




Florida Department of Agriculture and Consumer Services
CHARLES H. BRONSON, Commissioner
The Capitol • Tallahassee, FL 32399-0800

June 15, 2005

TO: Real Estate Licensees
FROM:  Michael J. Page, Chief of Entomology and Pest Control
SUBJECT: Home Inspectors Conducting Wood Destroying Organism Inspections

Please Respond to:
Bureau of Entomology and Pest Control
1203 Governors Square Blvd., Suite 300
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<http://www.floridatermitehelp.org>

Real estate licensees routinely employ pest control companies to perform termite and other wood destroying organisms (WDO) inspections. Recently, some home inspection companies have been offering this service as part of a home inspection. Real estate licensees need to be aware that inspecting for and providing opinions on infestations or damage by termites and other wood destroying organisms is considered pest control under Chapter 482, Florida Statutes and, therefore, can only be done by a pest control company licensed under Chapter 482, Florida Statutes. Florida law also requires that the individuals conducting wood destroying organisms inspections be employees of licensed pest control companies and that they carry a valid pest control identification card.

In order for pest control identification cardholders to operate in compliance with state law they may not:

- operate as independent contractors – they must be employees of a licensed pest control company
- accept money for the WDO inspection that is deposited into a bank account other than that of the licensed pest control company – the fees paid for the WDO inspection must be separate from that paid to the home inspection company
- use vehicles other than those provided by the licensed pest control company – they must use a pest control company vehicle that is properly marked with the licensee's name
- advertise WDO inspections independently of the licensed pest control company
- operate without worker's compensation insurance provided by the licensed pest control company
- solicit WDO inspection work other than as an employee of a licensed pest control company, for that company

Upon determination by the Department that an identification cardholder is acting as an independent contractor as defined in F.S. 482.021 (12), action will be taken to revoke the identification card and to take disciplinary action against the licensee and the certified operator.

Please contact this office at (850) 921-4177 if there are any questions.

