

Wood Destroying Insect Report Exam Study Guide

See the PDF containing the actual WDIR report. Page 1 is the front of the report and Page 2 is the back.

Know each section and all of the information on the back/Page 2.

This exam will be a combination of the following types of questions

- True/False
- Listing
- Short answer
- Multiple choice

Rules and Regulations regarding the WDIR. This section will give you information about each section on the front of the WDIR

§121. Wood Destroying Insect Report

A. A wood destroying insect report approved by the commission shall be issued when any inspection is made to determine the presence of wood destroying insects, specifically for acts of sale of structures, but not limited for this purpose.

B. Any wood destroying insect report or written instrument issued for the transfer of real property shall be issued by a person who is licensed by the commission in termite control or a certified WDIR technician, and is working under the supervision of a person who is licensed by the commission in termite control. This instrument shall carry a guarantee that the property will be treated without charge should live wood destroying insects with the exception, the presence of frass will be acceptable as evidence of a live infestation of powder post beetles; however, frass shall be exuding or streaming from the holes on the outside of the wood, covered by this report, and be found within 90 days from date of inspection.

1. A contract approved by the commission shall be issued on date of treatment.
2. This contract shall be reported to the commission and a fee paid as required by the Structural Pest Control Law.

C. Regulations for completing wood destroying insect reports LPCA-143 WDIR without the Arbitration clause and 143 A. with the Arbitration clause. The following numbered sections correspond to the numbered sections on WDIR Form LPCA 143 and 143 A. LPCA 143 and 143 A shall be completed as follows.

1. Enter HUD/FHA/VA Case number (if available).
2. Enter date of structure(s) inspection.
- 3.A. Enter name of inspection company.
- 3.B. Enter address (including street, city, state, and zip code) of inspection company.
- 3.C. Enter telephone number (include area code) of inspection company.
4. Enter pest control inspector license number.
- 5.A. Enter name and address of property owner\seller at the time of inspection.
- 5.B. Enter address of property inspected (including street, city, state, and zip code).
- 5.C. List only structures located at address in 5B that are part of this report.
- 5.D. Information only. This area shall not be checked, circled or marked in any way.
6. If any areas of the structure(s) were obstructed or inaccessible mark box YES. If no, mark box NO.
7. Check the appropriate block as to the construction of the structure(s) inspected. More than one block can be checked.
- 8.A. Check this block only when there is no visible evidence of wood destroying insects in accessible areas on the structure(s) inspected. Evidence includes but is not limited to: live or dead wood

destroying insects, wood destroying insect parts, shelter tubes, shelter tube stains, frass, exit holes or damaged wood due to wood destroying insects.

8.B. Check this block if evidence of wood destroying insects is observed. Evidence includes but is not limited to: live or dead wood destroying insects, wood destroying insect parts, shelter tubes, shelter tube stains, frass, exit holes or evidence of damage due to wood destroying insects. If live wood destroying insects are observed, identify and list the insect(s) observed and the location(s) in this Section.

8.C. Check this box if visible evidence of damage due to wood destroying insects was observed. Evidence of damage is defined as obvious feeding or removal of wood by wood destroying insects including "etching" or "scabbing" marks on the wood surface(s). Identify the wood destroying insect and list the location(s) of evidence of damage caused by wood destroying insects in this Section.

8.D. Treatment was or will be performed by inspection company? YES or No; If YES, explain as follows:

a. Inspecting company with a current treatment contract on the structure(s) inspected: list the original treatment date for all structures treated and the contract type.

b. Inspecting company without a current treatment contract on the structure(s) inspected: list the structure(s) to be treated and the type of treatment and contract.

9. Additional comments (If necessary, continue on reverse side).

10. Make no marks in this section.

11. Do not mark in this section.

a. If any of the conditions listed in this paragraph on the WDIR (LPCA 143 & 143 A) are present under or to within 12 inches of the inspected structure(s), list them in section #10 of this report.

12. Signature and registration\licensee number of inspector conducting the inspection.

13. Enter date of inspector signature.

14. Enter name of person requesting the WDIR (if available).

15. Enter name of person WDIR received by (if available).

16. Title of person in Number 15 (if available).

17. Date of signature of Number 15 (if available).

D. Minimum Specifications for conducting a Wood Destroying Insect Report

1. No person shall conduct a WDIR inspection unless that person is properly licensed in termite control or is a certified WDIR technician.

2. Persons described in LAC 7:XXIII.121.D.1 shall inspect all unobstructed or accessible areas including but not limited to bath traps with visible access, crawl spaces of raised pier construction, and attics having a permanent

Other information to know for the WDIR exam

- Qualified inspector: licensed or registered person who has been trained in wood destroying insect inspection procedures
- Insects covered by this report
 - Subterranean termites
 - Drywood termites
 - Powder post beetles
 - Old house borers
 - Carpenter ants
 - Carpenter bees
- LPCA-143 and LPCA 143A are the only WDIR report forms that are currently approved by the La Structural Pest Control Commission.

