

WOOD-DESTROYING PESTS INSPECTION REPORT

N^o 694925

Firm (PCO) CAD Pest Control License No. 1273 Inspection Date 8/4/2026
 Address 5915 Tyrone Rd Reno, NV 89502 FHA/VA/Escrow or Mortgage No. _____
 Address of Property Inspected 4018 Southpointe Drive Carson City, NV 89701
 Inspection Ordered by Tom Vanderbilt Laan City _____ Zip _____ County _____
 Inspection Report Sent to Coldwell Banker--Tom Vander Laan P.O. Box 368 Minden, NV 89423
 Owner's Name and Address MARITAL ONE TR C/U MAWSON

This inspection was made only to determine **VISIBLE** evidence of the presence or absence of noted organisms. It is made only in those areas of noted structures which were readily accessible and visible. Inspection has been made in the areas in which infestations are most likely to occur.

No inspection was made in inaccessible areas which might require breaking into, breaking apart, dismantling, removal or moving of an object, including but not limited to moldings, floor coverings, siding, ceilings, floors, furniture, appliances, and/or personal possessions.

THIS IS NOT A STRUCTURAL DAMAGE REPORT, neither is it a **WARRANTY** as to the absence of wood-destroying organisms. The report is not to be construed to constitute a guarantee against future infestations, but is indicative of condition of the premises **ON THE DATE OF THE INSPECTION**. This report is **NOT** intended to determine the presence of organisms which may be detrimental to human health.

☐ This is not a structural damage report. ☐ This is not a guarantee against future infestations.

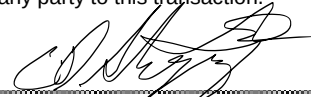
☐ This is not a structural soundness report. ☐ This is not a mold inspection report.

☐ This is not a structural soundness report. (Structural soundness should be determined by a qualified building expert.)

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company for which I am acting is financially associated in any way with or related to any party to this transaction.

Charlie Staggs II

500057



Type or Print Name of Inspector

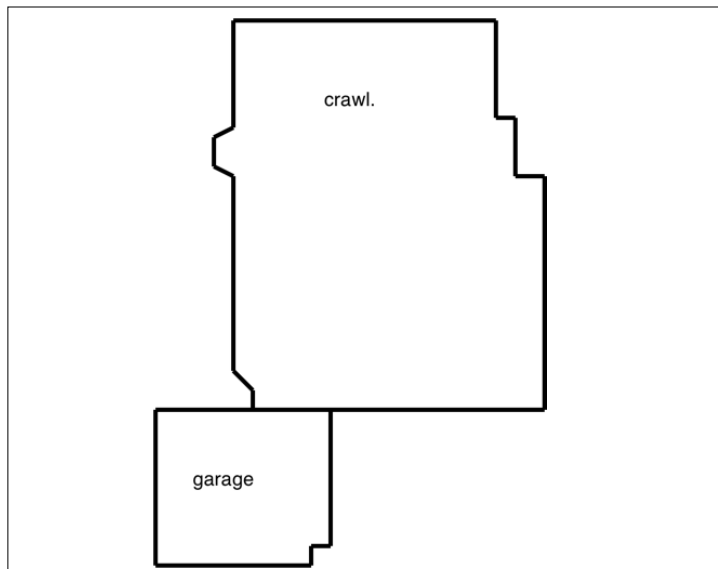
Inspector Licence No.

Signature of Inspector

INFESTATION: (See diagram and explanation below.)

	Evidence of		Active	Inactive
	No	Yes		
Termites.....	☐	☐	☐	☐
Other Wood-destroying Insects.....	☐	☐	☐	☐
Wood-destroying Fungi.....	☐	☐	☐	☐

Location of Tag: Under Sink Crawl Space Other



CONDITIONS CONDUCIVE TO INFESTATION:

	Yes	No
Earth-Wood Contacts.....	☐	☒
Faulty Grades.....	☐	☒
Insufficient Ventilation.....	☐	☒
Excessive Moisture.....	☐	☒
Cellulose Debris.....	☐	☒

(See back for definition of infestation and conditions conducive to infestation)

GRAPH EXPLANATIONS:
Clear report

Received and Reviewed by:

Signature _____ Date _____

Signature _____ Date _____

Scale _____ (optional)

Treatment Date _____ Area Treated _____

Product Used _____ EPA Registration No. _____

I have received the original or legible copy of this form.

