

SUPPLEMENTAL WOOD DESTROYING ORGANISM INSPECTION AGREEMENT
PRIOR TO THE INSPECTION, PLEASE READ CAREFULLY BEFORE SIGNING

This Agreement is intended as an amendment to the Inspection Agreement and addresses additional provisions involving a Wood Destroying Organism (WDO) Inspection. You agree that any and all provisions included in the Inspection Agreement and the Supplemental Wood Destroying Organism Inspection Agreement apply to the WDO Inspection.

SCOPE OF THE WDO INSPECTION

Your WDO Inspection is being conducted in accordance with any applicable state and/or local licensing requirements. The purpose of the Wood Destroying Organism (WDO) Inspection is to detect wood destroying organism infestations, their damage and conducive conditions which destroy and/or promote high moisture content in wood in those areas of the structure that are readily accessible to visual inspection and not excluded on the WDO Inspection Report. If such organisms, their damage and/or conducive conditions are visible, the WDO Inspection Report will provide corrections recommended to assist in elimination. A WDO Inspection Report is a written opinion of a qualified inspector based upon what was visibly evident at the time/date of the inspection.

LIMITATIONS OF THE WDO INSPECTION

- (a) **INACCESSIBLE AREAS:** Certain areas of a structure may be subject to attack which are inaccessible to inspection. Such areas cannot be seen by a visual inspection unless physical obstructions and stored items or furnishings are removed, excavated or torn out. Neither the Inspector nor their firm shall be responsible in any manner by any part for any infestation, damage or conducive condition concealed in an inaccessible and/or obstructed area. Inaccessible and/or obstructed areas of the structure will be noted on the WDO Inspection Report. The inspector will not remove insulation in order to conduct the inspection. Insulation obstructs full inspection of the subfloor, attic and other areas. All areas hidden by insulation are excluded from the inspection.
 - (b) **SHEDS AND OUTBUILDINGS:** Sheds, unattached garages and/or other buildings on the property which are not attached to the main building are excluded from the inspection unless specifically noted on the WDO Inspection Report.
 - (c) **ROOFS & ATTIC AREAS:** The roof system and/or attic areas are not included in a wood destroying organism inspection unless the system and/or area is walked on or entered within the scope of the full home inspection.
 - (d) **FUTURE CONDITIONS:** The inspection shall cover only current conditions visible and evident at the time of the inspection. It shall not cover latent conditions not visible or revealed by minor probing and sounding. ~~Minor probing and sounding is generally limited to the large structural wood members within the areas inspected. The inspector nor their firm shall in no way be held responsible for future infestations, damages or conditions that were not visible at the time of the inspection. It is a "snap shot" in time and does not constitute a warranty of any nature and should not be construed as one.~~
- NOTE:** There are certain wood destroying organisms that go dormant during certain times of the year and may not be readily visible during the inspection due to their seasonal activity cycles. Therefore, neither the Inspector nor their firm will be responsible for infestations that may not be visible on the date of the inspection due to seasonal activity cycles of certain organisms.
- (e) **REQUIREMENTS OF OTHERS:** The inspector and their firm shall not be held responsible for the requirements above and beyond his/her Report which may be instigated by any other inspector (government or private) for the purpose of obtaining building permits, securing loans, finalizing real estate transactions and/or otherwise affecting the status of principles involved except as directly related to the presence of wood destroying organisms, their damage and conducive conditions.
 - (f) **MINOR FUNGAL ROT CONDITIONS:** In certain geographical areas a large percentage of structures are subject to minor fungal rot conditions. While such conditions are technically fungus infections, they may not significantly affect the quality, structural soundness, or anticipated future life of the structure. Such conditions include, but are not limited to, spot areas on doors, window casings, porch steps and railings, and common weathering on siding, decks and non- supporting wooden members. Minor conditions are excluded from the WDO Inspection and Report unless such conditions substantially contribute to the structural integrity of the structure or have a major impact on its economic value.

CONDITIONS REVEALED DURING PERFORMANCE OF RECOMMENDATIONS

Should infestation of wood destroying organisms, their damage and/or conducive conditions which destroy and/or promote high moisture content in wood be revealed in an inaccessible and/or obstructed area during the accomplishment of work recommendations, whether done by owner, purchaser, third party contractor or any other party in interest, the inspecting firm must be notified of such conditions before they are covered up for the purpose of having a reasonable opportunity for re-inspection and making any additional work recommendations. Failure to do so gives us the right to cancel the Inspection Agreement without notice.

OTHER WDO INSPECTION PROVISIONS

By signing below, You acknowledge that you have read this Agreement, that You will read the WDO Inspection Report and all attachments before purchasing the property, that You understand the terms of this Agreement and acknowledge receipt. This Agreement may be modified, altered, waived or amended only by a writing signed by all the parties hereto.

Client's Signature (You/Your)

Date

FOR: _____
W.I.N. Company Name

BY: _____
Inspectors Signature & Name