

WOOD-DESTROYING PESTS INSPECTION REPORT

No 694842.

Firm (PCO) CAD Pest Control License No. 1273 Inspection Date 5/9/2026
 Address 5915 Tyrone Rd Reno, NV 89502 FHA/VA/Escrow or Mortgage No. _____
 Address of Property Inspected 2988 Del Rio Lane Minden, NV 89423
 City _____ Zip _____ County _____
 Inspection Ordered by _____
 Inspection Report Sent to Coldwell Banker--Tom Vander Laan P.O. Box 368 Minden, NV 89423
 Owner's Name and Address Martinez family trust

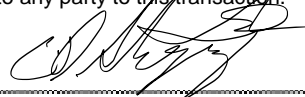
This inspection was made only to determine VISIBLE evidence of the presence or absence of noted organisms. It is made only in those areas of noted structures which were readily accessible and visible. Inspection has been made in the areas in which infestations are most likely to occur.
No inspection 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.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Wood-destroying Insects.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood-destroying Fungi.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Location of Tag: Under Sink Crawl Space Other

All conditions corrected from
 Report number 694836
 On 4/27/26

CONDITIONS CONDUCIVE TO INFESTATION:

	Yes	No
Earth-Wood Contacts.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Faulty Grades.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Insufficient Ventilation.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Excessive Moisture.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cellulose Debris.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

GRAPH EXPLANATIONS:
 Clear report

Scale _____ (optional)
 Treatment Date 5/9/2026 Area Treated Sub area of the house and garage
 Product Used Termidor HE / Bora-care EPA Registration No. 7969-329 / 64405-1
 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.leq.state.nv.us/NAC/NAC-555.html#NAC555Sec250>.

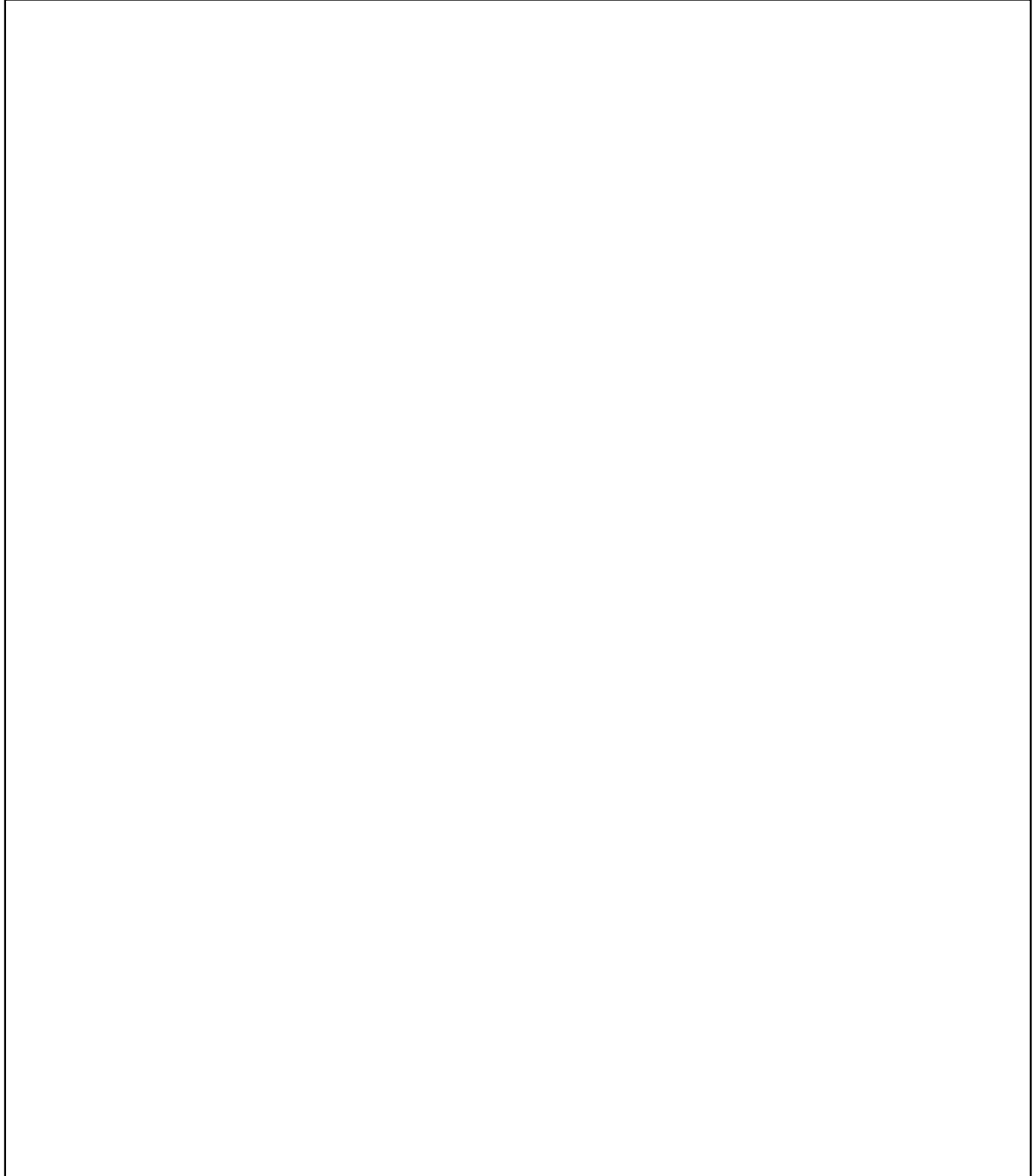
Wood Destroying Insect Inspection Addendum

