



This Page is for Information Purposes Only

Buyer to Initial Each
Page of The
Documents Included
in this Package

Please make sure all pages of the following have been initialed and are submitted with the offer package to BGRS.

This document is being given for informational purposes only. It represents the opinion of the individual or firm who prepared it. The seller makes no representations as to the accuracy of the information given. If you have any questions it is suggested that you consult your attorney.

COMPLETE, SIGN AND RETURN TO:
BGRS Relocation Inc.
Mark Babekov
Email: mark.babekov@sirva.com

HOMEOWNER DISCLOSURE STATEMENT

NOTE: If this document isn't completed correctly or in its entirety, you will be asked to address any omissions or errors which may delay your relocation.

INSTRUCTIONS	
•	Answer every question on this form to the best of your knowledge and return it within five (5) working days.
•	Select "Other" and indicate "unknown" if you have no knowledge regarding the type of a specific component/system.
•	Check "NA" if a component/system does not exist.
•	Explain any "Yes" answers in comments area for each section and provide repair receipts and/or warranties as applicable.
•	Attach additional pages as necessary if more space is required for comments.
•	Attach supporting documentation as indicated in Section 12.
•	Document is initialed at bottom of each page as follows: <ul style="list-style-type: none"> - Customer and spouse/partner initial as Seller. - BGRS associate initials as BGRS. - Resale Buyer(s) initial(s).

1. PROPERTY IDENTIFICATION		
Customer name	Doran C Anderson	"The Seller"
Spouse	Alish Anderson	"The Seller"
Other(s) on title		"The Seller"
Property address	465 Haleb Ct Reno, NV 89521-8345 USA	"The Property"

In connection with my relocation, I/we make the following disclosures to the best of my/our knowledge regarding the Property. I/We further understand and acknowledge the importance of BGRS Relocation Inc. ("BGRS")'s timely receipt of the information in this disclosure; and that my/our delay in returning this Disclosure to BGRS may adversely impact the purchase of the property by BGRS and sale of the property by BGRS to a third party.

2. GENERAL PROPERTY INFORMATION	
•	Select the choices below that pertain to the Property.
•	Select "Other" and indicate "unknown" if you have no knowledge regarding the type of a specific component/system.
Age of Property:	19 years old
Date purchased:	May 1, 2013
Property Type	
<input type="checkbox"/>	Condominium
<input checked="" type="checkbox"/>	Single family
<input type="checkbox"/>	Co-operative apartment
<input type="checkbox"/>	Mobile/manufactured home
Other:	
Is Property currently occupied?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If vacant, for how long:

Seller initials DA, AA

BGRS initials M.B.
BGRS Relocation Inc

Resale Buyer initials /

2. GENERAL PROPERTY INFORMATION Continued that you consult your attorney.									
Air conditioner(s)									
None			<input checked="" type="checkbox"/> Central air			Ductless home air system			
Window unit			How many units: <u>One</u>						
Detectors									
None			<input checked="" type="checkbox"/> Smoke- how many: <u>8</u>			Combo CO and Smoke- how many:			
Carbon-monoxide (CO)- how many:									
Fireplace									
None			Decorative- how many:						
<input checked="" type="checkbox"/> Gas- how many: <u>One</u>			Wood burning- how many:						
Heating system									
Electric			Heat pump			Windmill			
Geothermal			Solar pump			<input checked="" type="checkbox"/> Natural gas			
Other:			LP gas			Oil			
If Oil or LP Gas, is tank:			Above ground			In ground			
Date tank last serviced?			Any maintenance plan?			Yes		<input checked="" type="radio"/> No	
If LP or natural gas applies, is there corrugated stainless steel tubing?			Yes			Yes		<input checked="" type="radio"/> No	
Land									
<input checked="" type="checkbox"/> No abnormalities			Sink hole(s)			Expansive soil			
Landfill			Fault Rupture			Hazard zone			
Mineral rights leased			Mineral rights owned			Mineral rights unknown			
Other:									
Plumbing									
Copper			Lead			<input checked="" type="checkbox"/> PVC/CPVC			
Kitec/Pex			Polybutylene			Other:			
Roof/Age of roof:									
Asphalt			Metal			<input checked="" type="checkbox"/> Tile			
Composition			Slate			Wood shingle			
Other:									
Siding									
Aluminum			Hardie board			<input checked="" type="checkbox"/> Stucco			
Brick			Wood			Synthetic stucco			
Composite board			Mfg. stone veneer			Vinyl			
Other:									
Solar Energy									
<input checked="" type="checkbox"/> None		Leased		Owned		Full		Partial	
Swimming pool									
<input checked="" type="checkbox"/> None			In ground			Above ground			
Is pool heated?			Yes			No			
Spa-jacuzzi or hot tub									
<input checked="" type="checkbox"/> None			In ground			Above ground			
Water supply									
<input checked="" type="checkbox"/> City			Private well			Shared well			
Sewage									
<input checked="" type="checkbox"/> City			Septic			Other:			

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GENERAL HOME COMPONENTS/SYSTEMS		Yes	No	NA
3.	<ul style="list-style-type: none"> Are you aware of current defects, malfunctions, problems or previous repairs to any of the following? Check "NA" if a component/system does not exist. Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. Attach additional pages as necessary if more space is required for comments. 			
a)	Air conditioner		X	
b)	Basement (indicate type below)			X
	Slab/Not Applicable			
	Unfinished			
	Partially finished			
	Fully finished			
c)	Chimney(s)			X
	How many:			
d)	Ceilings	X		
e)	Ceiling fans		X	
	How many: <i>One</i>			
f)	Central Vacuum			X
g)	Crawlspace			X
h)	Electrical		X	
i)	Fireplace(s)		X	
j)	Floors	X		
k)	Garage door opener(s)		X	
	How many remotes: <i>two</i>			
l)	Heating		X	
m)	Irrigation/Underground sprinkler system		X	
n)	Plumbing including fixtures		X	
o)	Roof		X	
p)	Sauna			X
q)	Security System		X	
r)	Septic-cesspool including leach field-lines			X
s)	If yes to p), date septic last serviced:			
t)	If yes to p), date septic last inspected:			
u)	Sewer (water back up, water main breaks, tree roots, etc.)		X	
w)	Swimming pool including pool equipment and any heater			X
x)	If yes to w), describe safety features (eg. mesh fence, door / pool alarm):			
y)	Solar Panels			X
z)	Spa-jacuzzi or hot tub			X
aa)	Sump pump including battery back up			X
bb)	Water filtration system			X
cc)	Water softener		X	
dd)	Water supply			X
ee)	Windows		X	
Comments: <i>Water damage to 1st floor ceiling and 2nd floor floor. Repaired by Ridgeline Restoration in Jan 2022.</i>				

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4. HOME IMPROVEMENTS/REPAIRS			
<ul style="list-style-type: none"> Indicate in comment section below whether repairs or other alterations were in response to a defect. Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. Attach additional pages as necessary if more space is required for comments. 		Yes	No
a)	Are you aware of any structural additions, changes or repairs made to the Property by the former owners without all proper permits and government approval?		X
b)	Have you made any additions, structural modifications, repairs or other alterations to the Property? If yes, answer (i-iv.) below:		X
i.	Were permits required?		
ii.	Were permits obtained and closed?		
iii.	If applicable, was ACC/HOA approval required?		
iv.	If applicable, was ACC/HOA approval obtained?		
c)	Is there any evidence of, or has the Property been treated for, or repaired due to termite, pest or rodent infestation?		X
Comments:			

