OFFICIAL ALABAMA WOOD INFESTATION INSPECTION REPORT -- Part A
(Report Consists of Part A and Part B)

Company Name _____ License No. _____

Address _____

Telephone No. _____ Date of Inspection _____ Date of Issuance _____

Seller _____ Purchaser _____ Inspector _____

SCOPE OF INSPECTION

An inspection of the structure(s) listed below was/were performed by a qualified inspector employed by this firm to determine only the visible presence of an active or previous infestation of the listed organisms under findings section of this report and is not intended to be a report of damage. If visible evidence of active or previous infestation of listed organisms is reported, it should be assumed that some degree of damage is present. **This report is issued without expressed or implied warranty or guarantee, except as provided in Rule No. 80-10-9-.18, ALABAMA ADMINISTRATIVE CODE, or subject to any treatment contract specified below.**

This inspection is limited to those parts of the structure that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, floor coverings, furniture, equipment and stored articles, siding and (2) any portion of the structure in which inspection would necessitate removing, dismantling or defacing any part of the structure including the surface appearance of any part of the structure. This inspection does not cover any condition or damage which was not visible at the time of the inspection but which may be revealed in the course of repair or replacement work

This inspection does not cover the presence or absence of health related molds or fungi. If you are concerned about indoor air quality related to fungi, mold or any mold-like conditions, you should consider assessment of such concerns by an industrial hygienist and/or certified mold inspector.

Due to the characteristics and behavior of various wood destroying organisms, it may not always be possible to determine the presence of an infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc. is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired with putty, spackling, tape, etc. may not be visible except by defacing the surface appearance of these areas.

☐ Main Structure Only _____ Other Structures (Specify) _____

Address of Structure(s) _____

☐ It appears that the structure(s) or a portion thereof may have been previously treated. Evidence of previous treatment: _____

This company can give no assurances with regard to work that may have been previously performed by other companies. The company, which treated the property, should be contacted by the Buyer for treatment and contract information.

FINDINGS

Inspection Reveals Visible Evidence of:	Active Infestation		Previous Infestation	
	Yes	No	Yes	No
Subterranean Termites	☐	☐	☐	☐
Powder Post Beetles	☐	☐	☐	☐
Wood Boring Beetles	☐	☐	☐	☐
Dry Wood Termites	☐	☐	☐	☐
Wood Decaying Fungi	☐	☐	☐	☐

Remarks/Additional Findings _____

NOTE: A diagram showing location of any visible evidence of an active or previous infestation is shown on Part B of this report.

TREATMENT

☐ The above-described structure(s) was/were treated by this company as follows:

Organisms	**Date of Treatment**	**Contract Expiration Date**
Subterranean Termites	_____	_____
Powder Post Beetles	_____	_____
Wood Boring Beetles	_____	_____
Dry Wood Termites	_____	_____
Wood Decaying Fungi	_____	_____

The present treatment contract(s) is/are:

_____ Transferable to any subsequent property owner on or before the expiration date above. Company must be contacted to transfer contract.

_____ Not transferable to any subsequent owner of property.

☐ The above structure(s) is/are not covered under a treatment contract by this company.

The undersigned buyer hereby acknowledges receipt of a copy of this report, Part A and B, and has read and understands any recommendations and the important **CONSUMER INFORMATION SECTION** regarding the scope and limitations of this inspection as shown on Part B of this report.

Buyers Signature _____ Date _____

Copies To: _____ Buyer _____ Mortgagee _____ Real Estate Agent _____ Seller _____ Pest Control Company

THIS REPORT, PART A, MUST BE SIGNED BY THE BUYER. A LEGIBLE COPY OF THIS SIGNATURE PAGE MUST BE RETURNED TO THE INSPECTING COMPANY BY THE PERSON ORDERING THIS INSPECTION

OFFICIAL ALABAMA WOOD INFESTATION INSPECTION REPORT -- Part B

(Report Consists of Part A and Part B)

Address _____ Date _____

IMPORTANT CONSUMER INFORMATION REGARDING THE SCOPE AND LIMITATIONS OF THIS REPORT

(Read this entire page, as it is a part of the report)

ATTENTION HOME BUYER:

