ADVISORY and ADDITIONAL PROPERTY INFORMATION

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

ADDRESS: 823 Wild Daisy Way Minden, Nevada 89423

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.)		X		
2. Whether the property is affected by a nuisance created by an "industrial use" zone.		X		
3. Whether the property is located within 1 mile of a former government ordinance location.				X
4. Insurance claims affecting the property within the past 5 years.		X		
5. Matters affecting title of the property.		X		

B. REPAIRS AND ALTERATIONS:	YES	NO	N/A	Unknown
1. Any remodeling, replacements or material repairs on the property.		X		
2. Ongoing or recurring maintenance on the property (for example, drain or sewer clean-out, tree or pest control services).		X		
3. Any part of the property being painted within the past 12 months.	X			

C. STRUCTURAL, SYSTEMS AND APPLIANCES:	YES	NO	N/A	Unknown
1. Any cameras located on the property. Ring doorbell	X			
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.		X		

D. NEIGHBORHOOD, BOUNDARIES AND property ACCESS	YES	NO	N/A	Unknown
1. Do you use any portion of a neighboring property.		X		
2. Do any neighbors have access or use of your property.		X		
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.		X		

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

ADVISORY and ADDITIONAL PROPERTY INFORMATION

Seller, are you aware of:

	YES	NO	N/A	Unknown
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.		X		
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.		X		
2. Rivers, streams, flood channels, or underground springs affecting the property.		X		
G. PETS, ANIMALS AND PESTS:				
1. Have there ever been pets on or in the property? **Types:**_____		X		
2. Problems with livestock, wildlife, birds, insects or pests on the property.		X		
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.		X		
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?		X		
H. LANDSCAPING, POOL AND SPA:				
1. Diseases or infestations affecting trees, plants or vegetation on or near the property.		X		
2. Operational sprinklers on the property:	X			
a. If yes, are they automatic operated.	X			
b. If yes, are they manually operated.		X		
c. If yes, are there any areas with trees or vegetation not covered by the sprinkler system.		X		
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.				
I. TITLE, OWNERSHIP AND LEGAL CLAIMS:				
1. Any other person or entity on title other than Sellers(s) signing this form?		X		
2. Leases, options or claims affecting or relating to title or use of the property.		X		
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.		X		

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

ADVISORY and ADDITIONAL PROPERTY INFORMATION

Seller, are you aware of:

J. GOVERNMENTAL:	YES	NO	N/A	Unknown
1. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the property.		X		
2. Existing or pending rent control, occupancy restrictions, improvement restrictions, retrofit requirements, building or use moratoriums that apply to or could affect the property.		X		
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.		X		
4. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals.		X		
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.		X		
6. Any protected habitat for plants, trees, animals or insects that apply to or could affect the property.		X		
7. Whether the property is historically designated or falls within an existing or proposed Historic District.		X		

K. MISCELLANEOUS:	YES	NO	N/A	Unknown
1. Any smoking on or around the property.		X		
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.		X		
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.		X		
4. Is the property located above the seasonal snow line or subject to excessive snow.				X

L. ADDITIONAL COMMENTS:	YES	NO	N/A	Unknown
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:		X		

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

ADVISORY and ADDITIONAL PROPERTY INFORMATION

Seller, provide additional information below. Attach additional documentation as needed.

JAMES BARBOUR 10/23/24

Seller name: **Signature:** **Date:**

Tracee Barbour 10/23/2024

Seller name: **Signature:** **Date:**

Seller name: **Signature:** **Date:**

Seller name: **Signature:** **Date:**

Buyer, requests the following additional information or inspections:

Buyer acknowledges that a copy of this request was provided to the Seller and/or listing agent and that the Seller has or has not completed the above requested information. By signing below, Buyer acknowledges that they have read, understand and received this ten page advisory and disclosure.

Buyer name: **Signature:** **Date:**

Buyer name: **Signature:** **Date:**

Buyer name: **Signature:** **Date:**

Buyer name: **Signature:** **Date:**

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