5. PROPERTY BOUNDARIES			
<ul style="list-style-type: none"> Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. Attach additional pages as necessary if more space is required for comments. 		Yes	No
a)	Have you ever received or had a survey made of the Property?		X
b)	Are there any common walls, party walls, retaining walls, sea walls, fences or patios on the Property or adjacent property, where use or maintenance is shared?	X	
c)	Are there any driveways or private roads where use or maintenance is shared?		X
d)	Are you aware of any easements, encroachments, overlaps, boundary or lot line disputes (recorded or not) that affect the Property?		X
e)	Are there any zoning violations, non-conforming units, violation of set-back requirements, boundary disputes, etc.?		X
f)	Is your interest in or ability to convey marketable title to the Property affected by any of the above?		X
Comments: We share a fence with neighbors.			

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6.	DRAINAGE/WATER			
	<ul style="list-style-type: none"> • Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. • Attach additional pages as necessary if more space is required for comments. 		Yes	No
a)	Have there ever been any issues with dampness, drainage, grading, standing water, water damage or flooding in or about the Property?			X
b)	Are you aware of any properties adjacent to the Property that have/have had any issues with drainage, grading, standing water?			X
c)	Is the Property located in a designated flood zone by FEMA that requires flood insurance?			X
Comments:				

7.	LAND/FOUNDATION			
	<ul style="list-style-type: none"> • Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. • Attach additional pages as necessary if more space is required for comments. 		Yes	No
a)	Have any of the following ever occurred on the Property or in your community: movement, settling or sliding issues?			X
b)	Are there cracks, tilting or settling of any exterior walls, interior walls, ceilings, floors, foundation or basement?			X
c)	Has there been any damage to the Property or any of the structures from fire, earthquake, hurricanes, tornadoes, floods, landslides, etc.?			X
d)	Are there past or present problems with driveways, walkways, patio, seawalls, fences, retaining walls on or adjacent to the Property?			X
Comments:				

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8.	NEIGHBORHOOD		Yes	No		
	<ul style="list-style-type: none"> • Answer "yes" if neighborhood conditions are either present or proposed. • Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. • Attach additional pages as necessary if more space is required for comments. 					
	a)	Is there any unusual noise from any source that affects the Property? (Airplanes, highway, trains, hospital zone)				X
	b)	Is the Property located near any recreational facility? (Community park, baseball field, golf course, etc.)				X
	c)	Is the Property located near any unusual business? (Correctional facility, gun range, private or municipal dump, junkyard or toxic disposal site etc.)				X
d)	Is the Property located near any retaining pond or other water source?		X			
Comments:						

9.	HAZARDOUS SUBSTANCES		Yes	No
	<ul style="list-style-type: none"> • Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. • Attach additional pages as necessary if more space is required for comments. 			
	a)	Does the Property now, or has it ever contained, any toxic substances to include but not limited to asbestos, lead paint, mold, radon gas, urea-formaldehyde foam Insulation (UFFI), formaldehyde flooring or adhesive, corrosive/Chinese drywall or Chinese made laminate flooring?		
b)	Does the Property contain an inactive/abandoned home heating oil or LP gas tank? <i>If yes answer question (i.) below.</i>		X	
	i.	Date storage tank abandoned?		
Comments:				

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10.	HOMEOWNER'S OR CONDOMINIUM ASSOCIATION		
	<ul style="list-style-type: none"> • Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. • Attach additional pages as necessary if more space is required for comments. 	Yes	No
a)	Are there any common areas not managed by a use and maintenance agreement? (roofs, walls, driveways, roadways, walkways, wells or other jointly-owned areas)		X
b)	Is there a Homeowner or condominium association pertaining to the Property? <i>If yes, answer questions (i-vii) below.</i>	X	
i.	Is the Home owner or condominium association voluntary?		X
ii.	Is the Home owner or condominium association mandatory?	X	
iii.	Does the association collect dues?	X	
iv.	Is the association solvent (financially stable)?	X	
v.	Does the association have first right of refusal for sale?		X
vi.	Any special assessments whether actual, pending or proposed?		X
vii.	Any lawsuits by or against the association?		X
Comments: HOA documents will be provided when purchased house according to Nevada Law.			

11.	MISCELLANEOUS		
	<ul style="list-style-type: none"> • Answer yes if any of the following are anticipated, existing, pending or proposed. • Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. • Attach additional pages as necessary if more space is required for comments. 	Yes	No
a)	Do you know of any facts, conditions/circumstances that may affect any of the following pertaining to the Property: marketability, value, beneficial use or desirability?		X
b)	Are there any tax increases, bonds or special assessments by any governmental authority?		X
c)	Is there any legal action that could affect your interest in the property? (demands, lawsuits, settlements, judgments, bankruptcy, divorce, claim for damages or any other type of proceeding)		X
e)	Have there been any insurance claims?	X	
f)	Is there any reason why the Property would not be insurable at standard rates?		X
g)	Are there any leased items on the property?		X
h)	Have you had pets in/on the Property during your ownership?	X	
Comments: Water damage in 2022, an insurance claim was made.			
- Yes we had an outside pet bunny.			

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Resale Buyer initials I

12. SUPPORTING DOCUMENTATION CHECKLIST		Attached	NA
<ul style="list-style-type: none"> • Check as "Attached" any/all of the following reports/documentation obtained during your ownership or purchase of the Property that you are including with this disclosure. • Check NA if you do not have a particular report/documentation. 			
a)	Building permits		X
b)	Certificate of Occupancy		X
c)	Defective construction claim reports		X
d)	Disclosure statements provided at the time of your purchase of the Property		X
e)	Homeowners (HOA)/Condo Association Documents		X
i.	Articles		X
ii.	Assessment statements		X
iii.	By-laws		X
iv.	Conditions, covenants & restrictions (CC&Rs)		X
v.	Financial statements		X
vi.	Written approval for modifications to the Property		X
f)	Inspection reports		X
i.	Engineering		X
ii.	Home		X
iii.	Indoor air quality (i.e. mold, pet dander)		X
iv.	Radon		X
v.	Pest/termite		X
vi.	Septic		X
vii.	Soil		X
viii.	Stucco		X
ix.	Structural		X
x.	Other:		X
xi.	Other:		X
g)	Property survey		X
h)	Repair Receipts	X	
i.	If attached, how many receipts: <i>One</i>		X
h)	Underground storage tank abandonment		X
i)	Warranties or maintenance contracts		X
i.	Pest/termite		X
ii.	Radon		X
iii.	Driveway maintenance or shared agreement		X
iv.	Other:		X
v.	Other:		X

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BGRS Relocation Inc

Resale Buyer initials /

STATE DISCLOSURES – Some states require sellers to complete a specific disclosure form. If your state requires a specific seller’s disclosure, you must provide a completed disclosure to BGRS Relocation Inc. (“BGRS”). If you have previously completed a seller’s disclosure for your real estate broker, you must provide a legible copy of the seller’s disclosure to BGRS. The seller’s disclosure prepared for your real estate broker (if completed within the last 90 days) may be submitted in lieu of completing a new state required seller’s disclosure. Unless allowed by your Employer’s relocation policy providing the state disclosure is in addition to, and not in lieu of, providing this Homeowner Disclosure Statement.


