



## LEAD-BASED PAINT DISCLOSURE STATEMENT



1 Property Address 180 Wellington Way Reno NV 89506-1935

2  
3 BUYER and SELLER acknowledge that this Property was constructed prior to 1978 and is subject to the "Residential Lead-Based  
4 Paint Hazard Reduction Act (Title X of Public Law 102-550).  
5

### 6 LEAD WARNING STATEMENT

7 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such  
8 property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead  
9 poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence  
10 quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of  
11 any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk  
12 assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or  
13 inspection for possible lead-based paint hazard is recommended prior to purchase.  
14

15 SELLER's DISCLOSURE Presence of lead-based paint and/or lead-based paint hazards.

16 SELLER to initial only (a) or (b).

17 (a) [ \_\_\_ / \_\_\_ / \_\_\_ / \_\_\_ ] Known lead-based paint and/or lead-based paint hazards are present in the housing  
18 (explain): \_\_\_\_\_

19 OR

20 (b) AJ [ \_\_\_ / \_\_\_ / \_\_\_ / \_\_\_ ] SELLER has no knowledge of lead-based paint and/or lead-based paint hazards in the  
21 housing.  
22

23 Records and Reports. SELLER to initial only (a) or (b).

24 (a) [ \_\_\_ / \_\_\_ / \_\_\_ / \_\_\_ ] SELLER has provided the buyer all available records and reports pertaining to lead-  
25 based paint and/or lead-based paint hazards in the housing (list documents below):

26 OR

27 (b) AJ [ \_\_\_ / \_\_\_ / \_\_\_ / \_\_\_ ] SELLER has no reports or records pertaining to lead-based paint and/or lead-based  
28 paint hazards in the housing.  
29

30 SELLER [Signature] Date 2/15/2021 SELLER \_\_\_\_\_ Date \_\_\_\_\_  
31 Arriana Family Trust

32 SELLER [Signature] Date 2/15/2021 SELLER \_\_\_\_\_ Date \_\_\_\_\_  
33

### 34 LICENSEE's ACKNOWLEDGEMENT (initial)

35 SNR [ \_\_\_ / \_\_\_ / \_\_\_ / \_\_\_ ] Licensee has informed SELLER of SELLER's obligation under 42 U.S.C. 4852 (d) and is aware of their  
36 responsibility to ensure compliance.  
37

38 Licensee [Signature] Date 2/15/2021  
39 Samuel Olson  
40

### 41 BUYER's ACKNOWLEDGEMENT (initial)

42 [ \_\_\_ / \_\_\_ / \_\_\_ / \_\_\_ ] BUYER has received copies of all information listed above.  
43

44 [ \_\_\_ / \_\_\_ / \_\_\_ / \_\_\_ ] BUYER has received the pamphlet "Protect Your Family From Lead in Your Home".  
45

46 BUYER to initial only (a) or (b).

47 (a) [ \_\_\_ / \_\_\_ / \_\_\_ / \_\_\_ ] Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk  
48 assessment or inspection of the presence of lead-based paint hazards;  
49

50 OR

51 (b) [ \_\_\_ / \_\_\_ / \_\_\_ / \_\_\_ ] BUYER waives the opportunity to conduct a risk assessment or inspection of the presence of  
52 lead-based paint and/or lead-based paint hazards.

53 BUYER \_\_\_\_\_ Date \_\_\_\_\_ BUYER \_\_\_\_\_ Date \_\_\_\_\_  
54

55 BUYER \_\_\_\_\_ Date \_\_\_\_\_ BUYER \_\_\_\_\_ Date \_\_\_\_\_

# RE/MAX GOLD

## SELLER'S REAL PROPERTY DISCLOSURE FORM

In accordance with Nevada Law, a seller of residential real property in Nevada must disclose any and all known conditions and aspects of the property which materially affect the value or use of residential property in an adverse manner (*see NRS 113.130 and 113.140*).

