

**Buying a House—
Why a Termite
Inspection is of
Utmost
Importance!**



If you are in the process of buying a house—congratulations! Whether this is your very first home or you are simply relocating, buying a home is an exciting process. What's less exciting, however, is moving into your new home and discovering that it has structural damage caused by termites and or other wood destroying insects like carpenter ants. That's why— before you close on your home, it's important to have a home inspector perform a termite inspection so you avoid any unforeseen costs or damages.



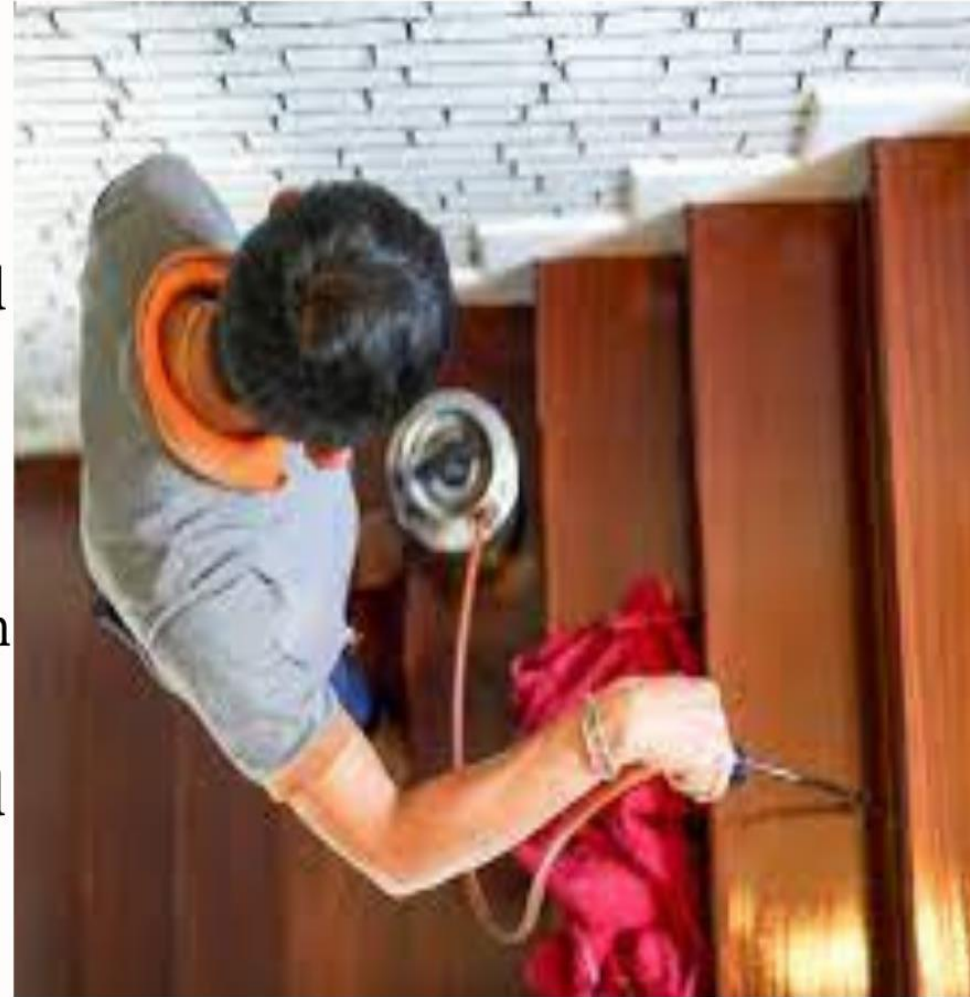
How Termites Can Damage a Home

- The areas of a home that are most vulnerable to termite damage are slab foundations, areas where wood touches dirt, and inaccessible crawl spaces. Prospective homeowners should keep these things in mind when looking to buy a house, and insist on an inspection to determine whether there are any issues.
- A termite inspection is different from a standard home inspection in that the termite inspector assesses the condition of the physical structure of a home, from the roof to the foundation.