- Entire structure must be inspected, even if no termite mud tubes/tunnels are found on the exterior of the structure.
- 5 conditions listed on the WDIR that increase the possibility of undetected subterranean termite infestation (be able to list 3 of these)
 - Wood to ground contact
 - Slab below grade
 - Vegetation or vines growing on exterior wall
 - Bath traps with visual access
 - Live wood destroying insects within 12 inches of the structure
- WDIR carries guarantee that the property will be treated without charge should live wood destroying insects be found within 90 days of the inspection
- Visible evidence of wood destroying insects (be able to list 4)
 - Live or dead wood destroying insects
 - Shelter tubes
 - Frass
 - Exit holes or damaged wood due to wood destroying insects
- To properly inspect for WDIRs, must know
 - Species
 - Habits
 - Recognize damage
- The date of inspection should always be entered on the WDIR
- Section 4 reads “ Pest Control Operator License Number.” The Certified Operators license number is entered in this section.
- Section 5C states “Structure(s) inspected on the property”. You must list all the structures on the property that you have inspected.
- Section 5D states “Only structures listed in 5C were inspected and are included in this report. Detached garages, sheds, lean-tos, fences or other buildings on the property will not be included in this inspection report unless specifically noted”
 - This is an informational section only
 - Nothing is to be written or circled in this section

If evidence of wood destroying damage is observed, Section 8B and 8C should be checked

If visible evidence of damage is found due to wood destroying insects, you DO NOT

- determine the extent or severity of the structural damage you observe
- determine if the damaged area should be replaced
- In section 8D, Treatment was or will be performed by inspection company? YES or No; If YES, explain as follows:
 - Inspecting company **with** a current treatment contract on the structure(s) inspected: list the original treatment date for all structures treated and the contract type.
 - Inspecting company **without** a current treatment contract on the structure(s) inspected: list the structure(s) to be treated and the type of treatment and contract.
- All reports are made on the basis of what is accessible at the time of inspection

- Two important tools necessary for a proper inspection
 - Flashlight
 - Screwdriver
- Most common areas to find subterranean termites in a home is Bathroom and outside perimeter areas

Construction

- 2 basic slab types
 - Monolithic
 - Supported

2 guidelines for determining if there is an active powder post beetle infestation

1. Active larvae/pupae are observed
2. Frass/powder falling from holes

Basic Termite Biology

- Termites have exoskeleton
- Termites exchange food via trophallaxis
- Termite antennae are moniliform (beaded)
- Termite alates
 - Only winged members
 - Have 2 pair of antennae
- subterranean colony castes: queen, worker, soldiers
 - Workers and soldiers do all work
- Termite alates have compound eyes
 - Alates or swarmers are winged reproductive of colony
 - Termite alates have 4 wings. All are the same size
 - Ant alates have 4 wings, but are NOT all the same size
- Drywood termite produce fecal pellets which have 6 grooves in them
- 2 types of subterranean termites found in Louisiana
 - Formosan
 - Native (Reticulitermes)
- Subterranean termites can live above ground if food, moisture and a favorable temperature is available
- Drywood and subterranean termites are completely different. They are not the same type of termites.

WOOD DESTROYING INSECT REPORT

Approved by the Louisiana Structural Pest Control Commission (LAC Title 7 Agriculture and Animals Part XXV. Structural Pest Control Chapter 1. Section 121) and the Louisiana Pest Management Association.

THIS REPORT IS MADE IN ACCORDANCE WITH AND SUBJECT TO THE CONDITIONS ON REVERSE SIDE OF THIS PAGE

For and in consideration of the Price and Sum of \$ _____ and State Fee \$ _____ for a Total of \$ _____

A qualified inspector employed by this company has carefully inspected all accessible areas of the structure(s) on the property located at the address below for termites and other wood destroying insects. This report specifically excludes hidden and/or inaccessible areas of damage and the pest control company assumes no legal responsibility for repairs to such damaged areas.