1. This report is limited to the five (5) organisms listed under the Findings Section on the front of this report.
2. This report covers only those structures listed on the front of this report under Scope of Inspection.
3. The inspection covered the accessible areas of the structure that permitted entry during inspection. This inspection did not include any areas that were obstructed or inaccessible at the time of inspection. No inspection was made in areas which required the dismantling and/or removal of any structural component or object including, but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, E.I.F.S. (Exterior Insulation Finishing Systems), R.B.I. (Rigid Board Insulation) or other similar materials (collectively referred to as stucco) at ground level of foundation and exterior of building, furniture, appliances, and/or personal possessions, nor where areas inspected which were obstructed and/or inaccessible for physical access. If there were inaccessible areas that have been made accessible, then the inspection company may be contacted for additional inspections. An additional fee may apply.
4. The inspection for fungi, commonly referred to as wood rot or wood decay, is limited to infestations that occur below the first-floor level. It is not intended to cover damage to structure from excessive moisture conditions resulting from roof or plumbing leaks, improper structural design, or improper surface water drainage, or moisture conditions related to foundation insulation or E.I.F.S. construction. Wood decay fungi conditions of foundation pilings is not included in this report. It should be assumed that some degree of wood rot related damage would be present to pilings beneath the soil line proportionally to the age of the structure.
5. The term wood-boring beetles means only those beetles that are known to establish and maintain a continuing infestation in structures such as, but not limited to, the old house borer.
6. THIS IS NOT A STRUCTURAL DAMAGE REPORT. The inspecting firm is not responsible to repair any damage disclosed by this inspection, including but not limited to any wood-destroying organism infestation and/or damage which exists in areas or in wood which were not accessible for inspection as of the date of the inspection. Also, be informed that wood-destroying organism infestation and/or damage may exist in concealed or inaccessible areas. The evidence of an active or previous infestation may be synonymous with damage and such damage and any corrective repairs should be evaluated by the Buyer and/or their qualified building expert to determine the extent of damage and the need for repair. This report is not a guaranty or warranty as to the absence of wood-destroying organism nor is it a report as to the structural integrity of the building.
7. This inspection was not performed to determine the presence or absence of health related molds or fungi. Therefore, no testing, monitoring or sampling was performed for health related molds or fungi. If you are concerned about indoor air quality related to fungi, mold or any mold-like conditions, you should consider assessment of such concerns by an industrial hygienist and/or certified mold inspector.

Inspection of accessible areas of this property indicates visible evidence of active or previous infestation as follows:

_____ A. Evidence of wood destroying organisms was observed. No control measures were performed.

_____ B. Evidence of wood destroying organisms was observed. Proper control measures were performed.

_____ C. Evidence of active or previous infestation exists as checked below: (**NOTE**: A written description of the location of the infestation such as floor joist, sill, siding, etc. must be given.)

ACTIVE	PREVIOUS	
☐	☐	SUBTERRANEAN TERMITES _____
☐	☐	POWDER POST BEETLES _____
☐	☐	WOOD BORING BEETLE _____
☐	☐	DRY WOOD TERMITES _____
☐	☐	WOOD DECAYING FUNGI _____

DIAGRAM

THIS DIAGRAM MUST SHOW THE LOCATION OF INFESTATION AS NOTED ABOVE. IN ADDITION, ANY HISTORY OF PRIOR INFESTATIONS, RETREATMENTS, AND REPAIRS MADE KNOWN TO THE COMPANY THROUGH ITS OBLIGATION UNDER ANY CONTRACTS ON THE PROPERTY WILL BE SHOWN.

KEYS

ST	- Subterranean Termites	DT	- Dry Wood Termites
PPB	- Powder Post Beetles	F	- Wood Decaying Fungi
WB	- Wood Boring Beetles	P	- Previous
A	- Active		

CONSTRUCTION TYPE:
(CHECK ALL THAT APPLY)

BASEMENT _____ SLAB _____ CRAWL _____

Buyer's Signature: _____ Date: _____

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property.

Authorized Agent signature: _____ Date of Inspection: _____

COPIES TO: _____ BUYER _____ MORTGAGEE _____ REAL ESTATE AGENT _____ SELLER _____ PEST CONTROL COMPANY

THIS REPORT, PART B, MUST BE SIGNED BY THE BUYER. A LEGIBLE COPY OF THIS SIGNATURE PAGE MUST BE RETURNED TO THE INSPECTING COMPANY BY THE PERSON ORDERING THIS INSPECTION.