

Structural Pest Control Section · Division of Plant Industry

Georgia Department of Agriculture

Compliance Fact Sheet

Official Georgia Wood Infestation Inspection Report

This fact sheet is for structural pest control operators and technicians. It provides guidance on how to comply with the Official Georgia Wood Infestation Inspection Report (WIIR) regulations in the Rules of the *Georgia Structural Pest Control Act*. These rules were amended September 1, 2017.

What is the WIIR?

The WIIR is the written instrument for the purpose of reporting evidence of wood destroying organisms and conditions conducive to their infestation. The report is the basis for transfer of real property in the State of Georgia and can only be issued by a licensed pest control company licensed in the category of wood destroying organisms.

What information must be included on the WIIR?

The following information is required:

- Company Name
- Company License Number
- Company Complete Address
- Company Telephone Number
- Date of Issuance (inspection/issue date)
- Property Seller (list full name)
- Inspector (full name of registered or certified employee)
- File Number (list VA or HUD/FHA file number if available otherwise leave blank)
- Purchaser(s) - list the full name(s)
- Address of the structure- complete physical address of the property also including mailing address if different.

What is the scope of inspection?

Main Structure – identify the main structure inspected such as a house, apartment building or condominium. Structures such as decks or enclosed porches which are attached to or contiguous with the structure are considered to

be part of the structure and must be inspected and included in the report. Fencing which surrounds the structure is not considered to be part of the structure. If, however, it is attached to the structure the point of attachment must be inspected and reported. Any other comments about fencing may be reported in the comments section if desired.

Other Structures – specify or list any other structures inspected and included as part of this report such as a detached garage or pool house.

Inspection Findings – disclose if any active or previous infestations of subterranean termites, powder post beetles, wood boring beetles, dry wood termites or wood decaying fungi were found.

Diagram - If there is any evidence of infestations of any of the covered organisms, a graph/diagram showing the location of the infestation(s) must be attached. The location of infestations noting active or previous and other reportable evidence must be described in such detail so that the average person reading the report is able to readily understand where the infestations are located. The information on the diagram and the report must match. Remember the report is designed for a home owner. The use of technical terms should be avoided.

Reporting areas of the structure that are obstructed or inaccessible

Many properties will have obstructed or inaccessible areas and these must be reported. In situations where there are no obstructed or inaccessible areas, check “No.” If “Yes” is checked, then obstructed areas must be listed.

Special consideration and notation should be made of those inaccessible areas of the structure(s) which wood destroying organisms commonly infest and these must be listed. A statement such as “see number 3 on the back” is not acceptable. Particular attention should be paid to items which prevent a proper inspection such as insulation in crawl space or attic areas, garage or basement areas with built-in storage shelves or blocked storage areas.

Reporting conditions conducive to infestation

These are conditions that exist in the structure that favor the development of wood destroying organisms. These are limited to cellulosic material in a crawl space, wood in contact with the soil which has not been treated with preservatives designed for ground contact and ventilation of the crawl space that does not meet the current ventilation standard as specified in 620-6-.01(3). Any of these conditions that exist at the time of inspection must be reported and indicated on the attached diagram. The following guidelines may be helpful:

- All earth to wood contact, such as siding, crawl space doors, form boards, decks and stair stringers must be listed. The only exception is pressure treated wood designed for ground contact. Pressure treated wood that is designed for above ground use must be reported as earth to wood contact if it touches the ground.
- If the crawl space ventilation does not meet the International Residential Building code as specified in the rules, the condition should be reported as “insufficient ventilation” or “ventilation does not meet the current Residential Building Code”.
- If cellulosic material is present in the crawl space then note “wood debris in crawl space”.

Remarks/Additional Findings

This section is present to provide any additional information that is necessary. Additional information may include entomological information, reference to prior inspections, treatments, attachments and other information that may be helpful to the consumer in understanding the scope, limitations and specific findings of the inspection. All attached documents are considered to be integral parts of the report. Each attached document should be specifically named. For example; “see attached treatment report which is an integral part of this report”.

Treatment Section

If the issuing pest control company has treated the structure for a wood destroying organism, the treatment must be disclosed including the treatment date, contract expiration date and treatment type.