SELLER SIGNATURES – The undersigned (“Homeowners”) acknowledge this Homeowner Disclosure Statement is incorporated by reference in the Contract of Sale with BGRS. Homeowners further acknowledge and understand (a) that BGRS may rely on the statements made, and (b) certify that the information is true and correct to the best of my/our knowledge as of the date indicated below. Homeowners acknowledge that BGRS and any agents or subagents appointed by them will disclose the above information and provide a copy of this Homeowner Disclosure Statement to prospective buyers. Homeowners acknowledge that failure to disclose a defective condition may entitle BGRS to cancel an offer to purchase.

If, after having completed this Homeowner Disclosure Statement and any other disclosures required to be provided, you subsequently discover the existence of any defect or condition required to be disclosed, you are under a continuing obligation to supplement your disclosures to include such defect and/or condition. This obligation will continue until the date BGRS executes a Contract of Sale with you or you vacate the Property, whichever is later.

Date: 4/22/24


Doran C Anderson

Date: 4/22/24


Alish Anderson

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Seller initials DA

BGRS initials M.B.

Resale Buyer initials /



Ridgeline Restoration & Renovation LLC

539 Crabapple Lane
Dayton, NV. 89403

Phone: 775-284-1577
License #0086883

January 3, 2022

Doran Anderson
465 Haleb Ct.
Reno, NV 89521
Claim #0641075304

CERTIFICATE OF COMPLETION

Scope of Work: Repair Water Damage

Completion:

All work has been completed on January 3, 2022, for the contract amount of \$32,265.64 and no liens have been or will be filed against the property at 465 Haleb Ct. Reno, NV 89521 with the balance of \$16,827.01 being paid.

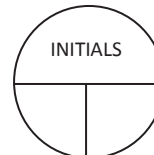
Ridgeline Restoration: *Brandon Thompson*

Date: 01/03/2022

Thank you,

Ridgeline Restoration

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Ridgeline Restoration & Renovation LLC

Gary Nichols 775-379-2136

Office: 775-284-1577

Gary@ridgeline renovation.com

NV LIC # 0086883



Ridgeline Restoration & Renovation LLC

539 Crabapple Lane
Dayton, NV. 89403

Phone: 775-284-1577
License #0086883

Doran Anderson
465 Haleb Ct.
Reno, NV 89521

01/03/2022

Final Invoice

Property Address: 465 Haleb Ct.

Scope of Work: Repair Water Damage

Revised Contract Amount (with extras):

\$32,265.64

Amount received to date:

(\$15,438.63)

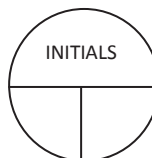
Final Amount Due:

\$16,827.01

Please mail check to address on this letterhead and make payable to **RIDGELINE RESTORATION AND RENOVATION**. If you would like to pay by a credit/debit card we charge a 2.5% transaction fee. We accept all major credit cards. Please call Alyssa in the office if you would like to pay by credit card. Thank you for your business, we appreciate it.

Ridgeline Restoration and Renovation LLC

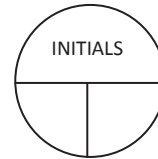
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Sign and return to:

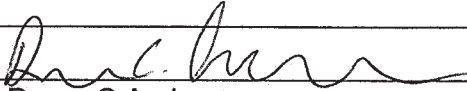

BGRS Relocation Inc.
Mark Babekov
Email: mark.babekov@sirva.com

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DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT & LEAD-BASED PAINT HAZARDS

Property address: 465 Haleb Ct
Reno, NV 89521-8345

I/WE, THE OWNER(S) OF THE PROPERTY LISTED ABOVE, DECLARE THAT THE PROPERTY WAS CONSTRUCTED ON OR AFTER JANUARY 1, 1978.		<input checked="" type="radio"/> Yes	<input type="radio"/> No
			
Seller: Doran C Anderson		Date	4/22/2024
			
Seller: Alish Anderson		Date	4/22/2024

STOP! If the property was constructed on or after January 1, 1978, and you signed in the box above, you are not required to complete the remainder of this document/Disclosure of Information on Lead-Based Paint & Lead-Based Paint Hazards, nor sign on page 2.

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial)

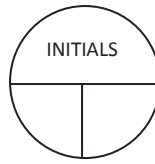
(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

AA/DCA

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below).

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Doran Anderson
File #: 8640520

_____ (b) Records and reports available to the seller (check one below):

AA/DA

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Purchaser's Acknowledgment (Initial)

_____ (c) Purchaser has received copies of all information listed above.

N/A (d) Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.

_____ (e) Purchaser has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

_____ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C.4582.d and is N/A aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Doran Anderson 4/22/2024 *Alish Anderson* 4/22/2024
Seller: Doran C Anderson Date Seller: Alish Anderson Date

N/A N/A N/A N/A
Listing Agent Date Selling Agent Date

BGRS Relocation Inc.

By: _____

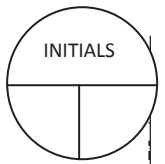
[Signature]
BGRS Relocation Inc.
by Mark Babekov

APPROVED

By Mark Babekov at 4:42 pm, Apr 25, 2024

Its: _____

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SELLER'S REAL PROPERTY DISCLOSURE FORM

In accordance with Nevada Law, a seller of residential real property in Nevada must disclose any and all known conditions and aspects of the property which materially affect the value or use of residential property in an adverse manner (see NRS 113.130 and 113.140).

Date: 5/2/2024 Do you currently occupy or have you ever occupied this property? YES NO

Property Address: 465 Haleh Ct. Reno, NV 89521

A seller's agent shall not complete a disclosure form regarding the residential property on behalf of the seller. (NRS 113.130(2))

A seller that requires an ADA compliant version of this document can contact Nevada ADA Assistance for their request: NV ADA Assistance

A purchaser may not waive the requirement to provide this form and a seller may not require a purchaser to waive this form. (NRS 113.130(3))

Type of Seller: Bank (financial institution); Asset Management Company; Owner-occupier; Other: _____

Purpose of Statement: (1) This statement is a disclosure of the condition of the property in compliance with the Seller Real Property Disclosure Act, effective January 1, 1996. (2) This statement is a disclosure of the condition and information concerning the property known by the Seller which materially affects the value of the property. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction and is not a substitute for any inspections or warranties the Buyer may wish to obtain. Systems and appliances addressed on this form by the seller are not part of the contractual agreement as to the inclusion of any system or appliance as part of the binding agreement.

Instructions to the Seller: (1) ANSWER ALL QUESTIONS. (2) REPORT KNOWN CONDITIONS AFFECTING THE PROPERTY. (3) ATTACH ADDITIONAL PAGES WITH YOUR SIGNATURE IF ADDITIONAL SPACE IS REQUIRED. (4) COMPLETE THIS FORM YOURSELF. (5) IF SOME ITEMS DO NOT APPLY TO YOUR PROPERTY, CHECK N/A (NOT APPLICABLE). EFFECTIVE JANUARY 1, 1996, FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE THE PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT AND SEEK OTHER REMEDIES AS PROVIDED BY THE LAW (see NRS 113.150).