Date 2/15/2021

Do you currently occupy or have you ever occupied this property?  YES  NO

Property address 180 Wellington Way Reno NV 89506-1935

Effective October 1, 2011: A purchaser may not waive the requirement to provide this form and a seller may not require a purchaser to waive this form. (*NRS 113.130(3)*)

Type of Seller:  Bank (financial institution);  Asset Management Company;  Owner-occupier;  Other: Trust

**Purpose of Statement:** (1) This statement is a disclosure of the condition of the property in compliance with the Seller Real Property Disclosure Act, effective January 1, 1996. (2) This statement is a disclosure of the condition and information concerning the property known by the Seller which materially affects the value of the property. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction and is not a substitute for any inspections or warranties the Buyer may wish to obtain. Systems and appliances addressed on this form by the seller are not part of the contractual agreement as to the inclusion of any system or appliance as part of the binding agreement.

**Instructions to the Seller:** (1) ANSWER ALL QUESTIONS. (2) REPORT KNOWN CONDITIONS AFFECTING THE PROPERTY. (3) ATTACH ADDITIONAL PAGES WITH YOUR SIGNATURE IF ADDITIONAL SPACE IS REQUIRED. (4) COMPLETE THIS FORM YOURSELF. (5) IF SOME ITEMS DO NOT APPLY TO YOUR PROPERTY, CHECK N/A (NOT APPLICABLE). EFFECTIVE JANUARY 1, 1996, FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE THE PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT AND SEEK OTHER REMEDIES AS PROVIDED BY THE LAW (*see NRS 113.150*).

**Systems / Appliances:** Are you aware of any problems and/or defects with any of the following:

	YES	NO	N/A		YES	NO	N/A
Electrical System .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shower(s) .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sink(s) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer System & line.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sauna / hot tub(s).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Septic tank & leach field.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Built-in microwave.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Well & pump .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Range / oven / hood-fan.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yard sprinkler system(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dishwasher .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fountain(s) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage disposal .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Heating system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash compactor.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cooling system .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central vacuum.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solar heating system .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alarm system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fireplace & chimney.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	owned.. <input checked="" type="checkbox"/> leased.. <input type="checkbox"/>			
Wood burning system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detector.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garage door opener.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Intercom .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water treatment system(s).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Data Communication line(s)...	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
owned.. <input type="checkbox"/> leased.. <input type="checkbox"/>				Satellite dish(es).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water heater.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned.. <input checked="" type="checkbox"/> leased.. <input type="checkbox"/>			
Toilet(s) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathtub(s) .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

**EXPLANATIONS:** Any "Yes" must be fully explained on page 3 of this form.

 J.L.C.  
Seller(s) Initials

\_\_\_\_\_  
Buyer(s) Initials

**Property conditions, improvements and additional information:**

YES NO N/A

Are you aware of any of the following?:

**1. Structure:**

- (a) Previous or current moisture conditions and/or water damage?  YES  NO
- (b) Any structural defect?  YES  NO
- (c) Any construction, modification, alterations, or repairs made without required state, city or county building permits?  YES  NO
- (d) Whether the property is or has been the subject of a claim governed by NRS 40.600 to 40.695 (construction defect claims)?  YES  NO  
(If seller answers yes, FURTHER DISCLOSURE IS REQUIRED)

**2. Land / Foundation:**

- (a) Any of the improvements being located on unstable or expansive soil?  YES  NO
- (b) Any foundation sliding, settling, movement, upheaval, or earth stability problems that have occurred on the property?  YES  NO
- (c) Any drainage, flooding, water seepage, or high water table?  YES  NO
- (d) The property being located in a designated flood plain?  YES  NO
- (e) Whether the property is located next to or near any known future development?  YES  NO
- (f) Any encroachments, easements, zoning violations or nonconforming uses?  YES  NO
- (g) Is the property adjacent to "open range" land?  YES  NO  
(If seller answers yes, FURTHER DISCLOSURE IS REQUIRED under NRS 113.065)

**3. Roof:** Any problems with the roof?  YES  NO

**4. Pool/spa:** Any problems with structure, wall, liner, or equipment.  YES  NO

**5. Infestation:** Any history of infestation (termites, carpenter ants, etc.)?  YES  NO

**6. Environmental:**

- (a) Any substances, materials, or products which may be an environmental hazard such as but not limited to, asbestos, radon gas, urea formaldehyde, fuel or chemical storage tanks, contaminated water or soil on the property?  YES  NO
- (b) Has property been the site of a crime involving the previous manufacture of Methamphetamine where the substances have not been removed from or remediated on the Property by a certified entity or has not been deemed safe for habitation by the Board of Health?  YES  NO