Warranty / Contract Transfer

The pest control company must disclose if the contract is transferrable to a subsequent owner. If the structure is not under a treatment contract, the company must also disclose this information.

Official Waiver Form Disclosure Statement

If an Official Waiver form or Form II exists for a treatment listed under the Treatment section, this information must be disclosed and a copy of the form must be attached as an integral part of the report. The form does not release a company from reporting conditions conducive on a WIIR.

Certification

A signature of the Designated Certified Operator for WDO category for the issuing company is required. Signature by another individual certified or not is unacceptable. Signature of purchaser or legal representative acknowledging receipt of the report is not responsibility of the pest control company.

The WIIR comes with a 90 day guarantee. Can the company waive the guarantee?

If an infestation of wood destroying organisms from which apparent freedom is certified is found within ninety (90) days from date of issuance, the infested structure must be treated by the company and free of charge to the property owner. This guarantee cannot be altered. The treatment must meet the control measures in chapter 620-6-.04.

How do you complete the treatment section when a “warranty only” contract has been issued?

ORGANISM: *subterranean termites*

TREATMENT DATE: *N/A* (unless home was treated under the warranty)

CONTRACT EXPIRATION: *date*

TYPE OF TREATMENT: *Warranty Only*

If structure is not under an active contract but was previously treated, should the treatment be reported?

Yes. Since contract records are required to be maintained for a minimum of two years after expiration of the contract and five years after the initial treatment, all treatments must be disclosed. This includes contracts where no renewal fee was collected.

Who can inspect for the WIIR?

A technician that is certified or registered in the category of wood destroying organisms can perform the inspection.

Can I use another form such as the NPMA form?

No. The Official Georgia WIIR is the only form allowed in the State of Georgia for the transfer of real property. *See Reference A: Official Georgia Wood Infestation Inspection Report Page 1 and Page 2.*

Online Resources

[Laws & Regulations](#)

[Georgia Structural Pest Control Commission](#)

Also listed at www.agr.georgia.gov/structural

This report is a statement as to what you find at the time of inspection with regard to the covered organisms and conditions conducive to their infestation.

If further assistance is needed, contact the Structural Pest Control Office or an inspector at (404) 656-3641 or inspection@agr.georgia.gov

The Georgia Structural Pest Control Commission and Georgia Department of Agriculture have issued this guidance document to help pest management professionals comply with the Rules of the Georgia Structural Pest Control Act. This document does not include all regulatory requirements. Refer to the complete Rules of the Georgia Structural Pest Control Act for all rules and regulations.

SPCS: 14-10

Issued 06-10-14

Revised 11-14-17

OFFICIAL GEORGIA WOOD INFESTATION INSPECTION REPORT

Company Name _____ License No. _____
 Address _____
 Telephone No. _____ Date of Issuance _____
 Seller _____ Inspector _____
 File No. _____ Purchaser(s) _____

SCOPE OF INSPECTION

An inspection of the below listed structure(s) was performed by a qualified inspector employed by this firm to determine the presence or previous presence of an infestation of the listed organisms and is not intended to be a structural report. Neither is this a warranty as to absence of wood destroying organisms. **This report is subject to all conditions enumerated on the reverse side and is issued without warranty or guarantee except as provided in Rule 620-6-.03 of the Rules of the Georgia Structural Pest Control Act or subject to any treatment guarantee specified below.**

