Morgan Home Inspections (sample company)
(555) 010-0100 · office@example.com

WDO REPORT

611 Pinecrest Avenue · Sample Property



Client Jordan Taylor (fictional client)	Client email jordan@example.com	Date October 15, 2026 at 2:00 PM
Inspection type WDO Report	Inspector Alex Morgan (sample inspector)	License # HI-00000 (sample)
Year built 1986	Square feet 1,840	Occupancy Vacant

Selected services

WDO Report

Contents

Summary of concerns

WDO Inspection · Completed

1. Inspection & Provider Information
2. Structure & Accessible Areas
3. Evidence of Wood-Destroying Organisms
4. Visible Damage
5. Conducive Conditions
6. Recommendations & Limitations
7. Original Provider Report

Items not inspected & notes

Scope and Limitations of the Home Inspection

Supporting documents

Satisfactory | Maintenance Recommended | Repair Recommended | Safety Concern | Not Inspected | Not Present

Summary of concerns

This summary is not a substitute for reading the full report.

Repair Recommended **3**

Mud tubes at basement sill plate — WDO Inspection → Evidence of Wood-Destroying Organisms → Evidence Type

Have a licensed pest control provider evaluate and treat, and have damaged wood evaluated by a qualified contractor.

Affected Components — WDO Inspection → Visible Damage

Limited surface damage at about two feet of the rear sill plate (sample observation).

Further Evaluation — WDO Inspection → Recommendations & Limitations

Treatment and repair decisions should follow the provider's recommendations. Concealed areas may contain additional damage.

Maintenance Recommended **1**

Wood-to-Soil Contact — WDO Inspection → Conducive Conditions

Rear deck post bears directly on soil.

ADDITIONAL REPORT

WDO Report

Completed

Third-party provider: Riley Chen (fictional)

Example Pest Services LLC (fictional) · (555) 010-0199 · pest@example.com · License / certification: SAMPLE-0000 (not a real license)

Visual inspection of accessible areas for evidence of wood-destroying organisms.

Service limitations

Concealed areas behind finishes, insulation, and stored items were not visible.

WDO INSPECTION

1. Inspection & Provider Information

Provider

Satisfactory

Performed by a third-party provider (fictional): Example Pest Services LLC.

2. Structure & Accessible Areas

Areas Inspected

Satisfactory

Exterior perimeter, basement, garage, and accessible attic framing.

3. Evidence of Wood-Destroying Organisms

Evidence Type

Repair Recommended

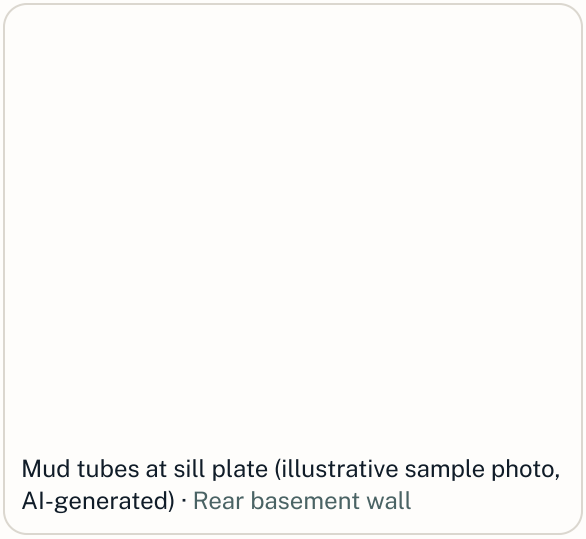
Mud tubes at basement sill plate

Repair Recommended

Location: Rear basement wall

Earthen tubes consistent with subterranean termite activity were observed on the foundation wall leading to the sill plate.

Recommendation: Have a licensed pest control provider evaluate and treat, and have damaged wood evaluated by a qualified contractor.
Refer to: Licensed pest control provider



Mud tubes at sill plate (illustrative sample photo, AI-generated) · Rear basement wall

4. Visible Damage

Affected Components

Repair Recommended

Limited surface damage at about two feet of the rear sill plate (sample observation).

5. Conducive Conditions

Wood-to-Soil Contact

Maintenance Recommended

Rear deck post bears directly on soil.

6. Recommendations & Limitations

Further Evaluation

Repair Recommended

Treatment and repair decisions should follow the provider's recommendations. Concealed areas may contain additional damage.