Inspector's Name: Charlie Staggs II

Date

Property Address: 2988 Del Rio Lane Minden, NV 89423

FHA/VA Case No.

A large, empty rectangular box with a thin black border, occupying the majority of the page below the header information. It is intended for the inspector to provide detailed notes from the wood-destroying insect inspection.

CAD Pest Control
 5915 Tyrone Rd
 Reno, NV 89502
 P: 775-853-1672
 F: 775-827-4866
 cadpest@gmail.com
 www.cadpestcontrol.com
 LIC #: / 1273



SERVICE REPORT #125436

ACCOUNT #	15466
PO #	
DATE	05/09/2026
START	8:00 AM
END	12:26 PM

Billing Address

Coldwell Banker--Tom Vander Laan
 P.O. Box 368
 Minden, NV 89423

Service Address

2988 Del Rio Lane
 2988 Del Rio Lane
 Minden, NV 89423

DESCRIPTION	QTY	PRICE	LINE TOTAL
Termite Treatment Termite treatment. treat termite sin sub area and to drill and pressure treat the concrete slab in the garage.	1.0	\$3,400.00	\$3,400.00
Fungus Treatment Wood destroying Fungus treatment	1.0	\$275.00	\$275.00
		Subtotal	\$3,675.00
		Payment/Credit Applied (-)	\$3,675.00
		Please Pay	\$0.00

Service Date	Service Report Date	Due Date	Billing Terms
May 09, 2026	May 09, 2026	June 07, 2026	Net 30

TECHNICIAN NOTES

	Start	End
Square Feet		
Wind Direction		
Wind Speed		
Temperature		

MATERIAL	EPA#	QTY	DIL	METHOD	DEVICE
Termidor HE	7969-329	0.0	N/A	N/A	N/A
Termidor HE	7969-329	120.0 gallons	.06%	Power Spray	Power Sprayer
Target Pests: Termites					
Areas used: Crawl Space, Garage					
Bora-Care	64405-1	0.25 gallons	13%	Crack & Crevice	Hand Tank Sprayer
Target Pests: Wood Destroying Fungus					
Areas used: Crawl Space					

CUSTOMER SIGNATURE	TECHNICIAN: Charlie Staggs II 500057
--------------------	--------------------------------------

From: Coldwell Banker--Tom Vander Laan
 2988 Del Rio Lane
 Minden, NV 89423

Service Report #125436

Account # 15466

Terms Net 30

Amount due	\$0.00
Payment	
Balance	
Check #	

To: CAD Pest Control Services
 PO Box 18437
 Reno, NV 89511

Make payment payable to:
 CAD Pest Control Services

Please return with your payment.

CPB

Thank you for your business!

ADDENDUM

HOLD HARMLESS: By signing this invoice, customer agrees to follow all safety guidelines and accepts this guaranteed service as printed. All services are to be paid at time of service unless prior credit has been approved. All work to the customer's knowledge has been completed and is satisfactory. The undersigned agrees that the pest control operator (PCO), its owners, employees, agents, insurers, heirs, partners, successors, corporations, firms and all other persons associated with said PCO cannot be held responsible for damages or injuries due to the application of any product or chemical directly to carpet, upholstery, or other materials that may stain or create and retain odor of any kind. The undersigned also agrees to defend and indemnify the above discharged parties should any other causes of actions, arbitrations, mediations, claims or suits are brought forward by any persons surrounding the accident, casualty or event stated herein. The undersigned has read and fully explained the contents herein and fully understands it. Thank you for selecting CAD Pest Control Services to perform your pesticide application requirement. Please take a few moments to read and become familiar with our service guarantee and safety guidelines. CAD Pest Control agrees to apply a standard one-time, standalone treatment of pesticide to the structure(s) listed on invoice. Such treatment will be in accordance with the directions of the manufacturers of the chemicals, US EPA approved labels and the requirements of federal and state laws and regulations. Customer agrees to cooperate with CAD Pest Control as to the application of the pesticide. If the customer or other occupants of the structure(s), or adjacent buildings, believe they are or may be sensitive to pesticides and their odors, the customer must notify CAD Pest Control in writing, in advance of treatment, including whether customer or other occupants have consulted with a medical doctor, or other healthcare provider, regarding such sensitivity. CAD Pest Control reserves the right, upon receipt of such notification, to deny or terminate service. Failure to provide notification represents customer's assumption of risk and waiver of any claims against CAD Pest Control in connection with such sensitivity.

