Authentisign ID: 1A991313-1B9B-F111-9B33-000D3A4FF82A

ADDITIONAL PROPERTY INFORMATION

ADDRESS: *1700 Sandpoint , Reno, NV 89509*

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.

Get a Home Inspection

Why You Need a Home Inspection

Buying a home is probably the biggest investment you will ever make. The purpose of a home inspection is to inform and educate you about the property before you make a financial commitment. A home inspection will give you detailed information about the overall condition of the house you want to buy.

Be an Informed Buyer

A home inspection will only occur if you arrange for one; your lender does not perfom home inspections. For a fee, a qualified inspector will take an unbiased look at your potential new home to evaluate its physical condition; estimate the remaining useful life of major systems, equipment, structure, and finishes; and identify any items that need to be repaired or replaced. If you request an inspection early in the process, you may be able to make your purchase contract contingent on its results.

What is Included in the Inspection and How to Find an Inspector?

To better understand what to expect in the home inspection, ask the prospective inspector for their Standards of Practice (SOP) or for a sample home inspection report. To find a qualified home inspector ask for references from friends, real estate professionals, local licensing authorities and organizations that qualify and test home inspectors.

Appraisals are NOT Home Inspections!

An appraisal is required to estimate the home's value for the lender and does not replace a home inspection. The Lender does not guarantee the value or condition of your new home. If you find problems with your home after closing, the lender cannot give or lend you money for repairs, and the lender cannot buy the home back from you.

Seller Pre-Inspections or Previous Home Buyer Inspections

Previous inspections performed do not provide you with the same benefits as your own home inspection. These should be treated as informational disclosure only to aid you in your purchasing decision. Your own inspector should be hired to inspect the current condition of the home. Hire a home inspector who is certified to inspect the home for structural problems, health and safety issues, problems with roofing, or problems with the mechanical, electrical, or plumbing systems. A certified home inspector will walk on the roof, go into the crawlspace, and climb into the attic to protect you against problems that aren't always visible.

Waiving any Inspection and Client Responsibility

It is important for clients to consult with professionals knowledgeable of specific areas of expertise as part of their due diligence. The Client also acknowledges that responsibility for payment of the inspection has been agreed upon in the Offer and Acceptance Agreement and should be paid at time of service. Clients understand that waiving any inspection, due diligence or home warranty is against the advice of Coldwell Banker Select Real Estate, its brokers, agents, and they will be held harmless of liability.

Heating Sources, Fire Places, and Wood Burning Devices

Buyers are advised to ensure there is adequate heating source for habitability and should have all heating sources inspected. In the event device does not meet all applicable codes and/or laws, the cost of its removal will be the responsibility of seller.

RK

Seller's Initials (___) (___) (___) (___) Buyer's Initials (___) (___) (___) (___)

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Get a Home Appraisal

When buying or selling a home, one of the most critical steps in the process is the home appraisal. A professional appraisal provides an unbiased evaluation of a property's market value, ensuring that buyers, sellers, and lenders all have accurate information to make informed decisions. An appraisal ensures that you are not overpaying for a property. Understanding the true market value of a home can help you negotiate effectively and make a sound financial investment. Clients understand that waiving any appraisal is against the advice of Coldwell Banker Select Real Estate, its brokers, agents, and they will be held harmless of liability.

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 may 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 Amelioree.

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 Amelioree. 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.cfin

Orangeburg Pipe

Orangeburg pipe was commonly used from the early 1900s up until the late 70s. This pipe was mainly used for sewer lateral lines. Because this pipe is made primarily of wood pulp and tar, it's common for it to deteriorate and collapse on itself over time. Other issues including but not limited to root invasion, sewer back ups and blockages may occur. We strongly encourage clients to obtain a sewer line inspection by a qualified professional during their due diligence period.

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.

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.

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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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 ~

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.5 l 6 (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.



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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 during their offer contingency period to verify insurance coverage and secure 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.

Square Footage and Lot Size

1. DIFFERENT SOURCES OF SQUARE FOOTAGE MEASUREMENTS:

Measurements of structures vary from source to source and that data is often contradictory. There is no one "official" size source or a "standard" method of calculating exterior structural size, interior space, or square footage. Buyers should not rely on any advertised or disclosed square footage measurements and should retain their own experts to measure structural size and/or square footage during their contingency period, if any. This is especially important if Buyers are using square footage to determine whether to purchase the property and/or are using a price per square foot to determine purchase price. Price per square foot calculations are generally broad estimates only, which can vary greatly depending upon property location, type of property, and amenities; such calculations should not be relied upon by Buyers and the accuracy of any such figures should be independently verified by Buyers with their own experts, including, but not limited to, a licensed appraiser.



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2. PROPERTY (LOT) SIZE, DIMENSIONS, CONFIGURATIONS, AND BOUNDARIES:

Fences, hedges, walls, retaining walls, and other barriers or markers may not correspond with any legally defined property boundaries, and existing structures or amenities may not be located within the actual property boundaries or local setback requirements. If lot size, dimensions, property configurations, boundary lines, and locations of improvements are material to the Buyer's decision to purchase or the price the Buyer is willing to pay, then Buyers should independently investigate by retaining the services of a licensed surveyor, the only professional who can accurately determine lot dimensions, boundary locations, and acreage for the Property.

3. BROKER OBLIGATIONS:

Brokers and Agents do not have expertise in determining the exact square footage and lot size. Any numerical statements regarding square footage, room dimensions, lot size, and boundaries have not been verified by Seller or Broker. Fences, hedges, walls, retaining walls, and other barriers or markers do not necessarily identify the true property boundaries. Broker has not and will not verify the accuracy of any of these measurements.

4. WAIVER OF CLAIMS

IF ANY OF THESE MEASUREMENTS ARE MATERIAL TO YOU, YOU ARE STRONGLY ADVISED TO INVESTIGATE THE VALIDITY AND ACCURACY OF ANY MEASUREMENTS PROVIDED TO YOU HEREIN OR OTHERWISE. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS AND AGENTS.

Buyer acknowledges that the square footage and lot size information provided for the Property is derived solely from records maintained by the County Assessor and has not been independently verified by any Broker, Agent, or Seller. Buyer accepts that such measurements are approximate and agrees to rely solely on their own independent investigation should accurate measurements be critical. Buyers hereby irrevocably waive all rights to initiate legal action or claim damages against the Broker, Agent, or Seller for any discrepancies, inaccuracies, or errors in the reported square footage or lot size.

AuthentiSIGN Ralph Kersten 08/18/2026

Ralph Kersten

Seller name:	Signature:	Date:
Seller name:	Signature:	Date:
Seller name:	Signature:	Date:
Seller name:	Signature:	Date:
Buyer name:	Signature:	Date:
Buyer name:	Signature:	Date:
Buyer name:	Signature:	Date:
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