WDO INSPECTION

7. Original Provider Report

Completed Third-Party Report

Satisfactory

Sample provider document attached — generic example, not an official or regulatory form.

Scope & limitations

Sample report prepared to demonstrate the software. Fictional property, client, inspector, readings and findings.

MORGAN HOME INSPECTIONS (SAMPLE COMPANY)

Scope and Limitations of the Home Inspection

Property	Inspection date	Inspector	Report ID
611 Pinecrest Avenue · Sample Property	October 15, 2026	Alex Morgan (sample inspector) · License #HI-00000 (sample)	SAMPLE

This home inspection is a visual, noninvasive examination of the readily accessible systems and components of the property that were present and observable at the time of the inspection. The inspection is intended to identify and document material defects, safety concerns, signs of deterioration, and components that may require repair, maintenance, monitoring, or additional evaluation.

The inspection may include visible and accessible portions of the roof, exterior, site and grounds, structure, foundation, crawlspace, attic, insulation and ventilation, electrical system, plumbing system, heating and cooling systems, interior rooms, doors, windows, installed kitchen appliances, bathrooms, garage, and other components included within the inspection agreement.

The inspection and report represent the condition of the property only at the time of the inspection. Conditions can change after the inspection because of weather, occupancy, repairs, system operation, component failure, or other circumstances.

GENERAL LIMITATIONS

The inspection is limited to areas and components that are visible, safely accessible, and included within the agreed inspection scope. The inspector does not dismantle systems, remove permanently installed finishes, move heavy furniture, disturb insulation, lift flooring, open walls, excavate soil, or perform destructive testing.

Areas may be limited or excluded when access is restricted by personal belongings, locked doors, stored materials, vegetation, unsafe conditions, insufficient clearance, weather, animals, active construction, disconnected utilities, or other conditions beyond the inspector’s control. These limitations will be documented in the report when applicable.

The inspection is not technically exhaustive and does not determine every possible defect. Concealed, intermittent, latent, cosmetic, or future conditions may not be visible or discoverable during a limited visual inspection.

The inspection is not a guarantee, warranty, insurance policy, appraisal, engineering analysis, environmental assessment, code-compliance inspection, or certification that the property is free from defects. The report does not predict the remaining service life of any component or guarantee its continued operation.

SYSTEM OPERATION

Systems and components are operated using normal homeowner controls when utilities are available and operation is safe. The inspector is not required to activate shutoff valves, light pilot flames, reset breakers, operate emergency controls, or test equipment that is disconnected, shut down, inaccessible, unsafe, or may be damaged through normal operation.

SPECIALIZED AND ENVIRONMENTAL CONDITIONS

Unless specifically included in the inspection agreement, the inspection does not include testing or evaluation for mold, radon, asbestos, lead-based paint, formaldehyde, indoor air quality, soil contamination, underground storage tanks, water quality, wood-destroying organisms, pests, septic systems, wells, security systems, low-voltage systems, generators, solar systems, or other specialized environmental or technical conditions.

Separate testing or evaluation by an appropriately qualified professional may be recommended when evidence of a possible concern is observed.

REPAIRS AND FURTHER EVALUATION

When the report recommends repair, correction, servicing, or further evaluation, the work should be completed by an appropriately qualified professional. Recommended repairs should be evaluated and completed before the end of the applicable inspection or contingency period whenever possible.

Repair costs are not included unless specifically stated. Any cost information provided is an estimate only and should be confirmed through qualified contractors.

REPORT USE

The inspection report must be read in its entirety, including the summary, photographs, comments, limitations, and recommendations. The summary is provided for convenience and is not a substitute for reviewing the complete report.

The inspection report is prepared exclusively for the client named in the inspection agreement. Other parties should not rely on the report without written authorization from the inspector or inspection company.

The inspection agreement, applicable standards of practice, and state requirements control the scope of the inspection. If a conflict exists between this report section and the signed inspection agreement, the signed inspection agreement will govern.

Sample Report — fictional inspection company, property, client, inspector, and findings, prepared with SuperiorInspect. Photos are illustrative, AI-generated examples, not customer inspection media.

Prepared by Alex Morgan (sample inspector), License #HI-00000 (sample) · Morgan Home Inspections (sample company)

Supporting documents and third-party attachments

WDO Report · Third-party document

Sample WDO provider document (generic example).pdf

Generic sample provider document — not an official or regulatory form.
Original document: /samples/sample-wdo-provider-report.pdf