

# Rancho San Joaquin

## Frequently Asked Questions About Termite Tenting & Fumigation

This FAQ document will continue to be updated on our new [RSJ Roof Project webpage](#) as the HOA Board receives further questions about tenting & fumigation which is part of our shingle roof project.

### **Please spend 11 minutes and watch Accurate Termite's overview video**

The most common questions on tenting and fumigation are addressed and answered in a quick overview video created for our HOA residents by Accurate Termite.

- [Watch Accurate Termite's 11-minute YouTube video](#)

### **Have a question about tenting & fumigation that's not covered below?**

Send it to the HOA Board [via our online question form](#) and we will respond once we obtain the answer.

---

*I lease (rent) my home to tenants. Who is responsible for informing my tenants on what to do to prepare for tenting/fumigation?*

As a homeowner, **YOU are responsible for making sure your tenants follow all the instructions to prepare for fumigation, including:**

- Filling out the required online form and the emailed form before the stated deadline, starting at <https://www.hoafumigation.info/ranchosanjoaquin>
- Properly bagging and sealing all necessary food items in the Nylofume bags that are provided by Accurate Termite
- Leaving a spare housekey with Accurate on the morning of the scheduled tenting & fumigation
- Ensuring all locked storage cabinets, safes, and vehicles left in the garage are unlocked to allow Accurate to perform the state-mandated pre- and post-inspections
- And vacating the home on time for the scheduled 3 days & 2 nights for the tenting & fumigation

Failure to perform any of the above steps **will likely result in additional fees being charged to the homeowner** to cover the costs of bagging food items in the Nylofume bags, calling a locksmith to enter the home or opening any locked cabinets or safes, and/or towing any locked vehicles found parked in the garage.

### *What items in the home can be left as-is during tenting/fumigation? I.e., what items do not need to be bagged in the Nylofume bags?*

Anything in the home that is not **edible** – i.e., *non-food items* – can be left as-is and do not need to be bagged in the Nylofume bags which will be provided by Accurate Termite.

These non-edible items include:

- Mattresses+, furniture and artwork++, towels & linens, personal hygiene products (e.g., *shampoo, soap, mouthwash, toothpaste*), cosmetics, clothes & shoes, dishes & utensils, pots & pans, books & papers, computers & electronics, and items in the garage that's not edible

+ ***Infant or baby mattresses must be removed from the home before tenting.*** All other standard-size mattresses may be left as-is in the home.

++ ***Do not wrap or cover the furniture and artwork in plastic.*** This will trap the fumigation gas inside the plastic wrap and not allow the gas to quickly dissipate after the tents are removed from the building.

### *Can I leave my car(s) and other vehicles inside my garage and under the carport during tenting?*

Yes. But **you must leave the car doors unlocked** before leaving your home so that Accurate Termite can perform their state-required inspections inside the cars. The car windows should also be partially open to allow the fumigation gas to dissipate when the tents are removed.

If you leave your cars locked in your garage and carport when you leave your home, this will delay the tenting schedule – not only for you but also for your neighbors whose homes or garages are in the building. Also, Accurate Termite will need to have the locked car(s) towed from your garage at the homeowner's expense.

*Any storage cabinets or padlocked freezers inside the garage – or inside the home – **must be left unlocked** before leaving. Forgetting to unlock them will also delay the tenting schedule and require Accurate Termite to hire locksmith to unlock or break the lock at the homeowner's expense.*

### *Are there food and drink items that do not need to be bagged in the Nylofume bags?*

Yes. The following food and drink items **do not need to be bagged** in the Nylofume bags and can be left as-is in the pantry and home during tenting:

- Canned goods such as canned beans and vegetables
- Canned beer and soda that have not been opened
- Bottled water and any ice in the freezer
- Bottled wine and beer that have not been opened
- Food items still in the manufacturer's sealed glass containers such as salsa and pasta sauces

### *What's left to bag in the Nylofume bags before vacating the home?*

You must follow the bagging instructions that will be provided by Accurate Termite and bag these items in the Nylofume bags before vacating your home:

- All medications including over-the-counter and prescription medications
- Food items in plastic bottles and plastic containers such as ketchup, mustard, juices, and premade food items
- Spices and other condiments that have been previously opened or are in plastic containers
- Food items in plastic or paper packaging such as cereals, cookies, dried pasta, and juice boxes
- All items in the refrigerator and freezer that are not in manufacturer's sealed glass containers such as frozen meats, vegetables, breads, and leftovers +++

+++ **TIP:** *After bagging the food items in the refrigerator and freezer, remove the shelves in both to create more space to place the sealed Nylofume bags back in the refrigerator and freezer.*

**TIP #2:** *Avoid large food purchases at Costco and other grocery stores before your scheduled tenting and try to winnow down items in your pantry and refrigerator & freezer as the date approaches. This will reduce the number of food items that you will need to bag in the Nylofume bags.*

### *What about security safes? Do they need to be unlocked or accessible in the home or garage before tenting?*

All safes must be left unlocked before tenting— e.g., wall and floor safes, portable safes, and gun safes. This includes safes that are locked by a combination lock, keyed lock, biometric lock, or electronic lock.

This is required by state law so that Accurate Termite can perform their state-required inspections.

If you have a portable safe that you do not wish to leave unlocked in your home or garage, then you should take the portable safe with you when you leave your home before tenting.

### *What about locked filing cabinets? Do they also need to be unlocked before tenting?*

Yes. Filing cabinets are best left unlocked. Should an inspector from the state agricultural department arrive onsite and find the cabinet locked, the inspector could potentially cancel the fumigation at the last minute and force Accurate Termite to reschedule to a later date.

*What's the best way to leave a house key for Accurate for their state-required inspections?*

By state law, after you vacate your home for tenting, Accurate Termite must enter your home to perform state-mandated safety inspections before tenting and final inspections after tenting to make sure there is no lingering fumigant gas before you are allowed to return to your home.

The easiest way to securely leave your spare house key for Accurate Termite is to **purchase a combination lock box** from Amazon, Home Depot, Lowe's, or other retail store.

Once you set the combination for your lock box, when you hang the lock box on your front entry door with your spare key inside, **you simply give the combination to Accurate Termite** before you leave your home.

Of course, if you have a keyless, electronic door lock for your front entry door, set an alternate combination for Accurate Termite to use to gain entry to your home for their inspections.

*I won't be home on the final day of tenting when the tents are removed to let the SoCal Gas company representative into my home to turn the gas back. What can I do?*

**Accurate Termite will schedule your gas to be turned back on the third and final day of your tenting schedule.**

If you're not going to be home that day to let the SoCal Gas company representative in your home to turn the gas back on, the easiest solution is to use a combination lockbox to store your house key and leave the lockbox secured on your front door for SoCal Gas to access.

About a week before your building is scheduled for tenting, note the date of the final day of your tenting schedule and have your gas bill on hand. Then call SoCal Gas Company's Customer Service at **909-307-7070**.

Give them your address and billing account number, then give them the date that SoCal Gas is scheduled to turn your gas back on. Tell them that you would like the SoCal Gas representative to retrieve your house key from your lockbox to enter your home to turn the gas back on by sharing the lockbox combination.

*(After Accurate Termite removes the tents, they will return your house key to your lockbox for SoCal Gas to use to enter your home.)*