# WDIR-100 ADDENDUM

The additional provisions set forth below are hereby made a part of that Offer to Purchase and Contract ("Offer") dated the _____ day of _____, _____ by and between _____, as Buyer and **Kristopher John Klein, Rebecca Sue Klein** as Seller pertaining to the property located in or near the City of **Jacksonville**, County of **Onslow**, State of North Carolina and more particularly known as **302 First Post Road**, which Offer is incorporated herein by reference as if fully set forth:

The Offer is hereby modified by adding the following **(All parties initial only one of the following options):**

KK RK ____/____ Seller shall:

**For previously occupied property:** Provide to Buyer a Wood Destroying Insect Report (WDIR-100) from a licensed pest control operator, performed after the Effective Date of the Offer, stating as to all structures except: N/A, whether there is evidence of wood-destroying insects and indicating any visible damage therefrom. The Seller shall pay the cost of said Report and shall provide the Buyer with a copy at least four (4) days prior to the end of the Due Diligence Period. In the event said Report is not timely provided, the Due Diligence Period shall be extended only as to matters revealed by the WDIR-100 so that it ends four (4) days from the date the Seller provides the Report to the Buyer. If closing is to occur after the expiration of the WDIR-100, Seller shall provide a current WDIR-100 at closing at the Seller's expense. **(NOTE: This provision may require the Seller to pay for more than one WDIR-100);**

Or

**For previously unoccupied new construction:** Provide to Buyer, at or before closing, a New Construction Subterranean Termite Service Record from a licensed pest control operator and a Subterranean Termite Protection Builder's Guarantee executed by the Builder and /or Seller in a form acceptable to Buyer's lender. The Seller shall pay the cost of said Service Record and Builder's Guarantee;

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____/____ ____/____ Buyer may:

Obtain a new Wood Destroying Insect Report (WDIR-100) and/or renewable contract at a cost of up to $ _____, which includes sales tax, and Seller will pay the cost thereof at settlement. **If Buyer fails to complete the closing of this transaction, absent breach by the Seller, the cost of the inspection and any accompanying treatment performed prior to closing will be the responsibility of the Buyer;**

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____/____ ____/____

No Wood Destroying Insect Report (WDIR-100), or renewable contract, will be provided by Seller.

**NOTE: BUYER IS ADVISED THAT FUTURE RENEWAL OF THE TERMITE WARRANTY MAY REQUIRE THE BUYER TO PAY FOR AN ADDITIONAL TERMITE TREATMENT OR "BOOSTER" TREATMENT IN ADDITION TO THE ANNUAL RENEWAL FEE. BUYER IS ADVISED TO CONTACT THE COMPANY PROVIDING THE TERMITE WARRANTY PRIOR TO THE END OF THE DUE DILIGENCE PERIOD TO DISCUSS THE POSSIBILITY OF TREATMENT AND THE COST THEREOF. THIS FORM DOES NOT REQUIRE THE SELLER TO REPAIR DISCREPANCIES SHOWN ON THE WDIR-100, IF ANY, IT IS RECOMMENDED THAT THE BUYERS AND SELLERS NEGOTIATE REPAIRS DURING THE DUE DILIGENCE PERIOD. BUYER IS ADVISED THAT THE INSPECTION REPORT AND SOIL TREATMENT GUARANTEE DESCRIBED IN THIS ADDENDUM MAY NOT ALWAYS REVEAL EITHER STRUCTURAL DAMAGE OR DAMAGE CAUSED BY AGENTS OR ORGANISMS OTHER THAN WOOD-DESTROYING INSECTS.**

In the event of a conflict between this Addendum and the Offer, the terms of this Addendum shall control.

Date: _____ Date: _____

Buyer: _____ Buyer: _____

Date: 05/10/2025 Date: 05/10/2025

Seller: _____ Seller: Rebecca Klein

**Kristopher John Klein** **Rebecca Sue Klein**

Revised 7/2020