

RADON GAS AND MOLD ADDENDUM

Subject Property: 845 Wyoming Ave Reno NV 89503-3320

PURCHASERS ARE HEREBY NOTIFIED AND UNDERSTAND THAT RADON GAS AND SOME MOLDS MAY HAVE THE POTENTIAL TO CAUSE SERIOUS HEALTH PROBLEMS.

RADON

Radon is an invisible and odorless gaseous radioactive element. You cannot see, smell or taste radon. When you breathe air containing radon, you increase your risk of getting lung cancer. Testing is the only way to find out radon levels in a home. EPA and the Surgeon General recommend testing all homes on the lowest level for radon. If you find that you have high radon levels, there are ways to fix a radon problem. Even very high levels can be reduced to acceptable levels.

MOLD

Mold is a general term for visible growth of fungus, whether it is visible directly or is visible when barriers, such as building components (for example, walls) or furnishings (for example, carpets) are removed.

Should you have concerns about toxic molds in the property you are acquiring, it is recommended that you have this issue investigated by a qualified professional to determine if the subject property presents current mold exposure. Chase International advises that every buyer should consider having a specific mold or radon test performed by an environmental professional as either a separate test or an add-on to their whole house inspection. This is especially necessary if any of the inspection reports or disclosure documents indicate that there is past tests indicating unacceptable levels of radon and evidence of past or present moisture, standing water or water intrusion at the property, since most molds thrive on moisture.

Purchaser represents and warrants that Purchaser has not relied on the accuracy or completeness of any representations that have been made by the Seller as to the presence of radon or mold and that the Purchaser has not relied on the Seller's failure to provide information regarding the presence or effects of any radon or mold found on the property.

Real Estate Brokers and Agents are not generally qualified to advise purchasers on radon or mold treatment or its health and safety risks. **PURCHASERS ARE ENCOURAGED TO OBTAIN THE SERVICES OF A QUALIFIED AND EXPERIENCED PROFESSIONAL TO CONDUCT INSPECTIONS AND TEST REGARDING RADON AND MOLD PRIOR TO CLOSING.**

All inspections, including those to detect mold or radon, should be completed within the inspection period established in the Purchase Contract. Any waiver or failure on the part of a buyer to obtain and complete all appropriate tests, including those for mold and/or radon, is against the advice of your Real Estate Broker.

Authentisign
 09/17/26

 Seller Date

 Buyer Date

Authentisign
 09/17/26

 Seller Date
Teresa Hughes

 Buyer Date