**7. Fungi / Mold:** Any previous or current fungus or mold?  YES  NO

**8. Any features of the property shared in common with adjoining landowners such as walls, fences, road, driveways or other features whose use or responsibility for maintenance may have an effect on the property?**  YES  NO

**9. Common Interest Communities:** Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others) or a homeowner association which has any authority over the property?  YES  NO

(a) Common Interest Community Declaration and Bylaws available?  YES  NO

(b) Any periodic or recurring association fees?  YES  NO

(c) Any unpaid assessments, fines or liens, and any warnings or notices that may give rise to an assessment, fine or lien?  YES  NO

(d) Any litigation, arbitration, or mediation related to property or common area?  YES  NO

(e) Any assessments associated with the property (excluding property taxes)?  YES  NO

(f) Any construction, modification, alterations, or repairs made without required approval from the appropriate Common Interest Community board or committee?  YES  NO

**10. Any problems with water quality or water supply?**  YES  NO

**11. Any other conditions or aspects of the property which materially affect its value or use in an adverse manner?**  YES  NO

**12. Lead-Based Paint:** Was the property constructed on or before 12/31/77?  YES  NO

(If yes, additional Federal EPA notification and disclosure documents are required)

**13. Water source:** Municipal  Community Well  Domestic Well  Other   
If Community Well: State Engineer Well Permit # \_\_\_\_\_ Revocable  Permanent  Cancelled   
Use of community and domestic wells may be subject to change. Contact the Nevada Division of Water Resources for more information regarding the future use of this well.

**14. Conservation Easements** such as the SNWA's Water Smart Landscape Program: Is the property a participant?  YES  NO

**15. Solar panels:** Are any installed on the property?  YES  NO

If yes, are the solar panels: Owned  Leased  or Financed

**16. Wastewater disposal:** Municipal Sewer  Septic System  Other

**17. This property is subject to a Private Transfer Fee Obligation?**  YES  NO

EXPLANATIONS: Any "Yes" must be fully explained on page 3 of this form.

  
Seller(s) Initials

\_\_\_\_\_  
Buyer(s) Initials

**EXPLANATIONS:** Any "Yes" to questions on pages 1 and 2 must be fully explained here.  
Attach additional pages if needed.

1. Electrical System - No Problems - Inspection Done in 2018 recommended Panel be replaced if additional renovations happen.
2. Plumbing - Instant Hot Water dispenser - Not operational
3. Cooling System - Evaporative Cooler (Swamp Cooler), needs to be replaced -
4. Fireplace & Chimney - Not operational - Has not been used in 15+ years.
5. Wood burning system - (Same as #4 above)
- 6-7. Bathtub/Shower - Faucet stems & diverter valve systems leak
8. Fungi/Mold - Found in garage 2018 - AMT Services performed surface abatement
9. West Cinder Block Wall - on property line.
10. Lead Based Paint - Property built in 1965

   
Seller(s) Initials

\_\_\_\_\_  
Buyer(s) Initials



Buyers and sellers of residential property are advised to seek the advice of an attorney concerning their rights and obligations as set forth in Chapter 113 of the Nevada Revised Statutes regarding the seller's obligation to execute the Nevada Real Estate Division's approved "Seller's Real Property Disclosure Form". For your convenience, Chapter 113 of the Nevada Revised Statutes provides as follows:

**CONDITION OF RESIDENTIAL PROPERTY OFFERED FOR SALE**

**NRS 113.100 Definitions.** As used in [NRS 113.100](#) to [113.150](#), inclusive, unless the context otherwise requires:

1. "Defect" means a condition that materially affects the value or use of residential property in an adverse manner.
2. "Disclosure form" means a form that complies with the regulations adopted pursuant to [NRS 113.120](#).
3. "Dwelling unit" means any building, structure or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one person who maintains a household or by two or more persons who maintain a common household.
4. "Residential property" means any land in this state to which is affixed not less than one nor more than four dwelling units.
5. "Seller" means a person who sells or intends to sell any residential property.  
(Added to NRS by 1995, 842; A [1999, 1446](#))

**NRS 113.110 Conditions required for "conveyance of property" and to complete service of document.** For the purposes of [NRS 113.100](#) to [113.150](#), inclusive:

1. A "conveyance of property" occurs:
  - (a) Upon the closure of any escrow opened for the conveyance; or
  - (b) If an escrow has not been opened for the conveyance, when the purchaser of the property receives the deed of conveyance.
2. Service of a document is complete:
  - (a) Upon personal delivery of the document to the person being served; or
  - (b) Three days after the document is mailed, postage prepaid, to the person being served at his last known address.  
(Added to NRS by 1995, 844)

**NRS 113.120 Regulations prescribing format and contents of form for disclosing condition of property.** The Real Estate Division of the Department of Business and Industry shall adopt regulations prescribing the format and contents of a form for disclosing the condition of residential property offered for sale. The regulations must ensure that the form:

1. Provides for an evaluation of the condition of any electrical, heating, cooling, plumbing and sewer systems on the property, and of the condition of any other aspects of the property which affect its use or value, and allows the seller of the property to indicate whether or not each of those systems and other aspects of the property has a defect of which the seller is aware.
2. Provides notice:
  - (a) Of the provisions of [NRS 113.140](#) and subsection 5 of [NRS 113.150](#).
  - (b) That the disclosures set forth in the form are made by the seller and not by his agent.
  - (c) That the seller's agent, and the agent of the purchaser or potential purchaser of the residential property, may reveal the completed form and its contents to any purchaser or potential purchaser of the residential property.  
(Added to NRS by 1995, 842)

**NRS 113.130 Completion and service of disclosure form before conveyance of property; discovery or worsening of defect after service of form; exceptions; waiver.**

1. Except as otherwise provided in subsection 2:
  - (a) At least 10 days before residential property is conveyed to a purchaser:
    - (1) The seller shall complete a disclosure form regarding the residential property; and
    - (2) The seller or the seller's agent shall serve the purchaser or the purchaser's agent with the completed disclosure form.
  - (b) If, after service of the completed disclosure form but before conveyance of the property to the purchaser, a seller or the seller's agent discovers a new defect in the residential property that was not identified on the completed disclosure form or discovers that a defect identified on the completed disclosure form has become worse than was indicated on the form, the seller or the seller's agent shall inform the purchaser or the purchaser's agent of that fact, in writing, as soon as practicable after the discovery of that fact but in no event later than the conveyance of the property to the purchaser. If the seller does not agree to repair or replace the defect, the purchaser may:
    - (1) Rescind the agreement to purchase the property; or
    - (2) Close escrow and accept the property with the defect as revealed by the seller or the seller's agent without further recourse.
2. Subsection 1 does not apply to a sale or intended sale of residential property:
  - (a) By foreclosure pursuant to [chapter 107](#) of NRS.
  - (b) Between any co-owners of the property, spouses or persons related within the third degree of consanguinity.
  - (c) Which is the first sale of a residence that was constructed by a licensed contractor.
  - (d) By a person who takes temporary possession or control of or title to the property solely to facilitate the sale of the property on behalf of a person who relocates to another county, state or country before title to the property is transferred to a purchaser.
3. A purchaser of residential property may not waive any of the requirements of subsection 1. A seller of residential property may not require a purchaser to waive any of the requirements of subsection 1 as a condition of sale or for any other purpose.
4. If a sale or intended sale of residential property is exempted from the requirements of subsection 1 pursuant to paragraph (a) of subsection 2, the trustee and the beneficiary of the deed of trust shall, not later than at the time of the conveyance of the property to the purchaser of the residential property, or upon the request of the purchaser of the residential property, provide:
  - (a) Written notice to the purchaser of any defects in the property of which the trustee or beneficiary, respectively, is aware; and
  - (b) If any defects are repaired or replaced or attempted to be repaired or replaced, the contact information of any asset management company who provided asset management services for the property. The asset management company shall provide a service report to the purchaser upon request.
5. As used in this section:
  - (a) "Seller" includes, without limitation, a client as defined in [NRS 645H.060](#).
  - (b) "Service report" has the meaning ascribed to it in [NRS 645H.150](#).  
(Added to NRS by [1995, 842](#); A [1997, 349](#); [2003, 1339](#); [2005, 598](#); [2011, 2832](#))

  
\_\_\_\_\_  
Seller(s) Initials

\_\_\_\_\_  
Buyer(s) Initials

**NRS 113.135 Certain sellers to provide copies of certain provisions of NRS and give notice of certain soil reports; initial purchaser entitled to rescind sales agreement in certain circumstances; waiver of right to rescind.**