Systems / Appliances: Are you aware of any problems and/or defects with any of the following:

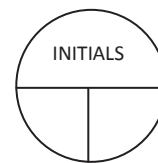
	YES	NO	N/A		YES	NO	N/A
Electrical System.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shower(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plumbing.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sink(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer System & line.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sauna/hot tub(s).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Septic tank & leach field.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Built-in microwave.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Well & pump.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Range/oven/hood-fan.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yard sprinkler system(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dishwasher.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fountain(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garbage disposal.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Heating system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash compactor.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cooling system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Vacuum.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solar heating system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alarm system.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fireplace & chimney.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Owned ... <input checked="" type="checkbox"/> Leased ... <input type="checkbox"/>			
Wood burning system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smoke Detector.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garage door opener.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Intercom.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water treatment system(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Data Communication line(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Owned ... <input checked="" type="checkbox"/> Leased ... <input type="checkbox"/>				Satellite dish(es).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water heater.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Owned ... <input type="checkbox"/> Leased ... <input type="checkbox"/>			
Toilet(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bathtub(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

EXPLANATIONS: Any "Yes" must be fully explained on page 3 of this form.

[Signature]
Seller(s) Initials

M.B. Atals
BGRS Relocation Inc

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Property Conditions, Improvements, and additional information:

YES NO N/A

Are you aware of any of the following?:

1. Structure:

- (a) Previous or current moisture conditions and/or water damage?
(b) Any structural defect?
(c) Any construction, modification, alterations, or repairs made without required state, city or county building permits?
(d) Whether the property is or has been the subject of a claim governed by NRS 40.600 to 40.695 (construction defect claims)?

2. Land / Foundation:

- (a) Any of the improvements being located on unstable or expansive soil?
(b) Any foundation sliding, settling, movement, upheaval, or earth stability problems that have occurred on the property?
(c) Any drainage, flooding, water seepage, or high-water table?
(d) The property being located in a designated flood plain?
(e) Whether the property is located next to or near any known future development?
(f) Any encroachments, easements, zoning violations or nonconforming uses?
(g) Is the property adjacent to "open range" land?

3. Roof: Any problem with the roof?

4. Pool / Spa: Any problems with structure, wall, liner, or equipment

5. Infestation: Any history of infestation (termites, carpenter ants, etc.)?

6. Environmental:

- (a) Any substances, materials, or products which may be an environmental hazard such as but not limited to, asbestos, radon gas, urea formaldehyde, fuel or chemical storage tanks, contaminated water or soil on the property?
(b) Has property been the site of a crime involving the previous manufacture of Methamphetamine where the substances have not been removed from or remediated on the Property by a certified entity or has not been deemed safe for habitation by the Board of Health?

7. Fungi / Mold: Any previous or current fungus or mold?

8. Any features of the property shared in common with adjoining landowners such as walls, fences, road, driveways or other features whose use or responsibility for maintenance may have an effect on the property?

9. Common Interest Communities: Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others) or a homeowner association which has any authority over the property?

- (a) Common Interest Community Declaration and Bylaws available?
(b) Any periodic or recurring association fees?
(c) Any unpaid assessments, fines or liens, and any warnings or notices that may give rise to an assessment, fine or lien?
(d) Any litigation, arbitration, or mediation related to property or common area?
(e) Any assessments associated with the property (excluding property taxes)?
(f) Any construction, modification, alterations, or repairs made without required approval from the appropriate Common Interest Community board or committee?

10. Any problems with water quality or water supply?

11. Any other conditions or aspects of the property which materially affect its value or use in an adverse manner?

12. Lead-Based Paint: Was the property constructed on or before 12/31/77?
(If yes, additional Federal EPA notification and disclosure documents are required)

13. Water source: Municipal Community Well Domestic Well Other

If Community Well: State Engineer Well Permit Number:
Revocable Permanent Cancelled

14. Conservation Easements such as the SNWA's Water Smart Landscape Program: Is the property a participant?

15. Solar Panels: Are any installed on the property?
If yes, are the solar panels: Owned Leased or Financed

16. Wastewater Disposal: Municipal Sewer Septic System Other

17. This property is subject to a Private Transfer Fee Obligation?

EXPLANATIONS: Any "Yes" must be fully explained on page 3 of this form.

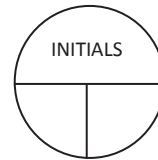
Handwritten initials DCA and AA, Seller(s) Initials

Handwritten initials M.B., BGRS Relocation Inc Buyer(s) initials

EXPLANATIONS: Any "Yes" to questions on page 1 and 2 must be fully explained here. Attach additional pages if needed.

- 1. (a) There was a water leak from a washing machine that caused water damage to 1st floor ceiling and 2nd floor floor. Repaired by Ridgeline Restoration in Jan 2022. Repair receipt attached.
- 8. We share a fence with neighbors.
- 9. There is Homeowners association that takes care of common area that has walkways.
 - (a) Declaration and Bylaws will be provided when purchased house according to NV law.
 - (b) The HOA fee is quarterly currently at \$150.

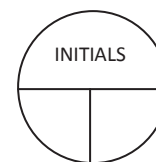
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DCJ AA
Seller(s) Initials

M.B.
BGRS Relocation Inc
Buyer(s) Initials

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Buyers and sellers of residential property are advised to seek the advice of an attorney concerning their rights and obligations as set forth in Chapter 113 of the Nevada Revised Statutes regarding the seller's obligation to execute the Nevada Real Estate Division's approved "Seller's Real Property Disclosure Form". For your convenience, Chapter 113 of the Nevada Revised Statutes provides as follows:

CONDITION OF RESIDENTIAL PROPERTY OFFERED FOR SALE

NRS 113.100 Definitions. As used in NRS 113.100 to 113.150, inclusive, unless the context otherwise requires:

- 1. "Defect" means a condition that materially affects the value or use of residential property in an adverse manner.
- 2. "Disclosure form" means a form that complies with the regulations adopted pursuant to NRS 113.120.
- 3. "Dwelling unit" means any building, structure, or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one person who maintains a household or by two or more persons who maintain a common household.
- 4. "Residential property" means any land in this state to which is affixed not less than one nor more than four dwelling units.
- 5. "Seller" means a person who sells or intends to sell any residential property.

