

Section IX. Important Consumer Information Regarding the Scope and Limitations Of the Inspection

Read this entire page as it is part of the report.

Attention Homebuyer: The WDI inspection firm is not responsible to repair any damage disclosed by this inspection, including without limitation, any wood destroying insect infestation and/or damage which exists in areas or in wood which were not accessible for visual inspection as of the date of this inspection, except as provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. This inspection firm cannot guarantee that any wood destroying insect infestation and/or damage which may exist as of the date of the inspection. Damage and any corrective action should be evaluated by the buyer and/or their qualified building expert to determine the extent of damage and need for repair.

This report is not a guarantee of warranty as to the absence of wood destroying insects nor is it a report as to structural integrity.

1. About the Inspection The 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, may be present.

2. Scope of the Inspection A wood destroying insect inspector is trained to look for visible signs of wood destroying insect infestation. A representative of this inspection firm has conducted an 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 include termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles.

3. What the Inspection Covered and Validation The inspection covered the readily accessible areas of the structures inspected, including attics and crawlspaces which permitted entry during inspection.

This inspection did not include areas which were obstructed or inaccessible at the time of this inspection. All structures which 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. This report shall be considered invalid for purposes of securing mortgage and/or settlement of property transfer if not used within ninety (90) days from the inspection date.

4. Common Obstructions 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 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 which 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 Management for Prevention of Wood Destroying Insects Information regarding prevention of wood destroying insect 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 in and around a structure. Factors which may lead to infestation from wood destroying insects include foam insulation at foundation, earth-wood contact, faulty grade, firewood against structure, insufficient ventilation, moisture, wood debris in crawlspace, 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.

Additional Comments from Side 1: (indicate to which section these comments apply)

© 1995 National Pest Control Association. All Rights Reserved. No reproduction of this form is permitted without the express permission of NPCA. This form has been developed by NPCA as a service to WDI inspection firms. By so doing, NPCA does not certify that the inspection firm is a member in good standing of NPCA or that it is qualified to perform the inspection. NPCA is not guaranteeing the inspection firm's work. NPCA shall not be party to any claim or action by the buyer or seller against the inspection firm solely by reason of making this form report available for use.