



U. S. DEPARTMENT OF VETERANS AFFAIRS
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December 29, 2004

REGIONAL LOAN CENTER MEMORANDUM NO. 04-18

TO: ALL PROGRAM PARTICIPANTS

SUBJ: REVISED WOOD DESTROYING INSECT INSPECTION REPORT

PURPOSE

The purpose of this memorandum is to notify all Department of Veterans Affairs (VA) Loan Guaranty program participants that effective January 1, 2005, VA now requires the use of the new *Wood Destroying Insect Report Form*, NPMA-33, in lieu of Form NPCA-1 for VA loans on existing properties. Form NPCA-1 will be obsolete after December 31, 2004.

ACTION

The National Pest Management Association (NPMA) has released a new two-page form for existing residential real estate transactions. This form replaces the previous NPCA-1 Form. Any inspections performed after January 1, 2005, must be completed using this form to satisfy VA requirements.

Notice of Value Item #2A for Wood Destroying Insect Inspection will be revised in The Appraisal System (TAS) to show the new requirement for NPMA-33. Until the changes in TAS are made, reference to this requirement on a VA Notice of Value dated after January 1, 2005, should be considered to mean the NPMA-33 form.

In States that require the use of a State inspection form in all transactions, the State form is acceptable for VA loan guaranty purposes.

The NPMA-33 form is available from the National Pest Management Association at 8100 Oak Street, Dunn Loring, VA 22027 or phone (703) 573-8330, other pest control report forms and software suppliers, or online from the HUD website at:

http://www.hudclips.org/sub_nonhud/html/pdfforms/npma-33.pdf

POINT OF CONTACT

If you have any questions concerning this memorandum, contact the St. Paul Regional Loan Center Construction & Valuation Section at (800) 827-0611, extension 5421, or (612) 970-5421 or contact us by email at vaappraisal.stpaul@vba.va.gov.

/s/D. F. MUNRO

D. F. MUNRO

Loan Guaranty Officer