Sample. Not a valid Nevada report.

WOOD-DESTROYING PESTS INSPECTION REPORT

NDA Serial No. _____

Firm (PCO) Sagebrush Pest & Termite, LLC License No. 6418 Inspection Date 09/17/2026 Time 9:30 a.m.

Address 1350 Greg Street, Suite 104, Sparks, NV 89431 FHA/VA/Escrow or Mortgage No. FHA 332-6148207

Address of Property Inspected 4675 Fawn Lane City Reno Zip 89511 County Washoe

Inspection Ordered by Courtney Lavin, Desert Sky Realty, 5470 Kietzke Lane, Suite 300, Reno, NV 89511

Inspection Report Sent to Courtney Lavin, Desert Sky Realty (buyers' agent)

Owner's Name and Address Gary and Linda Petrakis, 4675 Fawn Lane, Reno, NV 89511

Buyer or Other Interested Person, Name and Address Jordan and Alyssa Mendoza, 2215 Plumas Street, Apt. 6, Reno, NV 89509

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 the condition of the premises ON THE DATE OF THE INSPECTION.

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

☑ 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.

TRAVIS OKAMOTO	501274	*Travis Okamoto*
Type or Print Name of Inspector	Inspector's License No.	Signature of Inspector

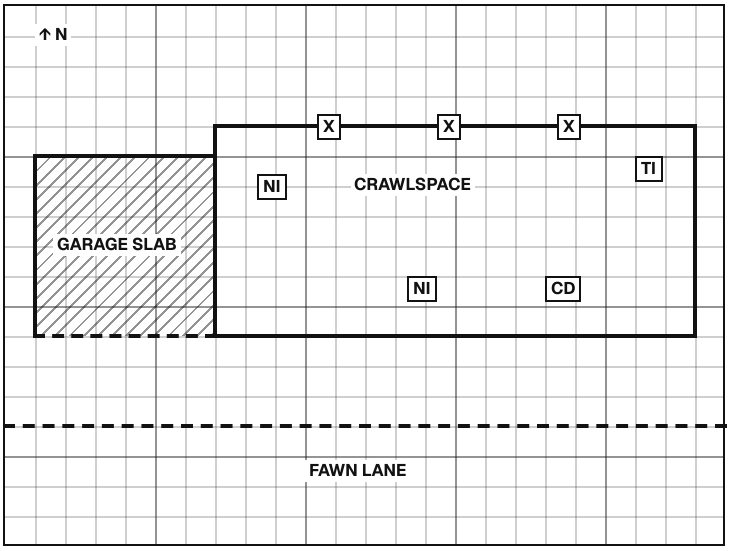
INFESTATION: (See diagram and explanation below.)

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

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:

TI: Inactive subterranean termite tubes on pier post and sill plate, NE crawlspace. No live termites seen.

CD: Form boards and wood scraps, about 2 cu ft, under kitchen. Recommend removal.

X: 3 vents (about 3 sq ft) for 1,620 sq ft crawlspace. Recommend 3 more vents where marked X.

NI: Not inspected. Subfloor behind batt insulation in west wing; hall closet blocked by stored items.

Scale 1 square = 4 ft (optional)

Treatment Date N/A Area Treated No treatment at this inspection

Product Used N/A EPA Registration No. N/A

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

Jordan Mendoza	09/18/2026
Signature of Purchaser	Date

DEFINITION OF INFESTATION AND CONDITIONS CONDUCIVE TO INFESTATION

From NAC 555.430, with the change made by LCB File R005-25 (filed December 18, 2025).

INFESTATION

NAC 555.430(3)(i)

(i) A statement of whether there is or is not evidence of active or inactive infestations of termites, other wood-destroying insects or wood-destroying fungi. Mold must not be reported as wood-destroying fungi. As used in this paragraph:

(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.

CONDITIONS CONDUCIVE TO INFESTATION

NAC 555.430(3)(j)

(j) A statement of whether there is or is not any condition conducive to infestation, including contact of wood with the earth, a faulty grade, insufficient ventilation, excessive moisture or cellulose debris. As used in this paragraph:

(1) "Cellulose debris" means any such debris that is of a size that can be raked and in the aggregate comprises one-half cubic foot or more, or a stump or any other 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.

(2) "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 a 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 manufacturer 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.

(3) "Excessive moisture" means actual moisture on the wood or wood products used in the structure.

(4) "Faulty grade" means a condition in 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.

(5) "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.

DIAGRAMS

NAC 555.430(3)(k) and (l)

(k) A diagram or sketch of the foundation or part of the inspected structure indicating the location of any condition likely to lead to infestation or infection or any area showing infestation or infection.

(l) A diagram or explanation, or both, of the inspected structure or part of it showing:

(1) The location of any inaccessible area or subarea and any area or subarea not inspected;

(2) Any portion of the structure normally visible which cannot be inspected without mechanically altering the structure, including, without limitation, subflooring or a rim joist that is concealed by insulation; or

(3) Any area where normal conditions have been altered so an inspection is not possible, such as storage in a closet.

PRESSURE-TREATED WOOD

NAC 555.430(5)(b)

(b) "Pressure-treated wood" means wood or wood products that:

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

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

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

(4) Are described in subparagraph (1), (2) or (3) 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.

ABOUT THIS COPY

NAC 555.430(1): "The report must be on a numbered form supplied by the Department or an electronic form approved by the Department which includes a unique number obtained from the Department." Get numbered forms from NDA Pest Control: 405 S. 21st Street, Sparks, NV 89431, (775) 353-3601, or 2300 E. St. Louis Ave., Las Vegas, NV 89104, (702) 668-4590.

Deliver the report within 5 days, file a legible copy with the NDA district or subdistrict office within 15 days, and keep a copy for at least 3 years (NAC 555.430(1) and (2)). NDA does not accept the NPMA-33 in Nevada.

This copy adds Time, Zip, Buyer or Other Interested Person, and Inspector's License No. to NDA's sample layout so every item of NAC 555.430(3) has a place.