

How To Read a Texas Wood Destroying Insect Report



Greetings, and thank you for choosing Green Team Pest!

Many homeowners elect to have a Wood Destroying Insect (WDI) inspection completed alongside their home inspection. This report is a critical part of protecting your property from termites, but understanding it isn't always straightforward. We're here to help with that.

This guide was created to help you confidently read and interpret your Texas WDI Report. The terminology used in these forms can feel technical or unfamiliar, especially if you're not used to construction or pest-control language. Because every WDI inspection in Texas follows a state-mandated format, we'll walk you through each section step-by-step and explain what it means for you as a homebuyer or homeowner.

This guide is general in nature and may not reference every specific condition found in your own report. If you come across anything in your inspection that needs further explanation, or something that concerns you, please reach out to your inspector or to our team. We're always happy to help.

Thanks again and we wish you the best!

The Green Team Staff

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Section 9 describes all the areas that were inaccessible during the inspection. Limitations are quite common for most structures but are important to understand. Your inspector will fill in any specific limitations in the "Specify" section.

9A. Were any areas of the property obstructed or inaccessible? (Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
9B. The obstructed or inaccessible areas include but are not limited to the following:			
Attic <input checked="" type="checkbox"/>	Insulated area of attic <input checked="" type="checkbox"/>	Plumbing Areas <input checked="" type="checkbox"/>	Planter box abutting structure <input checked="" type="checkbox"/>
Deck <input type="checkbox"/>	Sub Floors <input type="checkbox"/>	Slab Joints <input checked="" type="checkbox"/>	Crawl Space <input type="checkbox"/>
Soil Grade Too High <input checked="" type="checkbox"/>	Heavy Foliage <input type="checkbox"/>	Eaves <input checked="" type="checkbox"/>	Weepholes <input checked="" type="checkbox"/>
Other <input checked="" type="checkbox"/>	Specify: <u>Patio brick wall in contact with structure, obscuring view of foundation.</u>		

One of the most important sections of the WDI report (especially if the buyer is utilizing a V.A. loan) are **10A & B**, which describe all conditions conducive to termite activity found on, in, or around the structure. If the buyer is using a V.A. loan, these areas must be remedied prior to closing. You'll find some examples and recommendations in the Conducive Conditions section.

10A. Conditions conducive to wood destroying insect infestation: (Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
10B. Conducive Conditions include but are not limited to:			
Debris under or around structure (K) <input checked="" type="checkbox"/>	Wood to Ground Contact (G) <input type="checkbox"/>	Formboards left in place (I) <input type="checkbox"/>	Excessive Moisture (J) <input type="checkbox"/>
Planter box abutting structure (O) <input type="checkbox"/>	Footing too low or soil line too high (L) <input checked="" type="checkbox"/>	Wood Rot (M) <input type="checkbox"/>	Heavy Foliage (N) <input checked="" type="checkbox"/>
Insufficient ventilation (T) <input type="checkbox"/>	Wood Pile in Contact with Structure (Q) <input type="checkbox"/>	Wooden Fence in Contact with the Structure (R) <input type="checkbox"/>	
Other (C) <input checked="" type="checkbox"/>	Specify: <u>Patio brick wall in contact with structure, obscuring view of foundation.</u>		

