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NISUS KNOWLEDGE CENTER

ASK THE NISUS EXPERTS

This month's expert: Vice President, Research and Development **JEFF LLOYD, Ph.D.**, on Liability of Termite Pretreats

1. Fungal decay is a liability issue for many builders. Does Bora-Care® address this in termite pretreatments?

According to a study published by the National Pest Management Association, wood destruction from fungi is more significant, in terms of damage and cost, than subterranean termites. In light of that, why would homeowners or builders invest in termite protection and prevention without also protecting their property from fungal decay? They wouldn't. Bora-Care, a termiticide, insecticide and fungicide concentrate, not only protects treated wood from termites, carpenter ants and wood destroying beetles, but prevents wood decay as well.

In light of that, in addition to providing protection against subterranean termites, a Bora-Care treatment provides full protection against decay fungi.

2. What about liability in the physical treatment?

Using a marker dye makes it easier for the PMP to see what's been treated, so he or she doesn't overapply or miss any spots. The great thing about Bora-Care is that building code officials can see exactly where the building has been treated. Even if they don't use dye, regulatory officials and quality control inspectors have a small indicator kit that they can spray on the wood. If the area has been treated properly with Bora-Care, the wood will turn bright red. If it hasn't been treated properly, it stays yellow. From a liability standpoint, there's a chain of responsibility you don't have with any other termite method.

We provide a warranty program for Bora-Care. That's not novel; many companies provide warranty programs for their products. What other warranties do, however, is simply enable the PMP to go back to the

house that has been damaged by termites and respray the chemical that failed in the first place. That doesn't do anything for the fact that the home is damaged.

By contrast, we are the only chemical manufacturer that provides a damage repair warranty. The warranty not only pays for the PMP to do any chemical retreatment that might be necessary in the event of damage, but whatever needs to be done to repair the damage, up to \$2,500.

We do that because the product really works. To back that up, Bora-Care has been applied in the last five years to well over 150,000 houses in the United States. We have had zero failures and zero warranty claims in that five-year period.

3. Bora-Care is the only termite pretreatment that has been evaluated for the National Building Code and the Southern Building Code Congress International, Inc. (SBCCI). Are there other building code issues to be aware of?

There is an International Building Code requirement mandating the use of lumber



pressure-treated to AWPA (American Wood-Preservers' Association) Standards for sill plates. This prevents decay and infestation of the sill plate itself, which is under high hazard sitting on a slab or foundation wall. AWPA Standard M4 requires that a preservative be applied to any end cut. This is necessary because the middle of most wood species (Douglas fir, SPF, etc.) and the heartwood of others (e.g. southern yellow pine) do not get the pressure treatment. Thus, when you cut the sill plate, you expose the untreated wood in the middle, allowing attack. You can easily see this for yourself in the picture above.

This treatment, a building code requirement, is not done in many states because it is difficult to see and check. It is very likely that in most states, most houses are not built to code. Look at the potential liability associated with that!

When you do a Bora-Care treatment, however, it satisfies this requirement because the capillary action of Bora-Care goes down into the gaps, coating end cuts, drill holes, etc., on the sill plate.

4. What are some of the advantages of pretreating homes with Bora-Care from a liability standpoint?

There are a number of specific advantages, but there's one that really stands out: In the United States, there are approximately 1.6 million new houses built every year. The number of houses built in termite-infested areas, is about half of that – 800,000 houses. Now, if you do a traditional soil pretreatment, you have to apply between 300 and 400 gallons of pesticide into the soil, per house. That equals 240 million gallons of pesticide applied directly into the soil in the United States each year. That's something that is completely avoided in a Bora-Care treatment.

Do you have a question on the liability of termite pretreats for the Nisus Experts?

You can send it three ways:

Email us at nisus@pestcontrolmag.com,

Fax it to **Nisus at Pest Control, 440-891-2675**, or

Mail it to **Nisus at Pest Control, 7500 Old Oak Blvd., Cleveland, OH 44130.**



Nisus Expert Dr. Jeff Lloyd is vice president of research and development, responsible for developing new global markets and overseeing technology. He is a member of the International Research Group on Wood Preservation, the American Wood-Preservers' Association and the Forest Products Society, as well as a Fellow of the Institute of Wood Science.