

Mike Lamb - Pest Max
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September 1st, 2016

Mike Lamb met Mary, Milo and myself at Pelican Point to go over fumigations and tenting at 10 am.



Mike opened up the electrical panel on D Building and pointed out piles and piles of frass, which is evidence of dry wood termites.





Mike addressed the issue of spot treatments. He said when you do a spot treatment, you put the foam in the kick out hole, and the foam can only go so far, but all you end up doing is pushing the termites around. Spot treatments may be a stronger option if there are isolated incidents, or there are only a few kick out holes. But when you start seeing a larger infestation, spot treatments are a waste of money. There isn't really a benefit.

I asked Mike when he would know to do a spot treatment or do a tenting, and Mike said if we had minimal kick out holes, 4 or less, spot treatments may work. He said he walked around, and saw 15-20 just in one area in the carports. When you have 100 kick out holes, you will literally be just pushing them around.

I asked Mike how he knows if the kick out holes were from a previous tenting?

Mike asked when was the last time the place was painted?

Milo said we were way past due to paint.

Mike said painting the building will allow us to see what type of activity we are having after doing a fumigation, because any new exit holes would be new.



Mike finds kick out holes in C Building

We went over to C Building and Mike pointed out a bunch of kick out holes on the trim around the door.



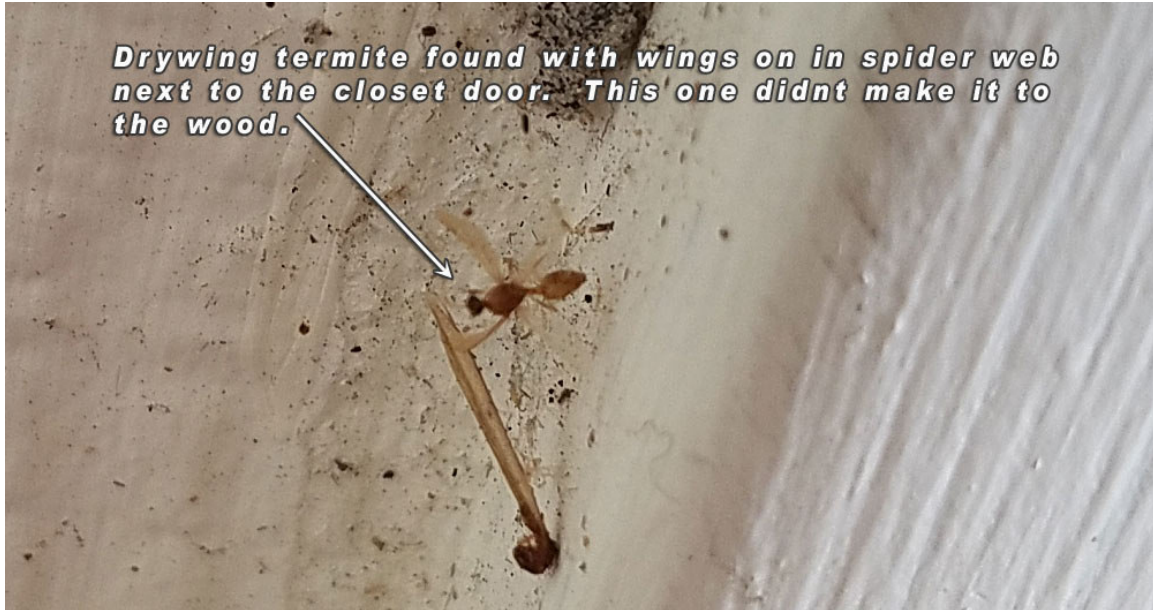
Mike Finds kick out hole in wood



Kick out Hole



C Building Closet Trim



This termite is on Marys door where Mike is pointing in the previous photo. They have an ant like looking body. Not as many segments as Ants.

I asked Mike if the side of the building is where the termites are getting, and he said they are not getting in through the side of the building because it is painted, and it is compressed wood. Mike said the majority of the termites are getting in through the soffits.





Mike said with the wings, they are swarming from building to building. With this many swarms, you are throwing your money away with spot treatments.



Frass coming from the frame.

They get in through the rafters, and then kick out through the frame.

I asked Mike about a company that was going to do a Timbor borate treatment.

Mike said that is always a good suggestion when you have a wood frame building. That would be going inside the attic, inside the roofing area over the garages, and treating all the wood. You can only get to the exposed wood area. Mike does Borate and tenting. Mike says they usually do them together, they will tent and borate. They go right from the soffits to the exposed wood.

Milo asked how do you treat these trusses?

