

ADVISORY and ADDITIONAL PROPERTY INFORMATION

ADDRESS: 1459 Harvest Avenue, Gardnerville, NV 89410

Advisory

This Notice is designed to inform a Buyer of general property conditions and other related matters that often arise during the purchase of real property in Nevada. Buyer is encouraged to seek out additional information from qualified licensed professionals should additional information or questions arise. By initialing and signing below, Buyers and Sellers hereby acknowledge the receipt of this Advisory and Additional Property Information.

Home Security Systems and Video Surveillance

Many homes have home security systems as well as video surveillance. A Seller has no obligation to disclose the existence of such systems and Buyer should assume that they are under surveillance when touring a home. Buyer should refrain from discussing confidential information regarding a property until after the tour is completed.

Smart Homes

Some homes may contain smart home technology. Buyer is reminded to request that any such technology be reset to original factory settings, that the Seller delete any passwords, usernames, and personal information prior to close of escrow, and that additional information may be required from the Seller to transfer all smart home technology items to the Buyer.

Solar Panels

The use of solar panels is increasing in Nevada. Solar panels may be purchased, financed, or leased. Buyer is advised that if a property has solar panels, additional information will be required from the Seller regarding how the panels may be transferred to the Buyer.

Radon

EPA and HUD recommend that houses be tested and inspected for radon, health and safety, respectively. Specific tests are available to you. You may ask about tests with your home inspector, in addition to the structural and mechanical systems inspection. For more information: Radon - call 1-800-SOS-Radon; Health and Safety - see the HUD Healthy Homes Program at www.HUD.gov.

Mold

NOTICE. Fungal contaminants (molds) may exist in a Property of which the Seller is unaware. These contaminants generally grow in places where there is excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home inspection may or may not disclose fungal contaminants.

BUYER'S DUTY TO INSPECT. Buyer hereby assumes responsibility to conduct whatever inspections Buyer deems necessary to inspect the Property for mold contamination. Companies able to perform such inspections can be found via an internet search for "Environmental and Ecological Services."

PROFESSIONAL ADVICE. Buyer executes this Notice with the understanding that they should consult with a professional of their choice regarding any questions or concerns before its execution. Further information is available on the Internet at <http://www.epa.gov/mold/moldresources.html>.

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Probate

Some properties listed for sale may be subject to Nevada's probate statutes. If that is the case, the sale of such a property may be subject to probate court approval. Pursuant to state statute, such a sale must be turned into an auction at the court hearing and opened up to bidding. Buyers of such properties are advised to speak to an attorney and even attend the probate hearing to ensure a successful purchase.

Wire Fraud

Public Service Announcement Information from the FBI (Alert Number 1-050417-PSA) The following is an excerpt from a Public Service Announcement (PSA) released by the Federal Bureau of Investigation on May 4, 2017, regarding Business E-mail and Public E-mail Compromise Scam. The full PSA can be located at www.ic3.gov. The Business E-mail Compromise (BEC)/E-mail Account Compromise (EAC) scam targets all participants in real estate transactions, including buyers, sellers, agents, and lawyers. The IC3 saw a 480% increase in the number of complaints in 2016 filed by title companies that were the primary target of scams. The perpetrators were able to monitor the real estate proceeding and time the fraudulent request for a change in payment type (frequently from check to wire transfer) or a change from one account to a different account under their controls. The problem is defined as a sophisticated scam targeting businesses working with foreign suppliers and/or businesses that regularly perform wire transfer payments. The email component targets individuals that perform wire transfer payments. The scam is carried out when a subject compromises legitimate business e-mail accounts through social engineering or computer intrusion techniques to conduct unauthorized transfers of funds. Most victims report using wire transfers as a common method of transferring funds for business purposes; however, some victims report using checks as a common method of payment. The fraudsters will use the method most associated with their victim's normal business practices.

The following are some, but not all, ways to avoid becoming a victim of wire fraud.