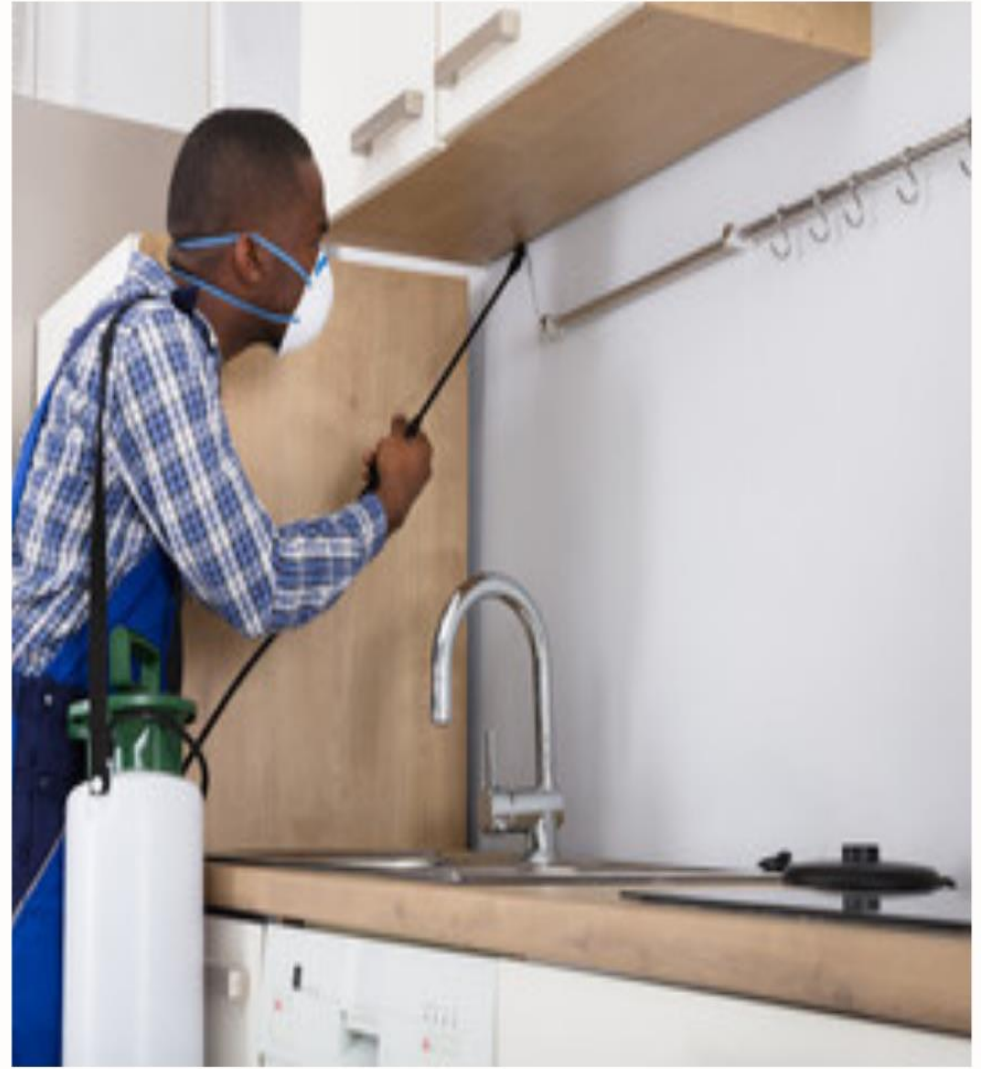
Getting a Termite Inspection Before Buying Your Home

The repairs from termite damage can cost thousands of dollars, depending on how much wood they have eaten, how long the colony has existed in the home, and where the damaged wood is located in the house. That's why it's so important to get a termite inspection before you finalize, close on the contract, and move into the home. In many places, a termite inspection is often required in order to complete a real estate transaction, and some mortgages, such as FHA and VA loans, could be conditional depending on the amount of repairs needed.



Hiring a Termite Professional

Your termite inspection should be handled by a licensed, professional pest inspector. If you discover an active infestation, it's important to remember that termite control is not something that any homeowner or prospective home buyer can deal with themselves. It's best to contact a pest control company immediately upon discovering damage.



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