



SCOTT'S ENTERPRISES, LLC

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WDO INSPECTION

1234 Main Street
Fulton, MO 65251

Buyer Name
01/17/2024 9:00AM



Inspector
David Scott
CPI
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Agent
Agent Name
555-555-5555
agent@spectora.com

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This report was not produced by a licensed pesticide applicator. This report documents the inspector's observations at the time of the inspection. This report is not a guarantee or warranty as to the absence of wood-destroying organisms, nor is it a guarantee that the inspector found all the wood-destroying organisms or damage that may exist. Wood-destroying organisms may exist in concealed or inaccessible areas. This report is not a structural-integrity report, and there is no warranty, expressed or implied, included with this report. This report provides no assurances with regard to work performed by other companies and/or service agreements/warranties offered by other companies. Owners should try to correct conditions that promote wood-destroying organisms, including: wood in contact with soil; poor grading and/or drainage; firewood and/or debris stored near or inside the structure; insufficient ventilation; and/or moisture, condensation, plumbing leaks, foundation leaks, roof leaks and/or standing water.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have identified every problem. Also because our inspection is essentially visual, latent defects or problems could exist. We cannot readily see behind walls. Therefore, you should not regard this inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. We cannot predict future events. For these reasons you should keep a comprehensive insurance policy current.

You are advised to seek at least two professional opinions and acquire estimates of repairs as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further in order to discover and repair related problems that are not identified in this report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Please feel free to hire other professionals to inspect the property prior to closing.

Limitations of Liability

The liability of the inspection company, its agents or employees, for claims, damages or expenses arising out of the inspection, including errors and omissions in the report, shall be limited to liquidated damages in an amount equal to the fee paid to the inspection company.

This report was written exclusively for our client. It is not transferable to other people. The report is only supplemental to a seller's disclosure.

1: INSPECTION DETAILS

Information

**General Inspection Info:
Occupancy**

Occupied, Furnished

**General Inspection Info: Weather
Conditions**

Sunny, Dry, Warm

**General Inspection Info: Type of
Building**

Single Family

General Inspection Info: In Attendance

Client

I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

2: WOOD DESTROYING ORGANISMS

Information

I observed indications of live insects (description and location):

near gas meter

Yes

Details / Description: spiders



I observed indications of structural damage at wooden components (description and location):

No

Details / Description:

I observed indications of dead insects, insect parts, mud tubes, holes, or staining (description and location):

No

Details / Description:

I observed indications of possible moisture, wood decay, mold, or fungi (description and location):

No

Details / Description:

I observed indications of possible previous correction (description and location):

No

Details / Description:

Based upon my observations during my home inspection, I recommend that a state licensed pesticide applicator further evaluate the home for possible wood-destroying organism (WDO) infestation and provide control if deemed necessary.

No

Details / Description:

Homeowner's Responsibility

Your job as the homeowner is to monitor the observable areas where insect damage has occurred or could potentially occur in the future. Look for obvious signs of insect infestation around known problem areas.

For more information, visit this website: [Top 5 Signs of a Termite Infestation in Your Home.](#)



This crack on the basement wall should be resealed



This is the window below the exit door. There is evidence of past ant damage. The damage is really old. No visible ants at the time of inspection



Window into crawl space. Ant



Beside garage



Crack to the right side of Garage door, should be sealed

recommendation for exterminator or DIY

Around basement and foundation

I did find evidence and live spiders and ants on the outside of the house near doors and windows. I would spray the area with an ant and pest killer.

Limitations

Observations

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the readily accessible areas of the structure. It does not include an inspection of all areas of the home despite accessibility. There are many components of the structure that are not visible or accessible at all.

Observations

CRAWLSPACE

Restricted access

Observations

ATTIC

Restricted access, Insulation

Observations

PORCH

Restricted access

STANDARDS OF PRACTICE

Inspection Details

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Wood Destroying Organisms

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