WARNING: The inspection described herein has been made on the basis of visible evidence in readily accessible areas and this report is submitted without warranty, guarantee or representation as to concealed evidence of infestation or damage or as to future infestation. If there is any evidence of wood destroying insects in the structure(s) inspected, it must be assumed that there is some damage. **THIS IS NOT A TERMITE-FREE CERTIFICATE.**

WOOD DESTROYING INSECT INFORMATION EXISTING CONSTRUCTION		1. HUD/FHA/VA CASE NUMBER	2. DATE OF INSPECTION
PRIVACY ACT INFORMATION – The information requested on this form will be used in evaluating the property for a VA or HUD insured loan and all other real estate sales. Although you are not required by law to provide this information, failure to provide it can result in rejection of the property as security for your loan. The information collected will not be disclosed outside VA or HUD except as permitted by law. VA and HUD are authorized to request this information by statute (38 U.S.C., 1804(a) and 12 U.S.C. 1701 et. seq.)			
3A. NAME OF INSPECTION COMPANY		3C. TELEPHONE NUMBER (Include Area Code)	
3B. ADDRESS OF INSPECTION COMPANY (Include Street, City, State and Zip Code)		4. PEST CONTROL OPERATOR LICENSE NUMBER	
5A. NAME OF PROPERTY OWNER/SELLER	5B. ADDRESS OF PROPERTY INSPECTED (Include Street, City, State and Zip Code)	5C. STRUCTURE(S) INSPECTED ON PROPERTY	
5D. Only structure(s) listed in 5(C) were inspected and are included in this report. Detached garages, sheds, lean-tos, fences or other buildings on the property will not be included in this inspection report unless specifically noted.			

FINDINGS

6. WERE ANY AREAS OF THE STRUCTURE(S) OBSTRUCTED OR INACCESSIBLE? <input type="checkbox"/> YES <input type="checkbox"/> NO (If "Yes" see item 7 and section IV on the reverse side)	7. TYPE OF CONSTRUCTION <input type="checkbox"/> Slab <input type="checkbox"/> Raised Pier
8. BASED ON CAREFUL VISUAL INSPECTION OF THE READILY ACCESSIBLE AREAS OF THE STRUCTURE(S) ON THE DATE INSPECTED <input type="checkbox"/> A. No visible evidence of wood destroying insects was observed. <input type="checkbox"/> B. Visible evidence of wood destroying insects was observed. Evidence found and has been observed in the following area(s) _____ <input type="checkbox"/> C. Visible evidence of damage due to _____ has been observed in the following area(s) _____ <input type="checkbox"/> D. Treatment was or will be performed by inspection company <input type="checkbox"/> NO <input type="checkbox"/> YES If yes, explain _____	
9. ADDITIONAL COMMENTS (If additional space is required, continue on reverse)	
10. All parties should be aware of certain conditions that increase the possibility of undetected live wood destroying insects. These conditions include wood to ground contact, slab below grade, vegetation or vines growing on exterior walls, bath traps without visual access and live wood destroying insects under or within 12 inches of the structure(s) inspected, and if found, shall be listed in Section 9.	

11. STATEMENT OF PEST CONTROL OPERATOR A. The inspection covered the readily visually accessible areas of the structure(s) only. Attention was given to those visually accessible areas which have been shown to be particularly susceptible to attack by wood destroying insects. Probing of visually infested and/or damaged wood members was performed. B. The inspection did not include areas which were obstructed or inaccessible at the time of inspection. C. <i>This is not a structural damage report.</i> D. Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the structure(s) inspected. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this transaction.	
ARBITRATION CLAUSE	
Any party to this agreement shall agree that any controversy or claim between them arising out of or relating to this agreement shall be settled exclusively by arbitration. Such arbitration shall be conducted in accordance with the then current Commercial Arbitration Rules of the American Arbitration Association and the American Arbitration Act. The decision of the arbitrator shall be a final and binding resolution of the disagreement, which may be entered and made enforceable by any court of competent jurisdiction. The parties hereto agree that neither party shall sue the other over anything contained in this agreement except for enforcement of the arbitrator's decision. In no event shall either party be liable to the other for indirect, special or consequential damages or loss of anticipated profits.	
12. SIGNATURE AND NUMBER OF INSPECTOR	13. DATE
14. REPORT REQUESTED BY	15. REPORT RECEIVED BY
	16. TITLE
	17. DATE
RECEIPT (Signatures below not the responsibility of inspecting company)	
<i>I have received the original or a legible copy of the front and reverse sides of this form and I agree to the terms and conditions therein.</i>	
SIGNATURE OF OWNER/AGENT OF PROPERTY INSPECTED	DATE
SIGNATURE OF PURCHASER OF PROPERTY INSPECTED	DATE