1. Upon signing a sales agreement with the initial purchaser of residential property that was not occupied by the purchaser for more than 120 days after substantial completion of the construction of the residential property, the seller shall:

- (a) Provide to the initial purchaser a copy of [NRS 11.202](#) to [11.206](#), inclusive, and [40.600](#) to [40.695](#), inclusive;
- (b) Notify the initial purchaser of any soil report prepared for the residential property or for the subdivision in which the residential property is located; and

(c) If requested in writing by the initial purchaser not later than 5 days after signing the sales agreement, provide to the purchaser without cost each report described in paragraph (b) not later than 5 days after the seller receives the written request.

2. Not later than 20 days after receipt of all reports pursuant to paragraph (c) of subsection 1, the initial purchaser may rescind the sales agreement.

3. The initial purchaser may waive his right to rescind the sales agreement pursuant to subsection 2. Such a waiver is effective only if it is made in a written document that is signed by the purchaser.

(Added to NRS by [1999, 1446](#))

**NRS 113.140 Disclosure of unknown defect not required; form does not constitute warranty; duty of buyer and prospective buyer to exercise reasonable care.**

1. [NRS 113.130](#) does not require a seller to disclose a defect in residential property of which he is not aware.

2. A completed disclosure form does not constitute an express or implied warranty regarding any condition of residential property.

3. Neither this chapter nor [chapter 645](#) of NRS relieves a buyer or prospective buyer of the duty to exercise reasonable care to protect himself.

(Added to NRS by 1995, 843; A [2001, 2896](#))

**NRS 113.150 Remedies for seller's delayed disclosure or nondisclosure of defects in property; waiver.**

1. If a seller or the seller's agent fails to serve a completed disclosure form in accordance with the requirements of [NRS 113.130](#), the purchaser may, at any time before the conveyance of the property to the purchaser, rescind the agreement to purchase the property without any penalties.

2. If, before the conveyance of the property to the purchaser, a seller or the seller's agent informs the purchaser or the purchaser's agent, through the disclosure form or another written notice, of a defect in the property of which the cost of repair or replacement was not limited by provisions in the agreement to purchase the property, the purchaser may:

- (a) Rescind the agreement to purchase the property at any time before the conveyance of the property to the purchaser; or
- (b) Close escrow and accept the property with the defect as revealed by the seller or the seller's agent without further recourse.

3. Rescission of an agreement pursuant to subsection 2 is effective only if made in writing, notarized and served not later than 4 working days after the date on which the purchaser is informed of the defect:

- (a) On the holder of any escrow opened for the conveyance; or
- (b) If an escrow has not been opened for the conveyance, on the seller or the seller's agent.

4. Except as otherwise provided in subsection 5, if a seller conveys residential property to a purchaser without complying with the requirements of [NRS 113.130](#) or otherwise providing the purchaser or the purchaser's agent with written notice of all defects in the property of which the seller is aware, and there is a defect in the property of which the seller was aware before the property was conveyed to the purchaser and of which the cost of repair or replacement was not limited by provisions in the agreement to purchase the property, the purchaser is entitled to recover from the seller treble the amount necessary to repair or replace the defective part of the property, together with court costs and reasonable attorney's fees. An action to enforce the provisions of this subsection must be commenced not later than 1 year after the purchaser discovers or reasonably should have discovered the defect or 2 years after the conveyance of the property to the purchaser, whichever occurs later.

5. A purchaser may not recover damages from a seller pursuant to subsection 4 on the basis of an error or omission in the disclosure form that was caused by the seller's reliance upon information provided to the seller by:

- (a) An officer or employee of this State or any political subdivision of this State in the ordinary course of his or her duties; or
- (b) A contractor, engineer, land surveyor, certified inspector as defined in [NRS 645D.040](#) or pesticide applicator, who was authorized to practice that profession in this State at the time the information was provided.

6. A purchaser of residential property may waive any of his or her rights under this section. Any such waiver is effective only if it is made in a written document that is signed by the purchaser and notarized.

(Added to NRS by [1995, 843](#); A [1997, 350, 1797](#))

The above information provided on pages one (1), two (2) and three (3) of this disclosure form is true and correct to the best of seller's knowledge as of the date set forth on page one (1). **SELLER HAS DUTY TO DISCLOSE TO BUYER AS NEW DEFECTS ARE DISCOVERED AND/OR KNOWN DEFECTS BECOME WORSE** (See [NRS 113.130\(1\)\(b\)](#)).

