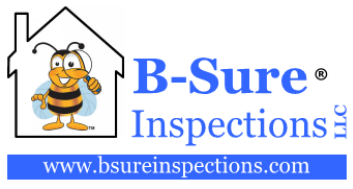




The B-Sure Buzz

Expert Home Inspection Services

December 2012



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Termites Tubes in Crawl Spaces

By Kirk Bingenheimer



I was recently hired to conduct a local home inspection for the buyer of 30 year old home built on a crawl space. Upon walking inside I knew that there was going to be significant problems in the crawl space. The kitchen and bathroom

floors had significant humps and slopes. My first instinct was that there was moisture problems and that termites had most likely infested the floor system.

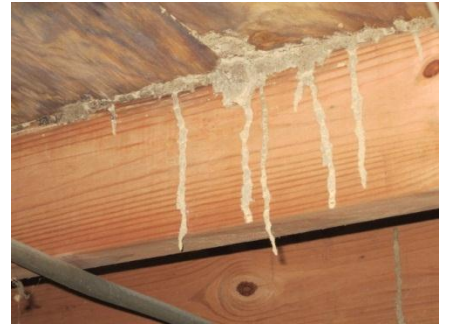
Termites play an important role in nature by consuming dead trees in the forest. They eat dead wood but it takes moisture in that wood to attract them. This particular home had a window air conditioner unit in the kitchen that was dripping condensation down through the exterior wall and in to the floor system below. There was also a leak under the kitchen sink and the toilet in the adjacent bathroom.

Upon entering the crawl space I observed an incomplete floor system repair under the kitchen. This was an attempt by someone to repair the damaged floor joists under the window air conditioner unit. There was also major moisture



damage to the subflooring under the bathroom area. The most interesting discovery in the crawl space was the termite tubes present on the interior piers and the floor joists.

The moisture conditions from the air conditioning condensation and the plumbing leaks attracted an army of termites. These hungry insects have weakened the wood floor joists creating humps and sloping floors in the kitchen and bathroom.



The best way to prevent this from happening in your home is to keep your eye out for water leaks and have your home inspected for termites by a pest control company on an annual basis.

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"Our inspector was excellent. He works well with buyers, sellers, and agents. He is knowledgeable, dependable, affordable and a pleasure to do business with."

December Fun Facts:

- First Human Heart Transplant 12/3/1967
- Roller Skates Patented 12/9/1884
- South Pole First Reached 12/14/1911
- Game of Basketball Created 12/15/1891
- Crossword Puzzle Debuted 12/21/1913
- First Nonstop Flight Around the World 12/23/1986

Photos from the Field...

Time for a new Condenser!



Why didn't the copper stealing vandals take the whole unit?

Okay now...



Good thing the water was shut off at this house!

Crawl space fun!



Have you inspected your crawl space lately?



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- OR Call -

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843.568.2403

Kirk Bingenheimer
843.735.8525

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Here's what people are saying about B-Sure...

"Our realtor suggested B-Sure for the home inspection. I contacted Kirk through their web site and it was fast and easy. Kirk did a great job and answered my questions very promptly. I would refer B-Sure to my friends and anyone needing a home inspection. Also Kirk's experience played a major role in my decision making with having excellent knowledge of construction/renovation process."

Don Schappell - Home Buyer

"At first I was hesitant to have an inspection done, especially on a new home. My wife insisted that we needed an inspection. I could not be more proud of her or you for the inspection being done. You were professional and thorough and you found things that I would never have thought of. I cannot thank you enough and I will recommend you to everyone who needs an inspection. Thank you very much"

John M. Craft Jr. - Home Buyer

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