the "Remarks" section of the Official South Carolina Wood Infestation Report.

Disclaimer

This property was not inspected for the presence or absence of health related molds or fungi. The inspection was conducted solely for visible evidence of wood destroying organisms and their damage and was limited to the visible and accessible areas of the structure(s) only. Inspection for wood destroying fungi was limited to the level below the first main floor. We are not qualified to and do not render an opinion concerning mold related air quality or any other health issues relating to this structure. Questions concerning the presence or absence of health related molds or fungi or other health related issues, which may be associated with this property, should be addressed by a properly trained Industrial Hygienist, Physician or the Public Health Official.

If there are questions or concerns please do not hesitate to contact your closest Department of Pesticide Regulation office for clarification.