Seller(s): *[Signature]* Date: 2/15/2021

Seller(s): *[Signature]* Date: 2/15/2021

**BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY AND ITS ENVIRONMENTAL STATUS. Buyer(s) has/have read and acknowledge(s) receipt of a copy of this Seller's Real Property Disclosure Form and copy of NRS Chapter 113.100-150, inclusive, attached hereto as pages four (4) and five (5).**

Buyer(s): \_\_\_\_\_ Date: \_\_\_\_\_

Buyer(s): *[Signature]* Date: \_\_\_\_\_

DISCLOSURE ADDENDUM

This form is not a substitute for the Seller's Real Property Disclosure (SRPD). It is used by the Seller to provide additional information when a SRPD is completed or when no SRPD is required.

Property Address 180 Wellington Way Reno NV 89506-1935

The following are representations made by the Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through the Broker have not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. Buyers and Sellers execute this disclosure with the understanding that they are advised to consult with professionals of their choice with any questions or concerns prior to execution. Broker does not warrant or guarantee the condition of the property. Broker shall not be responsible for failure to disclose to buyer facts regarding the condition of the property where the condition is unknown to Broker.

Note to Seller: The purpose of this document is to tell the buyer about known material or significant items affecting the value or use of the property and help to eliminate misunderstandings about the condition of the property.

- Answer based on actual knowledge and recollection at this time.
• Something that you do not consider material could be perceived differently by a buyer.
• Read the questions carefully and take your time.

Note to Buyer: The purpose of this form is to give you more information about known material or significant items that may affect the value or use of the property and help to eliminate misunderstandings about the condition of the property.

- Something that may be material or significant to you may not be perceived the same way by the seller.
• If something is important to you, be sure to put your concerns and questions in writing.
• Sellers can only disclose what they actually know. The seller may not be aware of all material or significant items.
• Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.

BUYER'S DUTY TO INSPECT: You as a buyer have a duty to inspect. You have the right and are encouraged to conduct whatever inspections you deem necessary within the time frames specified in the Offer & Acceptance Agreement. Companies able to inspect are listed in the yellow pages of the phone book. You as a buyer agree to rely on an inspection conducted by you and professionals retained by you. You must make the decision to purchase independent of the real estate agents and brokers involved in the transaction, which simply cannot, and you agree have not advised you regarding the condition of the property.

Seller Awareness: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." Provide explanations to answers in the space provided or attaché additional comments.

MOLD

Fungal contaminants such as mold may exist in any property. The seller may not be aware of such contaminants. These contaminants generally grow in places where there is excessive moisture, areas where any leaks have occurred, or where there has been flooding. A professional home inspection may or may not reveal such contaminants. Their presence may be of concern or not.

Are you (Seller) aware of...

- If the property has had current or previous water damage... [ ] Yes [x] No
If the property has had current or previous fungal or mold contamination... [x] Yes [ ] No
If the property has been treated for fungal or mold contamination... [x] Yes [ ] No

Explanation: Found in Garage in 2018. AMT Services performed abatement surface

Seller(s) Initials [Signature]

Buyer(s) Initials \_\_\_\_\_

**PETS**

Are you (Seller) aware of...

If pets have occupied the property (either in the property or on the property) .....  Yes  No  
Problems with livestock, wildlife, insects or pests on or in the property .....  Yes  No  
Past or present odors, urine, feces, discoloration, stains, spots or damage in the property due to any of the above .....  Yes  No

Explanation:

*Yes, Dogs only . No Animals since*

**HOMEOWNERS INSURANCE**

Property is presently insured by: *Amity Insurance Services Inc. (Travelers)*

Have you ever submitted a claim on this property to your homeowners insurance company.....  Yes  No

Explanation:

Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges their obligation to disclose information requested by this form is independent of their duty to disclose under NRS 113.

Seller *[Signature]* Date *2/15/2021*  
*Arriaga Family Trust*

Seller *[Signature]* Date *2/15/2021*

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Disclosure Addendum.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

**RE/MAX Gold**  
10795 Double R. Blvd.  
Reno, Nevada 89521  
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Each Office Independently Owned and Operated