(Added to NRS by 1995, 842; A 1999, 1446)

NRS 113.110 Conditions required for "conveyance of property" and to complete service of document. For the purposes of NRS 113.100 to 113.150, inclusive:

- 1. A "conveyance of property" occurs:
 - (a) Upon the closure of any escrow opened for the conveyance; or
 - (b) If an escrow has not been opened for the conveyance, when the purchaser of the property receives the deed of conveyance.
- 2. Service of a document is complete:
 - (a) Upon personal delivery of the document to the person being served; or
 - (b) Three days after the document is mailed, postage prepaid, to the person being served at the person's last known address. (Added to NRS by 1995, 844)

NRS 113.120 Regulations prescribing format and contents of form for disclosing condition of property. The Real Estate Division of the Department of Business and Industry shall adopt regulations prescribing the format and contents of a form for disclosing the condition of residential property offered for sale. The regulations must ensure that the form:

- 1. Provides for an evaluation of the condition of any electrical, heating, cooling, plumbing and sewer systems on the property, and of the condition of any other aspects of the property which affect its use or value, and allows the seller of the property to indicate whether or not each of those systems and other aspects of the property has a defect of which the seller is aware.
- 2. Provides notice:
 - (a) Of the provisions of NRS 113.140 and subsection 5 of NRS 113.150.
 - (b) That the disclosures set forth in the form are made by the seller and not by the seller's agent.
 - (c) That the seller's agent, and the agent of the purchaser or potential purchaser of the residential property, may reveal the completed form and its contents to any purchaser or potential purchaser of the residential property.

(Added to NRS by 1995, 842)

NRS 113.130 Completion and service of disclosure form before conveyance of property; discovery or worsening of defect after service of form; exceptions; waiver.

- 1. Except as otherwise provided in subsection 2:
 - (a) At least 10 days before residential property is conveyed to a purchaser:
 - (1) The seller shall complete a disclosure form regarding the residential property; and
 - (2) The seller or the seller's agent shall serve the purchaser or the purchaser's agent with the completed disclosure form.
 - ↳ A seller's agent shall not complete a disclosure form regarding the residential property on behalf of the seller.
 - (b) If, after service of the completed disclosure form but before conveyance of the property to the purchaser, a seller or the seller's agent discovers a new defect in the residential property that was not identified on the completed disclosure form or discovers that a defect identified on the completed disclosure form has become worse than was indicated on the form, the seller or the seller's agent shall inform the purchaser or the purchaser's agent of that fact, in writing, as soon as practicable after the discovery of that fact but in no event later than the conveyance of the property to the purchaser. If the seller does not agree to repair or replace the defect, the purchaser may:
 - (1) Rescind the agreement to purchase the property; or
 - (2) Close escrow and accept the property with the defect as revealed by the seller or the seller's agent without further recourse.
 - (c) A seller's agent is not liable to the purchaser for damages if:
 - (1) The seller is aware of a defect and fails to disclose the defect to the purchaser on the disclosure form as required pursuant to paragraph (a); or
 - (2) After service of the completed disclosure form but before conveyance of the property to the purchaser, the seller discovers a new defect in the residential property that was not identified on the completed disclosure form or discovers that a defect identified on the completed disclosure form has become worse than was indicated on the form and fails to inform the purchaser or the purchaser's agent of that fact as required pursuant to paragraph (b).
 - ↳ The provisions of this paragraph do not affect, and must not be construed to affect, the obligation of a seller's agent to comply with the provisions of paragraph (a) of subsection 1 of NRS 645.252.

2. Subsection 1 does not apply to a sale or intended sale of residential property:

- (a) By foreclosure pursuant to chapter 107 of NRS.
- (b) Between any co-owners of the property, spouses or persons related within the third degree of consanguinity.
- (c) Which is the first sale of a residence that was constructed by a licensed contractor.
- (d) By a person who takes temporary possession or control of or title to the property solely to facilitate the sale of the property on behalf of a person who relocates to another county, state or country before title to the property is transferred to a purchaser.
- (e) By a fiduciary under title 12 or 13 of NRS, including, without limitation, a personal representative, guardian, trustee or person acting under a power of attorney, who takes temporary possession or control of or title to the property solely to facilitate the sale of the property on behalf of a person who is deceased or incapacitated.

3. A purchaser of residential property may not waive any of the requirements of subsection 1. A seller of residential property may not require a purchaser to waive any of the requirements of subsection 1 as a condition of sale or for any other purpose.

4. If a sale or intended sale of residential property is exempted from the requirements of subsection 1 pursuant to paragraph (a) of subsection 2, the trustee and the beneficiary of the deed of trust shall, not later than at the time of the conveyance of the property to the purchaser of the residential property, or upon the request of the purchaser of the residential property, provide:

- (a) Written notice to the purchaser of any defects in the property of which the trustee or beneficiary, respectively, is aware; and
- (b) If any defects are repaired or replaced or attempted to be repaired or replaced, the contact information of any asset management company who provided asset management services for the property. The asset management company shall provide a service report to the purchaser upon request.

5. As used in this section:

- (a) "Seller" includes, without limitation, a client as defined in NRS 645H.060.
- (b) "Service report" has the meaning ascribed to it in NRS 645H.150.

(Added to NRS by 1995, 842; A 1997, 349; 2003, 1339; 2005, 598; 2011, 2832; 2021, 961; 1081)

DCA AA
Seller(s) Initials

M.B.
BGRS Relocation Inc
Buyer(s) Initials

NRS 113.135 Certain sellers to provide copies of certain provisions of NRS and give notice of certain soil reports; Initial purchaser entitled to rescind sales agreement in certain circumstances; waiver of right to rescind.

1. Upon signing a sales agreement with the initial purchaser of residential property that was not occupied by the purchaser for more than 120 days after substantial completion of the construction of the residential property, the seller shall:

- (a) Provide to the initial purchaser a copy of NRS 11.202, 11.2055, and 40.600 to 40.695, inclusive;
- (b) Notify the initial purchaser of any soil report prepared for the residential property or for the subdivision in which the residential property is located; and
- (c) If requested in writing by the initial purchaser not later than 5 days after signing the sales agreement, provide to the purchaser without cost each report described in paragraph (b) not later than 5 days after the seller receives the written request.

2. Not later than 20 days after receipt of all reports pursuant to paragraph (c) of subsection 1, the initial purchaser may rescind the sales agreement.

3. The initial purchaser may waive his or her right to rescind the sales agreement pursuant to subsection 2. Such a waiver is effective only if it is made in a written document that is signed by the purchaser.

(Added to NRS by 1999, 1446; A 2015, 18)

NRS 113.140 Disclosure of unknown defect not required; form does not constitute warranty; duty of buyer and prospective buyer to exercise reasonable care.

1. NRS 113.130 does not require a seller to disclose a defect in residential property of which he is not aware.

2. A completed disclosure form does not constitute an express or implied warranty regarding any condition of residential property.

3. Neither this chapter nor chapter 645 of NRS relieves a buyer or prospective buyer of the duty to exercise reasonable care to protect himself.

(Added to NRS by 1995, 843; A 2001, 2896)

NRS 113.150 Remedies for seller's delayed disclosure or nondisclosure of defects in property; waiver.

1. If a seller or the seller's agent fails to serve a completed disclosure form in accordance with the requirements of NRS 113.130, the purchaser may, at any time before the conveyance of the property to the purchaser, rescind the agreement to purchase the property without any penalties.

2. If, before the conveyance of the property to the purchaser, a seller or the seller's agent informs the purchaser or the purchaser's agent, through the disclosure form or another written notice, of a defect in the property of which the cost of repair or replacement was not limited by provisions in the agreement to purchase the property, the purchaser may:

- (a) Rescind the agreement to purchase the property at any time before the conveyance of the property to the purchaser; or
- (b) Close escrow and accept the property with the defect as revealed by the seller or the seller's agent without further recourse.

