

# How to Read a Florida Wood-Destroying Organism Inspection Report



## Welcome!

Thank you for choosing Green Team Pest.

Many homeowners elect to have a Wood-Destroying Organism (WDO) inspection completed as part of the home-buying process. In Florida, this inspection plays an important role in identifying termites, wood-decaying fungi, and other organisms that can damage wood structures.

Florida's WDO Inspection Report follows a **state-mandated format**, and while the form itself is short, the language can feel technical or confusing if you're not familiar with pest control or construction terminology. This guide was created to help you confidently read and understand your Florida WDO Inspection Report.

This guide is general in nature and may not reference every condition found in your specific report. If you have questions or concerns after reviewing your inspection, we encourage you to reach out to your inspector or our office for clarification.

Thanks again and we wish you the best!

*The Green Team Staff*

# How to Read a Florida Wood-Destroying Organism Inspection Report

## Understanding the Florida WDO Report

The Florida Wood-Destroying Organism Inspection Report is a **visual inspection only** of areas that were accessible at the time of inspection. It is not a warranty, guarantee, or structural damage report.

The report is **two pages long** and divided into clearly labeled sections. Each section serves a specific purpose, which we'll walk through below.

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### Section 1 - General Information

This section identifies:

- The pest control company performing the inspection
- The inspector's name and license information
- The date of inspection
- The address and structure(s) inspected
- Who requested the inspection and who received the report

#### *Why this matters:*

Only the structures listed in this section were inspected. Detached garages, sheds, or other buildings are **not automatically included** unless specifically stated.

The inspection date is also important. Conditions can change quickly in Florida due to moisture, rainfall, and termite pressure.

It's also good practice to verify that all applicable fields in this section have been completed, apart from fields that indicate they should be filled out only if different from above.

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## Section 2 - Inspection Findings

*This is the most important section of the report.*

Florida requires inspectors to clearly state whether any **visible signs** of wood-destroying organisms were observed in accessible areas at the time of inspection.

### A. No Visible Signs Observed

If this box is checked, it means the inspector **did not observe** visible evidence of wood-destroying organisms during the inspection.

This does **not** guarantee that organisms are absent, only that none were visible in accessible areas at the time of inspection.

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### B. Visible Evidence of Wood-Destroying Organisms Observed

If this section is checked, the inspector will describe what was found. Florida breaks findings into three categories:

#### *1. Live Wood-Destroying Organisms*

This indicates that active organisms were observed during the inspection.

Examples may include:

- Live termites
- Active shelter tubes
- Live beetles or other wood-destroying insects

When live activity is observed, treatment is typically recommended.

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#### *2. Evidence of Wood-Destroying Organisms*

This refers to **signs** of current or past activity, such as:

- Mud tubes
- Frass (insect droppings)
- Exit holes
- Dead insects or insect parts

*Green Team Pest & Mosquito*

*This document has been prepared exclusively for Green Team clients.*

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Evidence does not always mean the organisms are currently active, but it does indicate that activity has occurred at some point.

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## *3. Damage Caused by Wood-Destroying Organisms*

This section documents **visible damage only**.

It is important to understand that:

- The inspector does not determine structural integrity
- Hidden damage may exist
- This report is **not** a structural damage assessment

If damage is noted, further evaluation by a qualified contractor may be recommended.

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## Section 3 - Obstructions and Inaccessible Areas

This section lists areas that were **not visible or accessible** at the time of inspection, such as:

- Attics
- Crawlspace
- Interior wall cavities
- Areas blocked by stored items or finished surfaces

Florida law requires inspectors to clearly state that **no information** is being provided about these areas.

### *Why this matters:*

Wood-destroying organisms commonly exist in concealed spaces. If significant areas were inaccessible, additional inspection may be warranted once access is provided.

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## Section 4 - Notice of Inspection and Treatment Information

This section addresses two separate topics:

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## Evidence of Previous Treatment

If evidence of prior treatment is observed, the inspector will describe what was seen (such as bait stations or treatment notices).

Because the work was performed by another company, no assurances can be made regarding:

- Treatment effectiveness
- Warranty status
- Ongoing coverage

Home buyers should request documentation from the sellers about previous treatment.

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## Treatment at Time of Inspection

If treatment was performed at the time of inspection, this section will list:

- The organism treated
  - The pesticide used
  - The method of treatment
  - Where the treatment notice was posted
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## Section 5 - Comments and Financial Disclosure

This section allows the inspector to provide additional clarification or notes that do not fit neatly into earlier sections. The inspector may mention other pest recommendations that don't fall under the WDO label (like rodents, ants, etc.).

This section can provide valuable context and should always be read carefully.

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## Section 6 – Document Photos

At a minimum, the report should include a photo of the front of the house and the inspection sticker placed by the inspector during the inspection. If there is any activity or WDO (Wood-Destroying Organism) damage, the inspector should also provide photos documenting their findings.

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## Final Thoughts

Florida's WDO Inspection Report is designed to document **what was visible on the day of inspection**, nothing more and nothing less.

If your report indicates:

- Live organisms
- Evidence of activity
- Visible damage
- Large inaccessible areas

We strongly recommend discussing next steps with your pest control professional so you can make informed decisions before closing.

If you have questions about your report, Green Team Pest is always happy to help explain your findings and discuss appropriate options.