



LIMITATIONS AND EXCLUSIONS OF THE WDI INSPECTION AND REPORT

CLIENT AND COMPANY (Company is also defined to include any and all inspectors who perform the contracted-for inspections as an employee or independent contractor of the Company) agree to the following terms and conditions in addition to the **LIMITATIONS AND EXCLUSIONS OF THE HOME INSPECTION AND REPORT:**

1. **Standards of Practice:** For the purposes of this agreement, the Client and the Company agree that the scope of the WDI inspection shall consist of the performance by the Company of a limited visual, functional, non-invasive inspection of the readily-accessible areas, as applicable to the Subject Property, including attics and crawlspaces which permit entry during the inspection. The inspection includes probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The Company is not responsible to repair any damage or treat any infestation at the Subject Property. The Client understands that wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The Company cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. The Client and the Company agree that the Company, and its inspector(s), will prepare either a written WDI Infestation Report utilizing Form NPMA-33 prepared by the National Pest Management Association, or the state mandated form where applicable. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and re-infesting wood boring beetles. This inspection does not include mold, mildew or non-insect wood destroying organisms.**

2. **Inspection Exclusions:** The Company **IS NOT REQUIRED TO:** inspect any item that is concealed or not readily accessible to the inspector; move furniture, personal or stored items, equipment, plants, soil, snow, ice or debris; inspect items that have not been installed; inspect installed decorative items; lift floor coverings or move attached wall or ceiling coverings or panels; inspect recreational facilities; determine the presence or absence of any suspected hazardous substance including, but not limited to, latent surface and/or subsurface volatile organic compounds, PCBs, asbestos, urea formaldehyde insulation, toxins, carcinogens, diseases, mold, hazardous plants, illicit drugs or drug making equipment, lead paint, noise or contaminants in soil, water or air, or any other environmental hazard; use special instruments or testing devices; report on past or present violations of codes, ordinances or regulations; inspect any multi-unit housing common component or system; enter any building or area of a building that, in the opinion of the inspector, is dangerous to the safety of the inspector or others or that will result in damage to the Subject Property, its systems or components; perform a technically exhaustive inspection or to identify concealed conditions, latent defects or consequential damages. The Company **IS NOT REQUIRED TO DETERMINE:** the remaining life expectancy of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; the causes of any condition or deficiency; or methods, materials or costs of corrections.

3. **Disclaimer of Warranty:** The Client understands that the inspection and report do not, in any way, constitute a guarantee, warranty of merchantability or fitness for a particular purpose, express or implied warranty, a home inspection or an insurance policy. Additionally, neither the inspection nor the report is a substitute for any real estate transfer disclosures that may be required by law. **This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.**

Client's Signature: _____

Date: _____

Client's Name: _____

Please Print

Inspector's Signature: _____

Date: _____

Inspector's Name: _____

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