- * Obtain the full name and phone number of the Escrow Officer.
- * Do not ever wire funds prior to calling your Escrow Officer to confirm wire instructions.
- * Only use a phone number you were provided by Escrow. Do not use any different phone number included in the emailed wire transfer instructions. Confirm the bank routing number, account numbers and other codes before taking steps to transfer funds.
- * Avoid sending personal information in emails or texts-Do NOT FORWARD these emails. Provide such information in person or over the telephone directly to the Escrow Officer.
- * Be suspicious of requests for secrecy or pressure to act quickly.
- * Immediately report and delete unsolicited e-mail (spam) from unknown parties. DO NOT open spam e-mail, click on links in the e-mail or open attachments. FYI-These often contain malware that will give subject access to your computer system.
- * Take steps to secure the system you are using with your email account. These steps include creating strong passwords, using secure Wi-Fi, and not using free services, avoiding public wi-fi.

If you believe you have received questionable or suspicious wire instructions, immediately notify your bank, the Escrow Holder, and your real estate licensee. The following is a list of resources for more information regarding wire fraud:

- * Federal Bureau of Investigation: www.fbi.gov
- * Internet Crime Complaint Center: www.ic3.gov
- * National White Collar Crime Center: www.nw3c.org

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"KITEC" Plumbing and Pipe

Kitec Plumbing System manufactured by IPEX may be subject to premature failure and otherwise may not perform in accordance with the reasonable expectations of users. Dark spots and/or blisters may also form on Kitec Plumbing System pipes. Kitec Plumbing System may have been sold under various brand names, including but not limited to; Kitec, PlumbBetter, IPEX, AQUA, W ARMRITE, Kitec XP A, AmbioComfort, XP A, KERR Controls and Plomberie Ameliorée.

Kitec® is a brand of plastic piping used in hot and cold water supplies to plumbing fixtures, and in heating systems with boilers. Kitec Plumbing System may be found in homes constructed or renovated between the years 1995-2007. Kitec® pipe is "typically" blue in color for cold water applications, however cold-water applications may also be white or grey. The pipe is usually marked with one of the following brand names; Kitec, PlumbBetter, IPEX, AQUA, W ARMRITE, Kitec XP A, AmbioComfort, XP A, KERR Controls and Plomberie Ameliorée. Where the fittings are visible; look for the words Kitec or KTC stamped or written on them. The terms CSA B137.9/10 or ATSM F1974 could also indicate the evidence of a Kitec® system. Fittings may also say Kitec or KT. Often the best place to look for the Kitec® system is near the hot water tank or in the mechanical room where the pipe is connected to or exits the walls. Another place to look for the evidence of a Kitec® system is under the kitchen sink or bathroom vanities, where the pipe and/or fitting exits the wall.

Some Homeowner's Associations announced that the development was built with Kitec® plumbing. Buyers are encouraged to contact the Homeowner's Association, if any, for the property and inquire if it is known that Kitec® was used in the development. Builder(s) and known areas: Del Webb- Dayton & Fernley.

Buyers are advised to have the plumbing system inspected by a professional home inspector or a plumber. Buyers are encouraged to investigate this issue to their satisfaction.

For additional information about the Kitec® product and the results and effects of the lawsuit please visit: <http://www.kitecsettlement.com/faq.cfm>

Flood Hazard

Buyer is advised the property may be located in a designated "flood zone" or other hazardous location. For further information buyer may log on to <https://msc.fema.gov/portal/search?AddressQuery> and enter the property address to determine the flood hazard.

Earthquake

The State of Nevada is in one of the most seismically active regions in the United States. It lies within the Basin and Range province. Geologically young faults, which are the sources of earthquakes, can be found throughout the state.

Although earthquakes do not occur at regular intervals, earthquakes have occurred in Nevada in the recent past and more may occur in the future. For a history of selected earthquakes in Nevada you may consult the pamphlet Earthquakes in Nevada recorded from 1852-1998 by the University of Nevada, Reno Seismological Laboratory or for further information on faults, earthquakes, and emergency management in Nevada consult:

Nevada Bureau of Mines & Geology ~ University of Nevada Reno, NV 89557-0088 ~ 775-784-6691~
Seismological Laboratory ~ University of Nevada Reno, NV 89557-0141 ~ 775-784-4975 ~
www.seismo.unr.edu

Nevada Division of Emergency Management ~ 2525 S. Carson St. Carson City, NV 89710 ~ 775-687-4240 ~

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Soil/Geological Conditions

Buyer has been informed to consult the appropriate professionals regarding geological conditions, terrain conditions, soil conditions including expansive soil and galvanic corrosion, seismic activity, suitability of property and drainage.