I. GENERAL INFORMATION AND CONDITIONS GOVERNING THIS REPORT.

1. This report is based on observations and opinions of a qualified inspector. It must be noted that all buildings have structural members which are not visible or accessible for inspection. It is not always possible to determine the presence of infestation and/or damage without dismantling parts of the structure being inspected.
2. All inspections are made for wood destroying insects only and not leaks, rot or any other structural problems. Wood destroying organisms, including but not limited to any type of mold, mildew or fungus and any conditions that cause these organisms, are not part of this report and will not be documented.
3. In the event the inspector reports no evidence of termites or other wood destroying insects in any portion of the building inspected, the inspector does not assume any responsibility for a condition that might exist or may be starting and was not visible to the representative at the time of the inspection. This disclaimer is necessary due to the fact that the inspections have been made only on accessible areas of the building and the possibility of infestation and/or damage exists in areas that are inaccessible for inspection. Due to the biology and habits of termites and other wood destroying insects it is possible that infestation and/or damage may become visible at any time subsequent to the inspection.
4. All inspections and reports will be made on the basis of what is visible and the qualified inspector will not render opinions covering areas that are enclosed or inaccessible areas of finished rooms, areas concealed by wall coverings, floor coverings, furniture, equipment, stored articles, attics or any portion of the structure in which inspection should necessitate tearing out or marring of finished work. The qualified inspector does not move furniture, appliances, equipment, carpet, tile, insulation, interior or exterior wall coverings, or wood under or within 12 inches of the structure(s) inspected (see definition for "wood" in Section II).
5. If any visible evidence of damage has been reported, the qualified inspector does not intend for this inspection to determine whether or not this damage should be replaced. A qualified individual should be consulted to ascertain the soundness of these damaged members of the building.
6. **This instrument shall carry a guarantee that the entire structure(s) will be treated to state minimum standards without charge should an infestation of wood destroying insects covered by this report be found in or on the inspected structure(s) within 90 days of the date of inspection as required by LAC Title 7, Part XXV, Chapter 1, Section 141 of the Structural Pest Control Regulations.** A copy of the rules and regulations governing completion of this report may be obtained by written request to the Structural Pest Control Commission, P.O. Box 3596, Baton Rouge, LA 70821-3596.
7. No arbitration, other cause for action, or claim for damages shall be filed by any party until an inspection of the property has been made by an inspector of the Louisiana Structural Pest Control Commission.

II. TERMS AND DEFINITIONS

1. "Qualified Inspector" is a licensed or registered person who has been trained in wood destroying insect inspection procedures (being a Qualified Inspector does not indicate nor include the ability to detect damage beyond that which is visible to the human eye).
2. "Accessible Area" is one that an individual can physically enter and examine.
3. "Non-Accessible Area" is one that cannot be reached physically with hands nor seen with the human eye. Examples of non-accessible areas are ceiling joists, studs and other timbers between walls, areas behind solid structures such as planter boxes, masonry steps, porches, chimneys, and floors under attached floor coverings, immovable furniture, and attics without permanent ladders or staircases.
4. "Hidden Damage" is damage that cannot be seen without defacing a surface to reveal such damage.
5. "Visual Inspection" applies to an area that an individual can physically see.
6. "Defacing" is the removal of any surface to determine a condition that is not visible on the surface to the naked eye. (Since the qualified inspector is not an owner of the surface under inspection, no defacing will be done except with written instructions from the proper authority).
7. "Wood" is defined as, but not limited to, milled lumber, firewood, cross ties, landscape timbers, tree stumps or roots, but excludes bedding materials such as mulch, pine bark or pine straw.

III. INSECTS COVERED BY THIS REPORT ARE: SUBTERRANEAN TERMITES, DRYWOOD TERMITES, POWDER POST BEETLES, OLD HOUSE BORERS, CAPENTER ANTS, and CARPENTER BEES.

IV. WARNING - COMMON OBSTRUCTIONS AND/OR INACCESSIBLE AREAS INCLUDE BUT ARE NOT LIMITED TO:

A. JOISTS HIDDEN	(a) suspended ceiling (b) fixed ceiling (c) insulation (d) floor over joists
B. WALL COVERINGS	(a) paneling (b) dry wall (c) plaster (d) tile (e) cabinets (f) shelving (g) wallpaper (h) bath trap
C. FLOOR COVERINGS	(a) tile (b) carpet (c) rugs (d) linoleum (e) built-ins
D. PERSONAL POSSESSIONS	(a) stored material (b) boxes (c) pictures (d) clothing (e) furniture (f) appliances
E. ROOF RAFTERS HIDDEN	(a) suspended ceiling (b) fixed ceiling (c) insulation
F. RAISED FLOORING	(a) flooring elevated with sleepers beneath
G. EXTERIOR	(a) dense shrubbery (b) siding (c) window well covers (d) planters
H. PORCH	(a) no access or entry beneath floor surface (b) debris
I. ADD'L ITEMS	(a) standing water (b) debris (c) firewood (d) no access or entry (e) absence of safe or stable access (f) attic (g) leaking roof (h) faulty plumbing (i) earth-wood contact (j) wooden decks (k) hidden expansion joints

V. ADDITIONAL COMMENTS CONTINUED.

J.M.