3. Rescission of an agreement pursuant to subsection 2 is effective only if made in writing, notarized and served not later than 4 working days after the date on which the purchaser is informed of the defect:

- (a) On the holder of any escrow opened for the conveyance; or
- (b) If an escrow has not been opened for the conveyance, on the seller or the seller's agent.

4. Except as otherwise provided in subsection 5, if a seller conveys residential property to a purchaser without complying with the requirements of NRS 113.130 or otherwise providing the purchaser or the purchaser's agent with written notice of all defects in the property of which the seller is aware, and there is a defect in the property of which the seller was aware before the property was conveyed to the purchaser and of which the cost of repair or replacement was not limited by provisions in the agreement to purchase the property, the purchaser is entitled to recover from the seller treble the amount necessary to repair or replace the defective part of the property, together with court costs and reasonable attorney's fees. An action to enforce the provisions of this subsection must be commenced not later than 1 year after the purchaser discovers or reasonably should have discovered the defect or 2 years after the conveyance of the property to the purchaser, whichever occurs later.

5. A purchaser may not recover damages from a seller pursuant to subsection 4 on the basis of an error or omission in the disclosure form that was caused by the seller's reliance upon information provided to the seller by:

- (a) An officer or employee of this State or any political subdivision of this State in the ordinary course of his or her duties; or
- (b) A contractor, engineer, land surveyor, certified inspector as defined in NRS 645D.040 or pesticide applicator, who was authorized to practice that profession in this State at the time the information was provided.

6. A purchaser of residential property may waive any of his or her rights under this section. Any such waiver is effective only if it is made in a written document that is signed by the purchaser and notarized.

(Added to NRS by 1995, 843; A 1997, 350, 1797)

The above information provided on pages one (1), two (2) and three (3) of this disclosure form is true and correct to the best of the seller's knowledge as of the date set forth on page one (1). **SELLER HAS DUTY TO DISCLOSE TO BUYER AS NEW DEFECTS ARE DISCOVERED AND/OR KNOWN DEFECTS BECOME WORSE (See NRS 113.130(1)(b)).**

Seller(s): [Signature] Date: 5/2/24

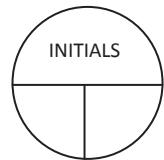
Seller(s): [Signature] Date: 5/2/24

BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY AND ITS ENVIRONMENTAL STATUS. Buyer(s) has/have read and acknowledge(s) receipt of a copy of this Seller's Real Property Disclosure Form and copy of NRS Chapter 113.100-150, inclusive, attached hereto as pages four (4) and five (5).

Buyer(s): _____
Buyer(s): _____
BGRS Relocation Inc
by Mark Babekov

APPROVED
By Mark Babekov at 3:10 pm, May 03, 2024

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AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

From: Ferrari-Lund Real Estate, Inc. ("FLRE")

This Disclosure serves to inform both buyers and sellers that Ferrari-Lund Real Estate, Inc. has a business relationship with JLM Title, LLC (dba First Centennial Title Company of Nevada). FLRE has ownership interest in JLM Title, LLC (dba First Centennial Title Company of Nevada), - because of this relationship, this referral may provide FLRE a financial or other benefit.

You are NOT required to use JLM Title, LLC (dba First Centennial Title Company of Nevada) as a condition to purchase or sale of the subject property.

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES. Set forth below are the estimated charges or range of charges by JLM Title, LLC (dba First Centennial Title Company of Nevada): Provider, Settlement Services and Estimated Charges

Provider	Settlement Services	Estimated Charges	Note
First Centennial	Title Insurance Escrow and Closing Services Document Preparation (deed)	\$775.00 ** \$440.00 \$50	*These ranges are estimates based on an average sales price of \$100,000.00. Your actual cost may vary depending upon your sales price.** Title Insurance varies based on coverage amount, type of policy and endorsements required. Escrow prices are based upon an equal split of the settlement charges by both buyer and seller. Document Preparation (deed) actual cost will vary based on the purchase price. Please note that you may qualify for specific discounts provided proof of qualification of the particular discount is supplied. Please review the Loan Estimate for the specific settlement charges(s) that may apply to you. Escrow prices are based upon an equal split of the settlement charges by both buyer and seller.

Acknowledgment

I/we have read this disclosure form, and understand that FLRE may receive a financial or other benefit as the result of the use of the above provider. Furthermore, we understand that Ferrari-Lund Real Estate, Inc. is referring me/us to purchase one or more of the above described settlement services from the entity described herein, and may receive a financial or other benefit as a result of this referral. I/we sign this disclosure with the understanding, shall I/we have any questions or concerns, I/we should consult with a professional of my/our choice.

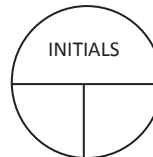
Seller:  05/01/2024
Signature Date
Doran Anderson

Seller:  05/01/2024
Signature Date
Alish Anderson

Buyer: 
BGRS Relocation Inc
by Mark Babekov

APPROVED
By Mark Babekov at 3:10 pm, May 03, 2024

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ReloOlogy Inspection Management Services, LLC
501 Cambria Avenue
Bensalem, PA 19020
215.604.1580

ERC Property Assessment MCI / MCA

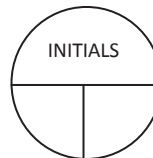


Inspection Date: 4/23/2024

Inspection Completed for: Sirva
(630) 972-2250
150 Harvester Dr
Burr Ridge, IL 60527
8640520

Transferee / Property Information: SIRVA
465 Haleb Ct
Reno, NV 89521

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Worldwide ERC® Relocation Property Assessment

IMPORTANT INFORMATION: Please Read Carefully

This document is a Property Assessment. It is not a buyer's home inspection.

This document should not be used in place of nor be mistaken for a general home inspection or specialty type inspection performed by a licensed or trades professional (e.g., professional home inspector, engineer, pest control operator, electrician, plumber, roofer or HVAC specialist, pool/spa specialist, etc.). This Property Assessment was prepared exclusively and for the sole use of the Client identified below (the "Client") under an established business-to-business relationship for the specific purposes of assisting with the relocation of an employee. It is not intended for use, nor is it to be relied upon, by any party other than the Client, including, but not limited to, buyers, sellers, lenders, real estate brokers/agents, and/or appraisers.

The Client may be required to provide this Property Assessment to other parties in order to comply with disclosure obligations under applicable federal, state and/or local law(s); however, no disclosure of this Property Assessment to other parties, including prospective buyers, shall be deemed to create or give rise to a duty of care or performance on the part of the Property Assessment Provider identified below or the Client toward such other parties. Accordingly, no party other than the Client may rely upon or be influenced by this Property Assessment when considering the property. The Property Assessment Provider prepared this Property Assessment in accordance with Client directives and based it on findings gathered at the property address identified below and other property information sources.