Pests

Buyers of property in Nevada are hereby put on notice that various pest, rodent and insect species (collectively, "pests") exist in Nevada. Pests may include, but are not limited to, scorpions (approximately 23 species, including bark scorpions), spiders (including black widow and brown recluse), bees, snakes, ants, termites, rats, mice and pigeons. The existence of pests may vary by season and location.

Buyers are encouraged to obtain a pest inspection report to determine the presence and/or infestation of pests. Pests may inhabit any property in Nevada regardless of statements in the Seller's Real Property Disclosure or information contained in a pest report. If a Buyer is allergic to certain pests, or if there is any other concern, you should seek the advice of an appropriate professional.

The cost and quality of a pest report may vary. For more information on pests and pest control providers, you may contact the State of Nevada Division of Agriculture at www.agri.nv.gov or via an internet search for pest control.

Elevator(s)

Nevada Administrative Code 455C.516 (d) requires that a private residence elevator must be inspected "Upon construction, installation, or alteration by an inspector" and that "A private residence elevator must be inspected by an inspector or a special inspector before any transfer of title for a property on which a private residence elevator is located to a new owner."

Zoning

Buyer is advised the governing authorities of the area in which the property is located regulate the zoning in the area. Zoning may vary from within neighborhoods with regards to type of use of property and density. The governing authorities include the Cities, Counties and other municipalities in Nevada. For more information about the zoning around the property ask your agent for the Assessor Parcel Number for the property and call the zoning and planning department of the appropriate municipality and discuss the zoning with a planner.

Airport Noises

Buyer hereby acknowledges there are several airports in Nevada. The subject property may be located in the vicinity of an airport or within a perpetual avigation easement. Buyer fully understands existing and future noise levels may have an effect on livability, value, and suitability of the property for residential use. Buyer assumes full responsibility to investigate the proximity of airports to the property and to satisfy themselves as to the location in proximity to airports.

Golf Courses

Recently several high-profile golf courses have either closed or transferred ownership. Buyer should independently verify the status of any golf courses should the Buyer wish to purchase property on or near a golf course.

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Rental Restrictions

Some homeowner associations (HOA) include rental restrictions on properties in their Covenants, Conditions and Restrictions (CC&Rs). By state law, the Seller must provide these CC&Rs along with other documents in what is known as the HOA Resale Package to a buyer. Buyers should review the HOA Resale Package to determine if rental restrictions apply to a property. Please note these restrictions may apply to rentals for less than 30 days (short-term rentals) as well as longer rental periods.

Buyers are also placed on notice that certain municipalities may restrict or even ban short term rentals. Buyers should fully investigate and seek out legal advice on whether a specific property may be used as a short-term rental.

Common-Interest Community (HOA)

By purchasing a property encumbered by both an HOA and CC&Rs, you are agreeing to limitations that could affect your lifestyle and freedom of choice. Please sign the 'BEFORE YOU PURCHASE PROPERTY IN A COMMON-INTEREST COMMUNITY DID YOU KNOW' disclosure. Buyer generally has five days from receipt to carefully review all related resale documents.

Home Owners Insurance

Sellers are advised to contact their home owners insurance company to make sure the insurance is current for their intended use. Buyers are advised to contact their home owners insurance company prior to the close of escrow date to set up coverage for their intended use.

Hold Harmless

Buyer makes the decision to purchase independent of the real estate broker(s) involved in the transaction and hereby agrees to hold Broker(s) and Agent(s) in this transaction harmless for the presence of any adverse condition disclosed by seller or discovered by any inspection completed by qualified professionals.

Buyer hereby assumes responsibility to conduct whatever inspections Buyer deems necessary during the "due diligence period" as described in the Residential Purchase Agreement. If Buyer does not object to any item on this disclosure during the "due diligence period", Buyer shall have deemed to have accepted the condition as satisfactory. It is strongly suggested that Buyer consult the professionals of their choice regarding any questions or concerns prior to executing this Disclosure.

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Seller is requested to provide the following additional property information, to assist the Buyer with the completion of inspections and due diligence.

