



Sharon Harrison  
Founder / President

## March 2008 Newsletter

### Dear Homeowner,

My educated guess, after 18 years in the home warranty business, is that our first 90° plus day will be April 9<sup>th</sup>. Let's hope that all the air conditioning equipment, that is ready to fail, *will be repaired before that day*.

Be sure to stash about \$500 a year for cleaning and maintaining the Air Conditioning or Heating equipment. The HVAC system will last when it's clean. Plus, clean saves money on the electric bill, too.

If you are painting or having carpentry work done, the dust or paint in the air can damage the HVAC equipment. Change the filters weekly while the home is being remodeled. Also, if there is landscaping debris clear it away from the outside condensing unit. Use a power nozzle to clean the unit and the surrounding area.

Please remember, systems that fail because of insufficient maintenance are not covered, and Nations does not pay for the semi-annual check-up or for the cleaning. Also, if we can't find parts to fix a broken item and the system has to be replaced, it could be very uncomfortable on a very hot day. **So, this is my SPRING reminder to have the air conditioning equipment checked.**

Record HEAT is just around the corner...as well as termites. It's not too late to renew your Home Warranty!

## PEST TIP- CARPENTER ANTS

Carpenter Ants swarm in late winter.

Termites and Carpenter Ants are different. The ant always has the figure (8) three segment body.

The ¼" long "Swarmer" are black and have two sets of wings- two different sized sets. When you see them, they will not be flying around. "Workers" are ½" to ¼" and are black and red.

Instead of living in a "colony" under the ground, the carpenter ant nest is usually located

P.O. Box 59009 Dallas, Texas 75229 • [www.home-warranty.com](http://www.home-warranty.com)  
Metro 972-445-5878 • 972-445-5887

in trees, walls or foliage. Generally, there is at least five active groups that come from one nest. They are usually found in doors, windows, wood that has been water damaged, dry rot wood or old termite damaged wood.

They are nocturnal, so you generally don't see them in the daytime. It will take a certified pest applicator to diagnose the problem.

You cannot "spot" treat them because they will send another team of reinforcement ants from the nest.

There are **four actions** to eradicate Carpenter Ants:

1. Cut back all foliage that is touching your house. It has created a "natural bridge" from trees and landscape where most nests are located.
2. Baiting: chemical pellets are placed in the attic, around the foundation of the home, and in dense foliage.
3. Treat infected area with a flushing chemical that kills on contact.
4. Chemically Dusting areas that have high moisture.

Pier and Beam homes are harder to treat because you must apply chemical dust in the attic and under the house. The great news is that the dusting chemical will eradicate additional insects in addition to Carpenter Ants under the house.

It will take 90 days for the chemicals to work (just like termites). So, after the treatment, you must be patient... which is hard.

In the Basic contract, Nations Residential Service has Carpenter Ant Treatment coverage performed by a licensed pest company for a \$149 co-pay (slab or pier and beam), and it is guaranteed for 90 days. Remember, we will be here to "back you up" if there are any service problems.