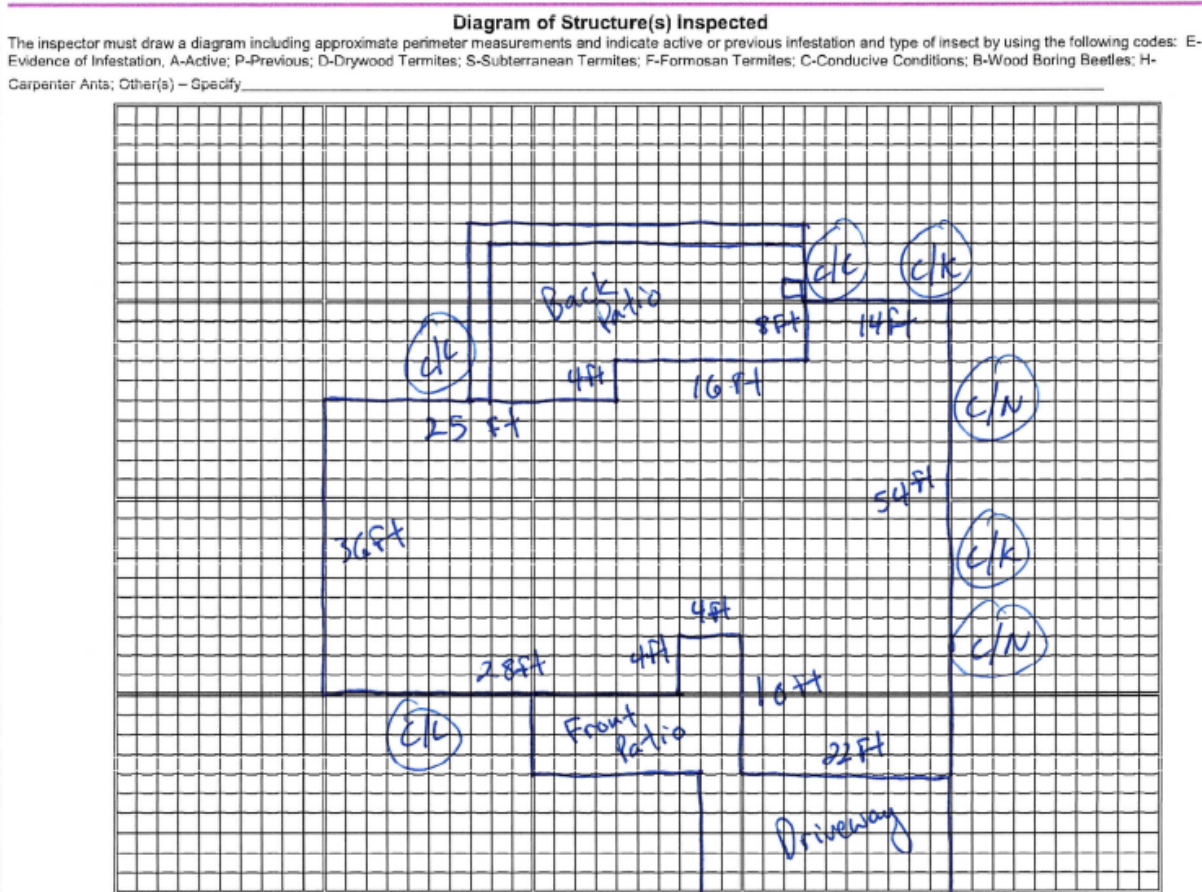
At the beginning of the third page is section 11, the other important section of the report. This section explains if past or present wood destroying insect activity was seen as well as evidence of a treatment specific to wood destroying insects. You'll find some examples and recommendations in the Evidence of WDI section.

1234 Pest Dr	Houston	77007
Inspected Address	City	Zip Code
11. Inspection Reveals Visible Evidence in or on the structure:	Active Infestation	Previous Infestation
11A. Subterranean Termites	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
11B. Drywood Termites	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
11C. Formosan Termites	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
11D. Carpenter Ants	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
11E. Other Wood Destroying Insects	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Previous Treatment	
	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Below this section you will find explanations and further details about section 11. Additionally, you will find recommendations for clearing conducive conditions, whether it be physical corrections or preventative pesticidal treatment. In the event that active wood destroying insects are observed, this section will also detail the recommended remediation.

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Lastly, we have the diagram of the inspected structure. This diagram is traditionally an overhead outline of the structure with coding that show the location of conducive conditions or wood destroying insect activity. The codes used to identify the different conducive conditions and/or active infestation directly reference the list in section 10B.



The code for conducive condition is as follows: (C/_). The "C" stands for conducive condition, while the letter following the backslash show the specific nature of the condition. Again, section 10B on the second page is used as a reference key. EXAMPLE: (C/L) means (C) conducive condition – (L) Footing too low or soil line too high.

Below the diagram is a section for any additional comments your inspector may wish to provide.

The final page has a statement which applies to the purchaser of the report and a signature line. We recommend consulting your real estate agent regarding the appropriate time to sign this document.

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Evidence of Wood Destroying Insects

If the inspector found evidence of wood destroying insects, the corresponding box will be checked "Yes".

Active Infestation

- This means the inspector saw evidence that insects are currently at work consuming wood in or on the structure. This could include seeing the insects themselves, or other evidence such as mud tunnels or pinholes in drywall. In these cases, we always recommend treatment.

Previous Infestation

- This indicates that the inspector observed destroyed wood or some older evidence that doesn't have the markers of current activity. In these cases, we recommend that you ask the homeowner if they have any paperwork detailing prior treatments. If there is no record of a prior treatment, we will recommend that the property be treated.

Previous Treatment

- This indicates that the inspector observed a treatment sticker, bait stations, or some evidence that the property has been treated in the past. In these cases you should request paperwork from the homeowner if it's available.