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Seller, are you aware of:

A. RELEVANT FACTS:

	YES	NO	N/A	Unknown
1. Whether the property is located adjacent to or in an "industrial use" zone. (In general, a zone or district allowing manufacturing, commercial or airport uses.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Whether the property is affected by a nuisance created by an "industrial use" zone.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Whether the property is located within 1 mile of a former government ordinance location.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Insurance claims affecting the property within the past 5 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Matters affecting title of the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B. REPAIRS AND ALTERATIONS:

	YES	NO	N/A	Unknown
1. Any remodeling, replacements or material repairs on the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Ongoing or recurring maintenance on the property (for example, drain or sewer clean-out, tree or pest control services).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Any part of the property being painted within the past 12 months.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

C. STRUCTURAL, SYSTEMS AND APPLIANCES:

	YES	NO	N/A	Unknown
1. Any cameras located on the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Defects in any of the following, (including past defects that have been repaired): electrical, plumbing (including the presence of polybutylene pipes - Kitec Plumbing), sump pumps, roof, gutters, foundation, crawl space, attic, grading, retaining walls, interior or exterior doors, windows, ceilings, floors.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

D. NEIGHBORHOOD, BOUNDARIES AND property ACCESS:

	YES	NO	N/A	Unknown
1. Do you use any portion of a neighboring property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Do any neighbors have access or use of your property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood noise, nuisance or other problems from sources such as, but not limited to the following: neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks, freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment, appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Seller, are you aware of:

E. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:

1. Financial relief or assistance, insurance, or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the property, due to any actual or alleged damage to the property arising from a flood, earthquake, fire, other disaster, or occurrence of defect, whether or not any money received was actually used to make repairs.

<u>YES</u>	<u>NO</u>	<u>N/A</u>	<u>Unknown</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

F. WATER-RELATED AND MOLD ISSUES:

1. Water intrusion into any part of any physical structure on the property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the property.

<u>YES</u>	<u>NO</u>	<u>N/A</u>	<u>Unknown</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Rivers, streams, flood channels, or underground springs affecting the property.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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G. PETS, ANIMALS AND PESTS:

1. Have there ever been pets on or in the property? **Types:** Dog

<u>YES</u>	<u>NO</u>	<u>N/A</u>	<u>Unknown</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Problems with livestock, wildlife, birds, insects or pests on the property.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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3. Past or present odors, urine, feces, discoloration, stains, spots or damage in the property, stains, spots or damage in the property due to any of the above.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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4. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above. If so, when and by whom?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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H. LANDSCAPING, POOL AND SPA:

1. Diseases or infestations affecting trees, plants or vegetation on or near the property.

<u>YES</u>	<u>NO</u>	<u>N/A</u>	<u>Unknown</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Operational sprinklers on the property:

a. If yes, are they automatic operated.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b. If yes, are they manually operated.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c. If yes, are there any areas with trees or vegetation not covered by the sprinkler system.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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3. Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage or another water-related décor including any ancillary equipment such as; pumps, filters, heaters and cleaning system even if repaired.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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I. TITLE, OWNERSHIP AND LEGAL CLAIMS:

1. Any other person or entity on title other than Sellers(s) signing this form?

<u>YES</u>	<u>NO</u>	<u>N/A</u>	<u>Unknown</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Leases, options or claims affecting or relating to title or use of the property.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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3. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings or government hearings affecting or relating to the property, Homeowner Association of neighborhood.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Seller, are you aware of:

J. GOVERNMENTAL:

1. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the property.

YES	NO	N/A	Unknown
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Existing or pending rent control, occupancy restrictions, improvement restrictions, retrofit requirements, building or use moratoriums that apply to or could affect the property.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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3. Current or proposed bonds, assessments, or fees that do not appear on the property tax bill that apply to or could affect the property.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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4. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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5. Existing or proposed Government requirements affecting the property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict trees or landscaping.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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6. Any protected habitat for plants, trees, animals or insects that apply to or could affect the property.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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7. Whether the property is historically designated or falls within an existing or proposed Historic District.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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K. MISCELLANEOUS:

1. Any smoking on or around the property.

YES	NO	N/A	Unknown
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Reports, inspections, disclosures, warranties, maintenance recommendations, estimates studies, surveys or other documents pertaining to (i) the condition or repair of the property or any improvement on this property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the property.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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3. Are you aware of a death on or in the property? (While disclosure of death on a property is not required in Nevada unless caused by the property.)

It is important to discuss this with your agent.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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4. Is the property located above the seasonal snow line or subject to excessive snow.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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L. ADDITIONAL COMMENTS:

1. Any past or present known material facts or other significant items affecting the value or desirability of the property not otherwise disclosed to Buyer in any previous questions. EXPLAIN:

YES	NO	N/A	Unknown
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
