



**TERMITE WARRANTY
OKLAHOMA TERMITE SPECIALIST, INC.**



1. About the Inspection: This inspection was conducted in the readily accessible areas of the identified inspected structure(s). If visible evidence of the infestation by wood destroying insects is reported, it should be understood that some degree of damage, including hidden damage, might be present.

2. Scope of the Inspection: A wood destroying insect inspector is trained to look for visible signs of a wood destroying insect infestation. A representative of OTS has conducted a visual inspection, which may include probing, and/or sounding of the unobstructed and accessible areas of the subject structure(s) to determine the presence or absence of visible evidence from wood destroying insects. For the purpose of this inspection, wood-destroying insects shall include termites, carpenter ants, carpenter bees, and re-infesting wood boring beetles.

3. What the Inspection Covered and Validation: This inspection covered the readily accessible areas of the structure including crawl spaces, if given permitted entry during inspection. This inspection did not include areas that were obstructed or inaccessible at the time of this inspection. All structures that were inspected are specifically noted. Neither the inspector nor the company for which the inspector is acting have had, presently have, or contemplate having any ownership in the property

4. Common Obstruction and/or Inaccessible Areas: No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object including, but not limited to moldings, floor coverings, wall coverings, siding, ceilings, insulation, floors, furniture, appliances, and/or personal possessions, nor were the areas inspected which were obstructed and/or inaccessible for physical access. Your inspector may write out inaccessible areas or use the key in section V. If any area that has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee will apply.

5. Consumer Maintenance Advisory Regarding Integrated Pest Manager for Prevention of Wood Destroying Insects: Information regarding prevention of wood destroying insects' infestation is helpful to any property owner interested in protecting the structure from infestation. Any structure can be attacked by wood destroying insects. Periodic maintenance should include measures to minimize possibilities of infestation from wood destroying insects. Examples include: foam insulation at foundations, earth-wood contact, faulty grade, firewood against structure, insufficient ventilations, moisture, wood debris in crawl space, wood mulch, tree branches touching structures, landscape timbers, and wood rot. Should these or other such conditions exist, corrective measures should be taken by the owner in order to reduce the chances of infestations by wood destroying insects, and the need for treatment.

Termites and other wood destroying insects often stay hidden inside walls, floors and ceiling of structures. This report details the **VISIBLE** condition of the structure at the time of the inspection. This warranty does not cover the cost of repairs or damage done to the structure or contents now or in the future. **It should be understood that some degree of damage, including hidden damage, might be present.** The inspector is not qualified to assess the extent of damage to any building located on the property. Upon receipt of the termite report, the Seller or the Seller's agent, shall notify the Buyer that a qualified individual is needed to determine the need for any repairs necessary.

We do guarantee that, should any **LIVE** termite activity be found within the home during the next year; we will treat that area of live termite infestation at no charge to you. This warranty will cover the cost of chemical and labor to control the termites in the affected areas or area only. It does not cover the cost to treat the entire structure. Termite activity outside of the inspected structure (wooden fences, trees, retaining walls, etc) will not be covered under this warranty.

If treatment of the entire structure becomes necessary to control termites, OTS will provide a discount to treat the structure. However, if multiple termite infestations have been previously treated, OTS may consider treating the entire structure at no cost to the homeowner.

If this warranty was given due to OTS treating an area of a building, only the area that was treated by OTS is covered under the warranty.

If this inspection was conducted as part of a real estate transaction, this warranty is only valid when the property has gone to closing. This warranty is only for the buyer listed on the ODAFF 1. If these conditions are not met, the warranty is void.

This warranty will expire on ____/____. This warranty may be extended for an additional year for \$____. You must contact Oklahoma Termite Specialist (ph. 405-330-5030) before the end of the month it expires.

Address of Service: _____

Homeowner Name: _____

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