



PEST AND DRY ROT INSPECTION ADDENDUM

THIS AGREEMENT LIMITS OUR LIABILITY - PLEASE READ IT

We (Independent Inspection and Consulting Services Inc. dba , POLIFERNO HOME ) will perform a visual pest and dry rot inspection of the home you have an interest in at the property address noted in the Inspection Agreement to which this Addendum is attached (the Property), and produce a Report of our findings. The fee for this service is \$ \_\_\_\_ . We and you (the customer) understand and agree to the following:

Inspection Limitations – We do not remove floor coverings or furniture, open walls or perform any type of destructive inspection. This is a visual inspection of accessible areas only. Certain structural areas are considered inaccessible and impractical to inspect including but not limited to: the interiors of hollow walls and inaccessible areas below; areas beneath wood floors over concrete; areas concealed by floor coverings; and areas to which there is no access without defacing or tearing out lumber, masonry, roofing or finished workmanship; structures (except for wood members abutting the structure) such as fences, gazebos, storage sheds, plumbing sheds, detached decks and/or porches; livestock areas; portions of the attic concealed or made inaccessible by insulation or ducting; portions of the attic or roof cavity concealed due to inadequate crawl space; areas of the attic made inaccessible due to construction; interiors of enclosed boxed eaves; portions of the sub area concealed or made inaccessible by ducting or insulation; enclosed bay windows; portions of the interior made inaccessible by furnishings with the exception of any specific area(s) noted in the body of the Report; areas where locks prevented access; areas concealed by appliances; areas concealed by stored materials; and areas concealed by heavy vegetation. Note: There is no economically practical method to make these areas accessible. However, they may be subject to attack wood destroying pests or organisms. NO OPINION IS RENDERED CONCERNING THE CONDITIONS IN THESE AFOREMENTIONED AREAS.

No Warranty Provided – This inspection is only to determine if any current destruction exists or is currently active. Wood destroying agents may become active at anytime. THE RESULTING REPORT IS NEITHER A GUARANTEE OR WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS OR DRY ROT. To offer such a warranty would entail expensive applications of pesticides which this company does not do. If such a warranty is desired, we suggest contacting a locally licensed company which sprays for insects.

Limit of Liability – If you or any third party claim we are liable for negligently conducting the inspection or if for any other reason we have not fully satisfied all of our obligations under this Agreement, our liability to you is limited to the fee paid for our services and you release us from any additional liability.

You agree to indemnify, defend, and hold us harmless if any third party brings a claim against us relating to this test.

Entire Agreement – This Addendum contains the entire agreement between the parties hereto relative to the pest and dry rot inspection and there are no other representations, warranties or commitments, except as are specifically set forth in this document and our separate Inspection Agreement . This document supersedes any and all representations or discussions, whether oral or written, if any, among the parties relating to the subject matter of this Addendum. This Addendum may be modified, altered or amended only by a writing signed by all of the parties hereto.

This Addendum does, however, merger with the above referred Inspection Agreement to which this Addendum serves as an amendment.

THIS ADDENDUM CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES. THE RESULTS OF THIS

INSPECTION DOES NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND.

\_\_\_\_\_  
Independent Inspections and Consulting Services Inc.

Date

\_\_\_\_\_  
Customer Name

\_\_\_\_\_  
Customer Signature

Date