

RESIDENTIAL PROPERTY INSPECTION SERVICES AGREEMENT

Certified Inspectors, LLC

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SCHEDULE Y

WOOD DESTROYING ORGANISMS (WDO) INSPECTION

This Schedule is incorporated into and made part of the Residential Property Inspection Services Agreement ("Agreement"). This Schedule applies only if a **Wood Destroying Organism Inspection** is identified in the Scope of Services and Fees and paid for by the Client. In the event of a conflict between this Schedule and the Agreement, this Schedule shall control only with respect to the Wood Destroying Organism Inspection.

Table of Contents

1. Purpose.....	1
2. Independent Licensed Pest Control Company	2
3. Visual Inspection Only.....	2
4. Readily Accessible Areas.....	2
5. Conditions at the Time of Inspection	3
6. Organisms Covered.....	3
7. No Warranty or Guarantee	3
8. Hidden Damage	4
9. Repairs and Treatment	4
10. Moisture Conditions.....	4
11. Reliance Upon Report.....	4
12. Limitation of Responsibility	4
13. Acceptance	5

1. Purpose

The purpose of the WDO Inspection is to conduct a visual inspection for evidence of visible wood-destroying organisms, evidence of prior infestation or damage, and conditions conducive to infestation, as permitted by the scope of the inspection.

Unless otherwise stated, the inspection is performed in accordance with applicable Florida statutes, administrative rules, and accepted industry standards governing WDO inspections.

2. Independent Licensed Pest Control Company

The Client acknowledges and agrees that Certified Inspectors, LLC does not perform WDO inspections directly.

When a WDO Inspection is requested, the Company engages an independent, properly licensed Florida pest control company to perform the inspection and prepare the applicable WDO Inspection Report.

The licensed pest control company acts as an independent contractor and is solely responsible for:

- Performing the inspection.
- Determining the scope of the inspection.
- Preparing the inspection report.
- Reporting findings.
- Making recommendations.
- Complying with all applicable licensing laws and regulations.

Certified Inspectors, LLC does not supervise or control the methods used by the licensed pest control company and is not responsible for that company's professional opinions, findings, recommendations, omissions, or errors.

3. Visual Inspection Only

The inspection is limited to a non-invasive visual examination of readily accessible areas of the property.

The inspection is not technically exhaustive and does not include:

- Opening walls, ceilings, or floors.
- Removing insulation.
- Moving furniture or personal belongings.
- Removing stored items.
- Dismantling building components.
- Excavation.
- Destructive testing.
- Specialized laboratory analysis.

Concealed or hidden infestations may exist even when no visible evidence is observed.

4. Readily Accessible Areas

The inspection is limited to areas that are safely accessible at the time of the inspection.

Areas that may be excluded include, but are not limited to:

- Wall cavities.
- Areas behind finished surfaces.
- Beneath floor coverings.

- Crawlspaces with inadequate clearance.
- Locked rooms.
- Areas blocked by furniture or storage.
- Roof framing concealed by insulation.
- Underground structures.
- Areas considered unsafe by the inspector.

No representation is made regarding areas that were inaccessible.

5. Conditions at the Time of Inspection

The inspection reflects conditions that existed only at the time the inspection was performed.

Wood-destroying organisms may become active after the inspection, and conditions may change due to weather, moisture intrusion, construction activity, repairs, or other factors.

The inspection is not intended to predict future infestations or future damage.

6. Organisms Covered

The inspection is intended to identify visible evidence of wood-destroying organisms as defined by applicable Florida regulations, which may include:

- Subterranean termites.
- Drywood termites.
- Formosan termites.
- Powderpost beetles.
- Old house borers.
- Other wood-boring beetles.
- Wood-decaying fungi where required by the applicable reporting form.

The inspection does not constitute an environmental assessment or biological survey.

7. No Warranty or Guarantee

The inspection and report do not constitute:

- A warranty.
- An insurance policy.
- A guarantee that wood-destroying organisms are absent.
- A guarantee that concealed damage does not exist.
- A guarantee against future infestation.
- A certification that the property is free of wood-destroying organisms.

No inspection can eliminate the possibility that concealed infestation or damage exists.

8. Hidden Damage

Wood-destroying organisms frequently infest concealed structural components.

Damage concealed behind finishes, insulation, floor coverings, cabinets, siding, or other building materials may not be detectable without destructive investigation.

The inspection is not intended to determine the full extent of structural damage.

9. Repairs and Treatment

The inspection does not include:

- Pest control treatment.
- Structural engineering.
- Cost estimates.
- Repair specifications.
- Contractor selection.
- Verification that previous treatments remain effective.

Whenever evidence of infestation or damage is identified, the Client should consult appropriately licensed pest control contractors and qualified repair professionals.

10. Moisture Conditions

Moisture conditions conducive to infestation may be reported when observed.

The inspection is not a moisture survey, building envelope assessment, leak investigation, or mold inspection.

11. Reliance Upon Report

The WDO Inspection Report is prepared for the exclusive use of the Client identified in the inspection agreement unless otherwise permitted by law or authorized in writing by the licensed pest control company.

No third party may rely upon the report without the written consent of the report's issuing company.

12. Limitation of Responsibility

Certified Inspectors, LLC acts solely as the coordinator of the requested WDO inspection service.

The Client acknowledges that:

- The inspection is performed by an independent licensed pest control company.

- The findings and opinions contained in the WDO Inspection Report are solely those of the licensed inspector who performed the inspection.
- Any questions regarding inspection findings, treatment recommendations, licensing matters, or report interpretations should be directed to the issuing pest control company.

13. Acceptance

By authorizing the WDO Inspection, the Client acknowledges that they have read, understand, and agree to the limitations, exclusions, and conditions contained in this Schedule, which is incorporated into and made part of the Master Service Agreement.