Signature of Purchaser

Date

NAC 555.2577

“Wood-destroying fungi” means fungi that infest and destroy cellulose as that infestation and destruction relates to structural damage. The term does not include:

1. A mold located only on the surface of a structure; or
2. A mold that only causes a human health concern.

NAC 555.258

“Wood-destroying pest” means a pest, including, without limitation, a fungus or termite or other insect which infests and destroys cellulose as that infestation and destruction relates to structural damage. The term does not include such a pest which infests and destroys cellulose as that infestation and destruction relates to an adverse effect only on human health or other human health concerns.

NAC 555.430(3)(j)

- (1) **“Active infestation”** means the presence of living wood-destroying pests.
- (2) **“Inactive infestation”** means evidence of infestation by wood-destroying pests, without the presence of such pests.

NAC 555.430(3)(k)

(1) **“Contact of wood with the earth”** means any support or other structure of cellulose that is less than 3 inches above the soil level and in contact with the inspected structure, whether it is internal or external in relation to that structure. The term does not include:

(I) A paling of a fence which is made of wood and which is less than 3 inches above the soil level and in contact with the inspected structure through otherwise acceptable structural elements.

(II) Lattice which is made of wood and which is less than 3 inches above the soil level if the lattice is physically attached to the inspected structure.

(III) An attachment to the inspected structure which is made of wood or cellulose and which is less than 3 inches above the soil level if the attachment is separated from the inspected structure by a flashing which is made of metal.

(IV) A deck which is made of wood and which is less than 3 inches above the soil and in contact with the inspected structure if the deck is separated from the inspected structure by a flashing which is made of metal and the report includes a statement indicating that the deck was excluded from the inspection or application.

(V) Skirting which is installed on the manufactured home and which is less than 3 inches above the soil and in contact with the inspected structure if the skirting is designed by the manufacture for contact with the ground, is separated from the inspected structure by a flashing which is made of metal or is supported 3 inches or more above the soil level by pressure-treated wood.

(2) **“Faulty grade”** means a condition which:

(I) A floor joist or stringer is less than 12 inches above the soil level;

(II) The top of the foundation is less than 3 inches above the adjacent soil level; or

(III) The drainage is such that there is visible evidence of exposure of surface water on the structure.

(3) **“Insufficient ventilation”** means less than 1 square foot of ventilation per 300 square feet of crawlspace, less than 1 square foot for every 1500 square feet of ground area covered by a vapor barrier and less than four areas permitting ventilation. The term “insufficient ventilation” does not include a crawlspace which is:

(I) Mechanically ventilated; and

(II) Free of wood-destroying fungi and excessive moisture.

(4) **“Excessive moisture”** means actual moisture on the wood or wood products used in the structure.

(5) **“Cellulose debris”** means any such debris that is of size that can be raked and in the aggregate comprises one-half cubic foot or more, or a stump or any wood that is imbedded in a footing and constitutes a contact of wood with the earth. The term does not include pressure-treated wood that is used to support a manufactured home or the skirting of a manufactured home.

7. As used in this section, “pressure-treated wood” means wood or wood products that:

(a) Are pressure-treated or certified by the Board of Review of the American Lumber Standard Committee, Inc.;

(b) Are designed by the manufacturer for contact with the ground;

(c) Are guaranteed against structural damage by termites or fungal decay; or

(d) Are described in paragraph (a), (b) or (c) and have surfaces which have been cut, if those surfaces have been treated with a preservative for wood and the wood or wood products have been inspected and determined to be free of infestation.

More information on Nevada’s wood-destroying pest inspection reports and reporting regulations can be found on the web at <http://www.leg.state.nv.us/NAC/NAC-555.html#NAC555Sec250>.

Wood Destroying Insect Inspection Addendum

Inspector's Name: Charlie Staggs II

Date 8/4/2026

Property Address: 4018 Southpointe Drive Carson City, NV 89701

FHA/VA Case No.

Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

Main Level : Fixed Ceiling, Fixed wall covering, Floor covering, Cabinets and/or shelving, Appliances.

Garage : Fixed ceiling, Fixed wall Covering, Cabinets and/or shelving.

Crawl Space : Moisture barrier, Stemwall, sub floor, and rimjoist
Insulation, Duct work, plumbing, and wiring.

Attic Space : Insulation, Duct work, plumbing, and wiring.