

## CHASE INTERNATIONAL CONTRACT SUPPLEMENT/ADDENDUM

The following terms and conditions are hereby incorporated in and made part of this Real Estate Offer and Acceptance agreement dated \_\_\_\_\_. Subject Property address is **845 Wyoming Ave** \_\_\_\_\_.

The undersigned parties agree as follows:

**DEVELOPMENT RESTRICTION DISCLOSURE:** The subject property is situated in Northern Nevada and may be subject to restrictions regarding construction or development pursuant to regulations of the local Sewer District, local General Improvement Districts, City or County Building Departments, or other government authorities. No representations are made by Chase International or its agents with respect to construction or development and it is the responsibility of the Buyer to make his/her own inquiry or investigation as these restrictions may affect the subject property.

Subject property is located in an area which is subject to freezing temperatures. Buyer is aware of this situation and should take all precautionary measures to protect acquired property from damage due to freezing and below-freezing temperatures. Ice dams on roofs in winter are a common situation in this area. Buyer should have his/her own roof inspection performed by a licensed roofing inspector.

Buyer and Seller are advised that California and Nevada have experienced earthquakes in the past and there is always a potential of future earthquakes. Damage caused by an earthquake may not be discoverable by Buyer's or Brokers visual inspection. Inspection by a licensed, qualified professional is strongly recommended to determine the structural integrity and safety of all structures and improvements on the Property. Buyer is encouraged to review the public maps and reports and/or obtain a geologist's inspection report. Broker does not have expertise in this area. Buyer may be able to obtain earthquake insurance to protect their interest in the Property. Seller(s) who agree to provide financing on the property should also consider requiring Buyer(s) to obtain such insurance. For more information on homeowner's earthquake safety in California please refer to [www.seismic.ca.gov/pub/CSSC\\_2005-01\\_HOG.pdf](http://www.seismic.ca.gov/pub/CSSC_2005-01_HOG.pdf) and in Nevada refer to [www.nbmng.unr.edu/dox/sp27.pdf](http://www.nbmng.unr.edu/dox/sp27.pdf).

Buyer is advised to check with the proper agencies to determine if the property is located in a flood plain, seismic zone, airport influence or overlay zone, has any historical implications, or any impact from river or lake level fluctuations.

Agent or Seller makes no representations as to any of the boundaries or square footage of said property. Buyer should obtain help of a licensed professional land surveyor to identify boundaries and square footage.

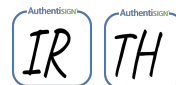
Subject property may be located in an area which requires mandatory membership and dues in a neighborhood association. Buyer is aware that said dues may be increased from time to time by the association and that failure to pay the dues or other assessments may result in a lien being placed against the property, or loss of certain privileges of membership. Any dues shall be pro-rated as of date of recordation. Buyer to investigate through the Homeowner's Association if there is any current or pending litigation with the Homeowner's Association and others.

Buyer should investigate the neighborhood or area conditions including, but not limited to, schools, proximity and adequacy of law enforcement, fire protection and other governmental services, commercial, industrial or agricultural activities, criminal information and activity, existing and proposed transportation, construction and development that may affect the view, increased traffic, or affect the "quiet enjoyment" of your home.

This property may not have been checked for Radon, Asbestos, Lead Paint, Toxic Mold or other hazardous materials. Buyer should make his/her own investigation with qualified experts.

Buyer's Initials \_\_\_\_\_

Seller's Initials \_\_\_\_\_



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Broker is not a licensed contractor and is not trained or qualified to evaluate problems or defects in the property, construction, structures, geological areas, fire hazard potential, water and water rights or land-use capabilities and may not recognize significant problems. Buyer is advised to investigate the status of a water assessment due to the US Clean Water Act. Buyer should hire professionals to conduct his/her own thorough investigations in all areas. Chase International does not recommend companies for inspections, appraisals, repairs, title and escrow and is not responsible for work performed. Names are provided for convenience only.

If the property includes a private well or septic system, Buyer is aware that Buyer may be required, at some future date, to incur the costs of connecting the residence's plumbing to a public sewer or water system. Buyer is advised to check with the appropriate agencies to verify potential costs and time frames associated with hook-up to public systems. Buyer should have systems checked by a licensed professional and verify costs associated with owning these systems.

Broker is not a wood heating appliance specialist. Buyer and Seller are advised to obtain inspections from qualified inspectors to determine the condition and emission standards of wood heating appliances. Buyer and Seller hereby release Broker of any liability regarding any City or County Code regarding such appliances.

Subject property may be located within a wildland area, which may be subject to substantial wildland fire risks and hazards. It is not the responsibility of the State to provide fire protection services to any building or structure located in such a wildland area. Fire hazard mitigation and/or fire sprinkler systems may be required for this property. Consult your local building department, fire department, Nevada Division of Forestry or US Forest Service for further information. If the property has a fire sprinkler system, it may be required to be tested annually to maintain insurance on the property. Buyer should consult their insurance agent regarding this requirement.

Previous insurance claims by owners of the property being purchased OR by the Buyer on other real estate may affect your ability to obtain homeowners insurance. Buyers are encouraged to seek homeowners insurance for this purchase as soon as possible.

Kitec Plumbing Systems manufactured by IPEX may be subject to premature failure and otherwise many 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, WARMRITE, Kitec XPA, AmbioComfort, XPA, KERR Controls and Plomberie Ameliorree. 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 of 1995-2007, Kitec pipe is "typically" blue in color for cold water applications, however cold water applicates may also be white or grey. Buyer is advised to have the plumbing system inspected by a professional home inspector or a plumber. Buyer is 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>.

The Sellers of the subject property hereby disclose that they and/or their tenants, may have owned pets while residing in the property. These pets may or may not have damaged areas of the residence. Buyers are advised to orchestrate their due diligence as to the degree of satisfaction to the condition of the floors and/or flooring within the specified inspection contingency timeframe in the accepted offer and acceptance agreement. Both Buyers & Sellers acknowledge that the listing and selling Brokers cannot guarantee the condition of the floor coverings.

Buyer's Initials \_\_\_\_\_

Seller's Initials

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State law requires that all persons who plead guilty or have been found guilty of a sex crime must register with the Chief of Police in the city in which the person resides or the Sheriff of the county if no Chief of Police exists. To obtain further information regarding persons required by law to register as sexual offenders, contact the local Chief of Police or the County Sheriff.

Broker recommends the Buyer and Seller seek qualified advice from their own attorney and accountant regarding legal or tax ramifications involved in this transaction. Buyer and Seller confirm that they have not relied on any legal or tax representations that might have been made by Broker or Agent.

Buyer and Seller agree that documents signed in counterpart will be binding upon parties as though both sets of signatures were on a single, original contract. Either party may utilize a facsimile (FAX) copy in any legal proceedings as if it were the original signed agreement. All parties agree to execute and supply a duplicate original of all signed agreements to each party to the agreement.

The undersigned acknowledges receipt of a copy of this Supplement/Addendum.

DATED \_\_\_\_\_

BUYER \_\_\_\_\_

BUYER \_\_\_\_\_

DATED 09/17/26  
Authentisign

SELLER *Ian R Hughes*  
Authentisign

SELLER *Teresa Hughes*  
Teresa Hughes