



WOOD DESTROYING PEST INSPECTION AND ALLOCATION OF COST ADDENDUM

(C.A.R. Form WPA, Revised 4/10)

This is an addendum to the [ ] California Residential Purchase Agreement or [ ] Other [ ] ("Agreement"), dated [ ], on property known as [ ] ("Property"), between [ ] ("Buyer"), and [ ] ("Seller").

- 1. Unless otherwise specified, the Agreement permits the Buyer to inspect the property and investigate its condition. One of the inspections the Buyer may obtain is for wood destroying pests and organisms "Wood Pest Report". Whether obtained and paid for by Buyer or Seller, Buyer's review and approval of a Wood Pest Report would generally be covered by the inspection contingency of the Agreement. Before Buyer removes or waives the inspection contingency, or other contingency specifically related to a Wood Pest Report, Buyer may cancel the Agreement if dissatisfied with the condition described in the Wood Pest Report, even if this Wood Pest Addendum is not made part of the Agreement.
2. A. The Wood Pest Report shall be paid for and prepared as specified in the Agreement, or if checked, [ ] Buyer [ ] Seller shall pay for a Wood Pest Report prepared by [ ], a registered Structural Pest Control company.
B. The Wood Pest Report shall cover the main building and attached structures and, if checked: [ ] detached garages and carports, [ ] detached decks, [ ] the following other structures on the Property: [ ]. The Wood Pest Report shall not include roof coverings. If the Property is a unit in a condominium or other common interest subdivision, the Wood Pest Report shall include only the separate interest and any exclusive-use areas being transferred, and shall not include common areas. Water tests of shower pans on upper level units may not be performed unless the owners of property below the shower consent.
C. The Wood Pest Report shall be separated into sections for evident infestation or infection (Section 1) and for conditions likely to lead to infestation or infection (Section 2).
(1) (Section 1) [ ] Buyer [ ] Seller shall pay for work recommended to correct "Section 1" conditions described in the Report and the cost of inspection, entry and closing of those inaccessible areas where active infestation or infection is discovered.
(2) (Section 2) [ ] Buyer [ ] Seller shall pay for work recommended to correct "Section 2" conditions described in the Report if requested by Buyer.
D. If the Report identifies inaccessible areas, and Buyer requests inspection of those inaccessible areas, the person identified in C1 shall pay for the cost of entry, inspection and closing of only those inaccessible areas where Section 1 conditions are discovered and Buyer shall pay for the cost of entry, inspection and closing of all other inaccessible areas.
E. Seller shall Deliver to Buyer, prior to Close Of Escrow, with a written Pest Control Certification of Completion showing that no infestation or infection is found or that required corrective work is completed. If more than one Wood Pest Report is obtained pursuant to this Addendum, Seller may choose which Report to use as the basis of the Certification of Completion provided that Seller Delivers to Buyer all Wood Pest Reports obtained by Seller before Buyer removes any contingency for Wood Pest inspection.

By signing below, the undersigned acknowledge that each has read, understands and has received a copy of this Addendum.

Date [ ] Date [ ]

Buyer [ ] Seller [ ]

Buyer [ ] Seller [ ]

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