



PEST/CONSTRUCTION DEFECT/FUNGAL-MOLD DISCLOSURE

Property Address: _____
Seller Name(s): _____ Buyer Name(s): _____
Seller's Agent: _____ Buyer's Agent: _____

PEST DISCLOSURE: As the seller I declare, by initialing the appropriate statement that the real property described above, to Seller's knowledge:

HAS had () () -OR- HAS NOT had () () a history of any infestation. INITIAL HERE

This disclosure and waiver serves to inform potential purchasers of real property in Southern Nevada that several pest/insects species (hereinafter "Pest") exist in Southern Nevada. Pests include but are not limited to scorpions (approximately 23 species including bark scorpions or centruroides excilicauda), spiders (including black widow and brown recluse) and termites. All potential buyers are recommended to gain a pest control report to verify the infestation and/or presence of pests. The potential buyer is informed that pests may inhabit any real property in Southern Nevada regardless of statements in the Seller's Real Property Disclosure Statement or information contained in a pest inspection report. The Buyer is aware that a pest inspection of any kind can vary in cost and quality. The Buyer makes the decision to purchase independent of the real estate broker(s) involved in the transaction and hereby agrees to hold Seller, Broker(s) and Licensee(s) in this transaction harmless and to defend and indemnify them from any claim, demand action or proceedings as a result of the presence or infestations of pest in or around the property. A list of available Pest Control Service providers is available in the Yellow Pages. (Item #5 SRPD)

CONSTRUCTION DEFECT DISCLOSURE: As the seller I declare, by initialing the appropriate statement that the real property described above, to Seller's knowledge:

HAS been () () -OR- HAS NOT been () () INITIAL HERE

the subject of a claim governed by NRS 40.600 to 40.695 inclusive, Actions Resulting from Constructional Defect. (Item 1d SRPD)

NOTE: If property HAS Been declared by the seller to be the subject of Construction Defect please complete Construction Defect Disclosure and Waiver provided by GLVAR.

MOLD/FUNGAL CONTAMINANT DISCLOSURE-WAIVER: To the best of the Seller's knowledge, the real property described above:

HAS () () HAS NOT () () had water damage. INITIAL HERE

In the event the Property has had water damage, the water damage

HAS () () HAS NOT () () been remedied. INITIAL HERE

To the best of the Seller's knowledge, the property described above:

HAS () () HAS NOT () () had MOLD. INITIAL HERE

In the event the Property has had MOLD, the MOLD:

HAS () () HAS NOT () () been remedied. INITIAL HERE

NOTICE: Fungal contaminants (molds) may exist in the 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 in the yellow pages under "Environmental and Ecological Services". It is agreed that in the event fungal contaminants are found to the extent that they are a material defect affecting the property, Seller(s) shall have the right to abate said findings allowing the transaction to continue. I sign this Disclosure with the understanding that if I have any questions or concerns I should consult with a professional of my choice. (Item 7 SRPD)

SIGN AND DATE

Seller _____ Date _____ Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____