1. GENERAL INFORMATION

File #: 8640520 Client: Sirva

Contact: Mark Babekov Phone: Confidential Information Fax: Confidential Information

E-mail Address: mark.babekov@sirva.com

Client Address: 465 Haleb Ct

City/State/Postal Code: Reno, NV 89521

Transferee(s): SIRVA

Transferee Property Address: 465 Haleb Ct

City/State/Postal Code: Reno, NV 89521

Property Assessment Provider: ReloOlogy Inspection Management Services Job/File #: 105840

Provider Address: 501 Cambria Avenue

City/State/Postal Code: Bensalem, PA 19020

Contact: _____ Phone: _____ Fax: _____

E-mail Address: _____

Date: 4/23/2024 Time: 8:30 am Weather: Cloudy Temp: 50° F Estimated Age of Main Dwelling (yrs): 20

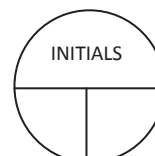
Parties Present at Time of Assessment: Homeowner Occupied: Yes No

Additions/Modifications: No Were Permits Obtained: _____ Explain: _____



RELOCATION PROPERTY ASSESSMENT
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2. PURPOSE AND SCOPE OF THE RELOCATION PROPERTY ASSESSMENT

To provide a professional opinion of a relocating employee's main dwelling and its immediate surrounding area in its "as is" condition, as of the date of assessment, limited to the definitions and guidelines as established by the Client and within this Property Assessment document.

3. OBJECTIVE OF THE RELOCATION PROPERTY ASSESSMENT

To provide the Client with data about a relocating employee's main dwelling and its immediate surrounding area, based on a visual assessment of items identified by category in this Property Assessment document.

4. DEFINITION OF THE RELOCATION PROPERTY ASSESSMENT

A visual, non-invasive evaluation and status of the items identified by category on the ensuing pages. The reporting of apparent defects (not cosmetic deficiencies) that call for corrective action is limited to three categories: 1) structure; 2) unsafe or hazardous conditions; and 3) inoperative systems or appliances.

1. Structure: A load-bearing member of a building (including, but not limited to, footings, foundation walls, posts, beams, floor joists, bearing walls, or roof framings) is to be reported as defective if it has one or more of these characteristics:

- Abnormal cracking or splitting;
- Unusual settlement;
- Deterioration such as rot or pest infestation damage;
- Improper alignment or structural integrity compromised by modification or abuse; or
- Other characteristics that affect the building's structural integrity.

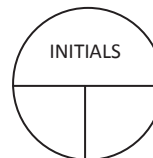
2. Unsafe or Hazardous Conditions: Any item that is identified as a safety defect or a hazard, the presence or absence of which would be dangerous. Unless directed by the Client, the reporting of the possible presence of lead based paint, asbestos, ureaformaldehyde foam insulation, radon, electromagnetic radiation, toxic wastes, molds or fungus, and other environmental or indoor air pollutants are outside the scope of this Property Assessment.

3. Inoperative Systems and Appliances: Any installed systems or built-in appliances that do not operate properly or perform their intended function in response to normal use.

Unless directed by the Client, the following areas are outside the scope of this assessment: (i) cosmetic deficiencies; (ii) deferred maintenance items; (iii) the condition of on-site waste and water systems; (iv) the condition of underground fuel storage tanks; (v) the quality of the water supply; (vi) geological hazards such as floods, erosion, earthquakes, landslides, mudslides and volcanoes; and (vii) governmental or lender requirements. Furthermore, this Property Assessment is not a representation of compliance or noncompliance with federal, state, or local government regulations and codes (e.g., building codes, zoning ordinances, energy efficiency ratings, addition or remodeling permits, etc.).

Estimated costs to correct items identified in this Property Assessment as defective and/or items that may require attention are not bids and do not give rise to performance obligations on the part of the Property Assessment Provider. The Property Assessment Provider is not engaged in the business of providing repair; renovation or improvement services; as such, the Property Assessment Provider has not and cannot determine the actual cost of any repairs, renovations or improvements that may be advised or desired. The cost estimates reflect national, state and/or local cost averages as derived from the review of cost estimator manuals and other information sources by the Property Assessment Provider; all cost estimates should be followed by firm quotes or bids from qualified, reputable contractors.

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5. STATUS DEFINITIONS

For each category, when applicable, rate the status of each item by checking the box as follows:

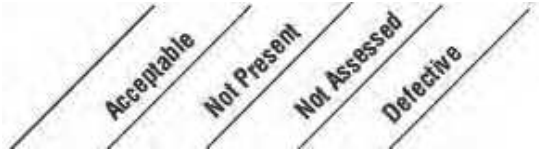
Acceptable: The item is performing its intended function as of the date of the assessment.

Not Present: The item does not exist in the structure being assessed.

Not Assessed: The item was not assessed because of inaccessibility or seasonal impediments.

Defective: The item is either: structurally unsound; unsafe or hazardous; or inoperative, as defined in Section 4 above.

**Please include comments in the corresponding "Remarks" column
for those items rated as Defective or Not Assessed.**



Item

See Summary for Remarks

LOTS & GROUNDS (LG)					
1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Walks
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stoops / Steps
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Patio
4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Deck / Balcony
5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Porch
6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Retaining Walls
7	SURFACE WATER CONTROL				
8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grading
9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Swales
10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Basement Stairwell Drain
11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window Wells
12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior Surface Drain

ROOF (R)					
1	METHOD OF ASSESSMENT: At Eaves				
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#1 Concrete Tile Approx. Age: 20 Design Life: 40
3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#2 Approx. Age: Design Life:
4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#3 Approx. Age: Design Life:
5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#4 Approx. Age: Design Life:
6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#5 Approx. Age: Design Life:
7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flashing
8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Skylights
9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chimney
10	ROOF WATER CONTROL				
11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gutters
12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Downspouts and Extensions

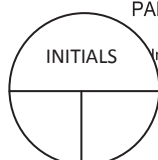
EXTERIOR SURFACES (ES)					
1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	#1 Stucco
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#2
3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	#3
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trim
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fascia
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soffitts
7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows

Client: Sirva

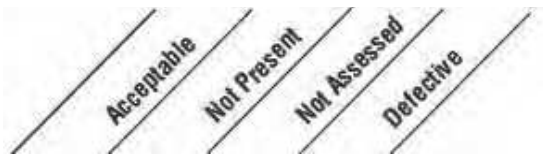
Client File #: 8640520

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Item

See Summary for Remarks

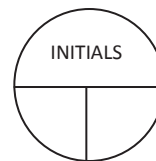
GARAGE/CARPORTS (G/C)					
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Door Operation
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Automatic Door Opener
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Condition

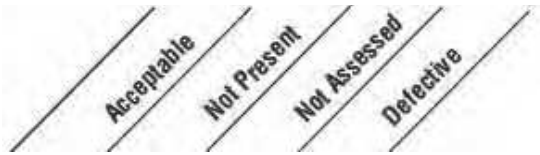
STRUCTURES (S)					
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Foundation: Slab on Grade
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Beams
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bearing Walls
4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Joists / Trusses
5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Piers / Posts
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor / Slab
7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hand Rails

ATTIC (A)					
1	METHOD OF ASSESSMENT: Entered				
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof Framing
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sheathing
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation
5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attic Fan
6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Whole House Fan
3	Evidence of water penetration? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				

Client: Sirva	Client File #: 8640520
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Item

See Summary for Remarks

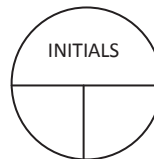
BASEMENT (B)					
1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor
3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heat
4	Evidence of water penetration? <input type="checkbox"/> Yes <input type="checkbox"/> No				