SERVICE GUARANTEE: CAD Pest Control will guarantee a one-time service treatment for the treated structure only to be free of a pest infestation for a period of 14 days from time of service, with a full and complete service only. A full and complete of the home is defined as treatment of the sub-area (if there is one), exterior, and interior. We will guarantee to keep pests out of the inside of the home only. On a 14 day home guarantee, a minimum waiting period of 2 days is required before the guarantee will be at no extra charge. Our guarantee service will not go into force unless the customer has rendered payment in full and has cooperated in preparing areas for treatment. This is the full extent of our guarantee for a one-time service and no other guarantees/warranties either expressed or implied will be honored. Separate service guarantees are available for ants, termites, and termite pre-construction termite treatments. Please refer to your "service contract", if you have signed one with us for a regular service for any guarantees. If any rodent bait stations are installed, owner must notify CAD Pest Control if house is sold and grant access for collection of all rodent bait stations per NAC 555.460.

SAFETY GUIDELINES: Remember to use CAUTION! Pesticides are toxic chemicals. No people, including children, or pets should be in the pesticide applied areas until they are completely dry. Use necessary precautions when working in the sub-area of your house after a treatment. Areas that have been treated for bedbugs should not be re-entered for at least 4 hours after treatments before re-occupying. Food handling areas such as counters and cupboards should be properly cleaned before use. Rodenticides should be kept out of reach of all pest and children. **IN CASE OF INGESTION OF A RODENTICIDE, TAKE PET TO VETERINARIAN IMMEDIATELY.** Please keep this as your record of treatment and proof of service for at least 30 days after treatment. CAD Pest Control is not responsible for sensitivity/allergic reactions to the chemicals used, or to pets that have ingested rodenticides. CAD Pest Control is not responsible for windows or any personal belongings that have been soiled to the insecticide application. **MSDS SHEETS ARE AVAILABLE UPON REQUEST.**

WOOD-DESTROYING PESTS INSPECTION REPORT

Nº 694836

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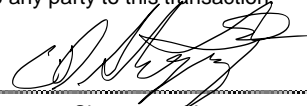
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500057



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Inspector Licence No.

Signature of Inspector

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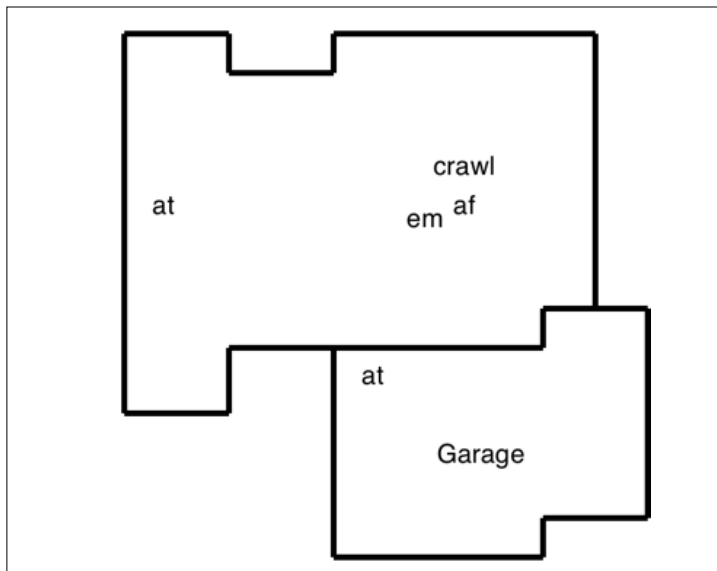
	Yes	No
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(See back for definition of infestation and conditions conducive to infestation)

GRAPH EXPLANATIONS:

- at- active termites in the crawspace and in the garage
- af- active fungus on the subfloor around the hall bathroom toilet
- em- excessive moisture where the hall bathroom toilet seal is leaking into the crawspace

Location of Tag: Under Sink Craw Space Other



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

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Wood Destroying Insect Inspection Addendum

Inspector's Name: Charlie Staggs II

Date 4/27/2026

Property Address: 2988 Del Rio Lane Minden, NV 89423

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.