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Treatment Options

Green Team Pest has the expertise to treat for all manner of wood destroying insects. We will always be happy to provide you with a quote and treatment recommendation should you need it during your home-buying process.

Green Team Pest is proud to be an authorized installer of the Sentricon® Termite Preventative System, an advanced baiting system that is always active. Highly effective bait stations are placed around the home in strategic locations. Once the termite colony has been eradicated, Green Team will return periodically to monitor the system and refill the bait as needed.

Traditional termite treatment

No monitoring

Trench around perimeter

Drill holes in concrete

Saturate soil with chemicals

Termites must pass through treated soil

Washes away

Sentricon®

installed by Green Team Pest

Annual monitoring

Strategically placed bait stations

No concrete drilling required

Minimal environmental exposure, removeable

Attracts termites to the bait, not your home

Bait lasts for years, is replaced when consumed

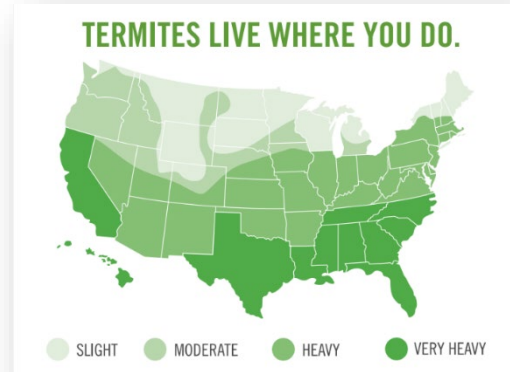
Traditional termite treatment typically involved trenching around the perimeter of the home and then backfilling the trench with chemically treated dirt. Concrete drives and walks located next to the home had to be drilled through so chemicals could be injected into the dirt beneath. Treatments like this are vulnerable to rain and can wash away after a few big Houston storms.

Sentricon is a proven solution that won't wash away, leaving your home safe from destructive termites! Reach out to Green Team Pest if you would like a quote. The final page of this guide has a discount voucher for a Sentricon® system!

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Conductive Conditions

The most common conducive conditions are listed on the form with check boxes. Notice that there is a letter code associated with each condition in section 10B. These codes will be included on the diagram where that condition is present. If your lender requires a “clear report” call us once these conditions have been corrected and we can return to the property and issue an updated report.



Wood to Ground Contact (G)

- Wood to ground at siding or at a deck: recommend altering wood contact with the home and re-inspecting, or a preventative treatment

Formboards left in place (I)

- Formboards are most commonly left in place at the joint between a concrete patio and the slab. This is common with newly constructed homes. The mere presence of formboards does not always constitute a conducive condition. We recommend removal or a preventative treatment

Excessive Moisture (J)

- Excessive moisture can apply to many conditions: standing water in a crawlspace, an A/C line that's dripping next to the foundation, an active roof leak, etc. We recommend addressing the situation as needed. Like all life forms, termites need food and water. If we can remove one of these elements, we give them no reason to come to the house!

Debris under or around structure (K)

- Compost heaps next to the home and scrap wood in a crawlspace are examples of this condition. We recommend removal of the debris and re-inspecting.

Footing too low or soil line too high (L)

- Building standards regarding high soil differ a bit from the pest control standards. Your inspection report might require 6 to 8 inches of clearance to grade, but as pest control experts, we only consider less than 2 inches of clearance to be conducive to pests. We recommend lowering high soil to show at least 2 to 3 inches of visible foundation or a preventative treatment.
- In the case of a low footing, we recommend a preventative treatment because typically the soil cannot be removed to show the foundation.

Wood Rot (M)

- Recommend addressing the rotted areas of wood by repairing, replacing and/or sealing wood.

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Heavy Foliage (N)

- We recommend trimming/removing foliage to at least 6 inches from foundation and re-inspecting, or a preventative treatment.

Planter box abutting structure (O)

- By design, planter boxes cover the foundation. We recommend a preventative treatment or (if it is a possibility) removing the planter box.

Wood Pile in Contact with Structure (Q)

- We recommend removing the pile of wood to at least 1 foot away from the drip line of a structure.

Wooden Fence in Contact with the Structure (R)

- This typically applies to wood fences that are physically attached to the structure. We recommend altering the connection to structure, or a preventative treatment.

Insufficient ventilation (T)

- This is usually found in crawlspaces but could be found indoors. The sign of this is high humidity and is usually accompanied by micro-organic growth. This can generally only be corrected by alterations to the structure (adding vent, etc.).

Other (C)

- This choice is generally used when more specificity is needed for an existing condition. Occasionally it is used for a condition not covered by another choice.

Sentricon® Termite Prevention System Voucher