Mike said it would be nearly impossible to treat all the wood in this structure.

The soffits are the main entry because when you have termites swarming, they go into the soffitt and hit the exposed wood. The lights near the soffitt also attract the termites, as they are attracted to light.



Mike said that there is very limited space in the attic of the top of the buildings, about 2 feet. With the insulation, ac ducts, wires, and obstacles it would be almost impossible and very expensive to treat all the wood that make up the trusses, which an example is pictured below.

Mike said the way this building is built is really holding you back and limiting your options to the different ways you can treat the building effectively.

Mike said there is not really anything we can do to prevent the termites. If the building were a different style, we'd have options.

I asked Mike if property he goes to is conducive to borate treatments because of their open design, does the borate treatments help prevent them from having to tent as quickly. Mike said yes, using borate treatments on the wood will extend the time between tentings. But every property is different, the access, the style and the size all play into account.

I asked Mike what he thought the cost would be to borate the whole building.

Mike said you would need to get a quote from someone to tear out the soffits and then replace them.

I asked Mike about the cabinets in B-4. Mike said that if we tent the building, the gas would permeate through the entire structure, and take care of the cabinets. If you are going to tent, then her doing a treatment before, is her throwing her money away.

Mike said they could spot treat the cabinets.

Milo asked if the gas would permeate through the cabinets with a seal, and Mike said yes, the gas would permeate through the cabinet wood that is sealed.

Mike said if they fumigate, and 3 months later, there is frass coming out of the cabinets, they would come out and treat the cabinets, as it would fall under the 1 year warranty. Mike said he would check every 3 months after tenting.

Mike said the trusses that he looked at in the attic all looked fine, and did not see any damage.



Here is an example of the trusses



Mike said the soffits are where the majority of the termites are coming in from. Around the building we have these soffits, and behind the soffits, between the floors is wood. Treating the wood between the floors would be a major expense, especially in removing and replacing all the soffits.

We tried to pop the soffits off to take a look, but they are nailed in and behind the gutters. Doing a treatment would not involve going through the soffits.



Underneath the 2nd story bay windows are soffits where the termites are entering into for the untreated wood. Mike said everywhere you see a soffit is a potential area where the termite is getting in.

Mike said termites like to follow the water channels, so any structures near a water channel has a higher chance of getting termites.

I asked Mike where the hot spots were in Lee county for dry wood termites, and he said right by McGregor is a massive hot spot because it is right by the water.



Underneath the first floor bay windows, there is exposed untreated wood.

September 2nd, 2016

Mary, Milo and Andy me with Joe Buggs at Milos condo at 10 am on September 2nd, 2016. Joe is a pest control person who gave us a quote to borate treat the perimeter of the condo. Joe told us that he is now not advocating borate treatments and recommending that we tent due to the infestation.

Joe talked about spraying an aerosol into the B-4 cabinets, but it did not sound like the same chemical used to fumigate. If it were, then the buildings would have to be evacuated. It doesnt sound like a 100% fix, but it may kill a lot of them in there.

Andys Opinion

Before meeting with Mike, I felt we were heading down the path of needing to tent, eventually. However, before tenting, I thought we should seal the condo tight, so that after we tent, it would inhibit the termites from establishing themselves into the condo in the future, hopefully, pushing back future tentings. I thought we could address borate treatments and address the bay windows this winter, and then consider tenting next year after swarm season.

After meeting with Mike, it appears that trying to shore up the condo from future termite invasions is futile based on the structure of our buildings. It appears a good time to tent, in general would be at some time in Sept, Oct, Nov and Dec for 2 reasons:

1. It would inconvenience the least amount of people
2. It is after the swarm season.

As far as B-4, if we were going to tent at some point before January, then it really makes no sense for them to spend money to have the issue resolved. The termites have been in there for awhile now, and are not swarming. If they want to have Joe Buggs aerosol the cabinets before we tent, that is up to them.

It appears tenting is not a matter of "if" we should tent, but a matter of "when" we should tent. I would propose we do it some time before January, 2017.

Unfortunately, due to the nature of our buildings, and the fact we appear to be in a hot zone for these termites, it appears we should plan on tenting every 10 years, as we have already tented twice before, the last time in 2007.

If we do tent, we probably want to consider to having the buildings painted afterwards to give us a new baseline for when we are checking for termites in the future.

Instead of us paying \$ 2,000 a year to a company for "pre-paid" tenting, which is what they refer to as a warranty, I would strongly consider, if we did want to create a scenario where we fund the project every 10 years, we fund a reserve fund for the purpose of tenting. This way, we have control over when we tent, and we do not have to worry about the company going out of business.