Main Structure _____
 Other Structure(s) _____
 Address of Structure(s) _____

Inspection Reveals Visible Evidence of:	<u>FINDINGS</u>		Previous Infestation	
	Active Infestation		YES	NO
	YES	NO		
Subterranean Termites	_____	_____	_____	_____
Powder Post Beetles	_____	_____	_____	_____
Wood Boring Beetles	_____	_____	_____	_____
Dry Wood Termites	_____	_____	_____	_____
Wood Decaying Fungus (Not Molds and Mildews)	_____	_____	_____	_____
Were any areas of the structure obstructed or inaccessible? If yes, list these areas (see Item 3 on reverse side of form)	_____ YES _____ NO			
The following conditions conducive to infestation for wood destroying organisms were found at the time of inspection. The location of these conditions conducive to infestation are indicated on the attached diagram: _____ _____				
Remarks/Additional Findings: _____ _____				
NOTE: If visible evidence of active or previous infestation is reported it should be assumed that some degree of damage is present and a diagram identifying the structure(s) inspected and showing the location of such evidence must be attached to this form. Evaluation of damage and any corrective action should be performed by a qualified inspector in the building trade approved by the purchaser and lending agency.				
<u>TREATMENT</u>				
The above described structure(s) was treated by this company as follows:				
Organism	Treatment Date	Contract Expiration	Type Treatment (Chemical Barrier, Salt, Wood Treatment)	
Subterranean Termites	_____	_____	_____	
Powder Post Beetles	_____	_____	_____	
Wood Boring Beetles	_____	_____	_____	
Dry Wood Termites	_____	_____	_____	
Wood Decaying Fungus	_____	_____	_____	
The present treatment warranty(ies) is:				
_____ Transferable to any subsequent owner of the property upon payment of a fee on or before expiration date.				
_____ Not transferable to any subsequent owner of the property.				
_____ The above structure(s) are not covered by a treatment contract with this company.				
This structure has a current Official Waiver Form issued by this Company _____ YES _____ NO				
If Yes, a copy must be attached as part of this report.				

CERTIFICATION

This is to certify that neither I, nor the company has had or contemplates having any interest in the property involved, nor is acting in any association with any party to the transaction.

Signature of Designated Certified Operator _____ Signature of Purchaser or Legal Representative Acknowledging Receipt of Report _____
 Copies to: _____ Purchaser _____ Mortgagee _____ Realtor _____ Seller

Revised 09/17 - Replace all previous editions

CONDITIONS GOVERNING THIS REPORT

1. This report is limited to the five organisms listed.
2. This report covers only those structures listed on the front.
3. Inspection, including sounding and/or probing, was performed in only those areas which were readily accessible. Inaccessible areas not inspected include, but are not limited to areas obstructed by, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances or other personal items. The inspection also included a check of company records to determine if the structure has been treated and/or under renewal contract with the company within the past two years for any of the covered organisms. A copy of any current Official Waiver or Exception Form II form for this structure must be included as part of this report.
4. Reporting of or Wood Destroying Fungi on this report is intended to cover only white rot, brown rot or water conducting fungi infestations which occur below the first floor level. This report does not cover the reporting of molds and mildews. Structural Pest Control companies are not responsible for inspecting for molds.
5. The term Wood Boring Beetles as used on the reverse side means only those beetles which are known to establish and maintain a continuing infestation in structures, such as, but not limited to the Old House Borer.
6. Regardless of whether any visible evidence of infestation by any of the listed Wood Destroying Organisms is found during inspection, if an infestation of one or more of these organisms from which apparent freedom was certified is found within 90 days of issuance of this report the property shall receive, free of charge, a minimum adequate treatment for control of the infestation consistent with Rules 620-6-.03 (1) (a), (b), (c) and (d), of the Georgia Structural Pest Control Act.
7. This is not a structural report. A wood destroying organism inspector is not ordinarily a construction or building trade expert and is therefore not expected to assess structural soundness. Evaluation and correction of damage which may have resulted from an active or previous infestation should be performed by a qualified inspector in the building trade, who is approved by the purchaser and the lending agency.
8. This report implies no responsibility on the part of the Georgia Department of Agriculture or the Georgia Structural Pest Control Commission to enforce or require anything other than treatment or retreatment to the minimum adequate treatment requirements specified in Rule 620-6-.04.
9. Conditions conducive to Infestation means conditions that exist in a structure that favor the development of wood destroying organisms. These are limited to: cellulosic material underneath a building and wood in contact with the soil which has not been treated with preservatives to a minimum preservative retention designed for ground contact and ventilation of the under-floor space between the bottom of the floor joists and the earth that does not meet the requirements of the International Residential Building Code for one and two family dwellings, the latest edition as adopted and amended by the Georgia Department of Community Affairs. Any condition conducive to infestation as defined above, that is known to have existed at the time of inspection and was not reported and is found within 90 days of the issuance date of this report shall be corrected free of charge by the licensee.