CRAWL SPACE (CS)					
1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Moisture
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Access
3	Evidence of water penetration? <input type="checkbox"/> Yes <input type="checkbox"/> No				

ELECTRICAL (E)					
1	Amps: 200		Volts: 110/240		
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service Cable
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Panel
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Branch Circuits
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ground
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wire Conductor
7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GFI
8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Detector
9	Electrical service adequately meets the needs of the dwelling? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				

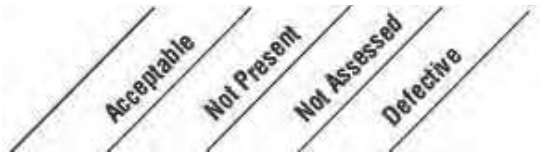
Client: Sirva	Client File #: 8640520
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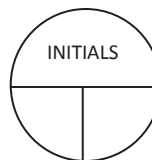
Item See Summary for Remarks

HEATING SYSTEMS (HS)					
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Primary: Forced Air Approx. Age: 20 Design Life: 20
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Additional: Approx. Age: Design Life:
3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fuel(s): Natural Gas
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Primary Operation
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Additional Operation
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Draft Control
7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exhaust System
8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Distribution
9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fuel Tank/Lines
10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Thermostat
11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blower
12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Humidifier
13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heat Exchanger
14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pressure Relief Valve(s)
15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Circulator Pump

AIR CONDITIONING SYSTEM (AC)					
1	Type: Central Fuel: Electric Approx. Age: 20 Design Life: 15				
1a	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	System #1 Operation

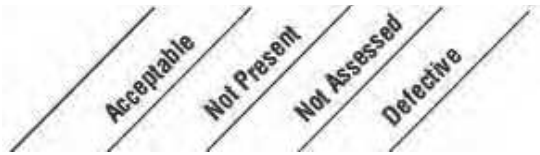
Client: Sirva Client File #: 8640520

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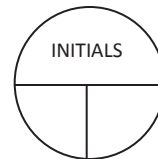
PLUMBING (P)						
1	Water Source:	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private	<input type="checkbox"/> Undetermined	How Verified?: Locale	
2	Sewage Service:	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private	<input type="checkbox"/> Undetermined	How Verified?: Locale	
3	Water Service On?:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			
4		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Pipes: Copper
5		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drain Pipes: ABS
6		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vent Pipes
7		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Laundry Tub
8		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Pressure
9		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilet
10		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tub/Shower
11		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exhaust Fan
12		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sink
13	WATER HEATER :		Approx. Age:	20	Design Life:	10
14		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater
15		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exhaust System
16		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Temperature/Pressure Relief Valve

ON-SITE SEWAGE DISPOSAL (SD)						
1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	System Operation	

WELL (W)						
1				<input type="checkbox"/> Private	<input type="checkbox"/> Community	
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pump	
3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shower Pressure (Top Floor)	
4	Water sample sent to the lab?:		<input type="checkbox"/> Yes	<input type="checkbox"/> No		
5	Is there minimum flow of 3 gallons per minute (gpm) after 30 minutes?:		<input type="checkbox"/> Yes	<input type="checkbox"/> No		

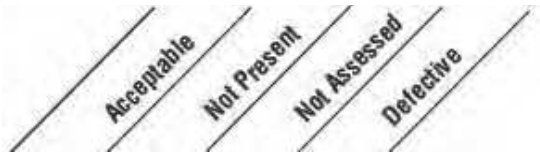
Client: Sirva	Client File #: 8640520
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Item

See Summary for Remarks

POOL AND HOT TUB (P/T)						
1					Pool Type: Not Present	Hot Tub Type: Not Present
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool	
3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Deck/Apron	
4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heater	
5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pump	
6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Filter	
7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fence	
8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot Tub	

FIREPLACE (F)						
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace	
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Free-standing Stove	
3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Insert	
4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Flue	

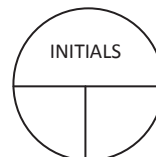
KITCHEN (K)						
1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cooking Appliances	
2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Disposal	
3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dishwasher	
4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ventilator	
5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other Built-ins:	

ADDITIONAL COMMENTS						
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walls / Ceilings	
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floors	
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Doors	
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Closets	
5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	

FINAL COMMENTS	
<p>Were any other unsafe or hazardous conditions observed during the assessment that are not specifically designated on this Property Assessment document? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>The Property Assessment Provider identified below hereby certifies adherence to the terms of the assignment as set forth in the Definitions.</p>	
<p>Property Assessment Provider Name (Please print or type): _____ Date: _____</p>	

Client: Sirva Client File #: 8640520

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Customer: Sirva
Attn: Mark Babekov
Date Inspected: 4/23/2024

Transferee:
SIRVA
465 Haleb Ct
Reno, NV 89521

Inspection Type: ERC Property Assessment
MCI / MCA
Customer File Number: 8640520
ReloOlogy Number: 105840

***** Note: pictures with a RED border indicate a potential hazard, problem or defect *****



Front Elevation



Rear Elevation

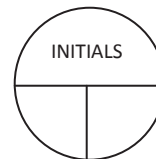


Roof



Roof

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Buyer's Initials: _____ / _____

Customer: Sirva
Attn: Mark Babekov
Date Inspected: 4/23/2024

Transferee:
SIRVA
465 Haleb Ct
Reno, NV 89521

Inspection Type: ERC Property Assessment
MCI / MCA
Customer File Number: 8640520
ReloOlogy Number: 105840

*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



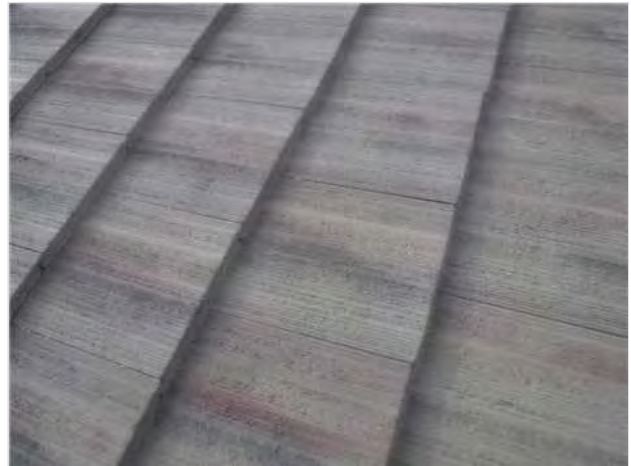
Roof



Roof

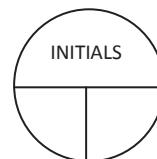


Roof



Roof

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 Attn: Mark Babekov
 Date Inspected: 4/23/2024

Transferee:
 SIRVA
 465 Haleb Ct
 Reno, NV 89521

Inspection Type: ERC Property Assessment
 MCI / MCA
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 ReloOlogy Number: 105840

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Garage



Attic

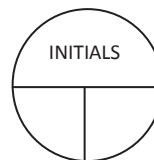


Electric Panel



Electric Panel

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ReloOlogy Number: 105840

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Heating Equipment



A/C Unit

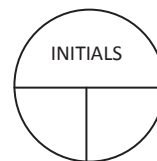


Water Heater



Fireplace

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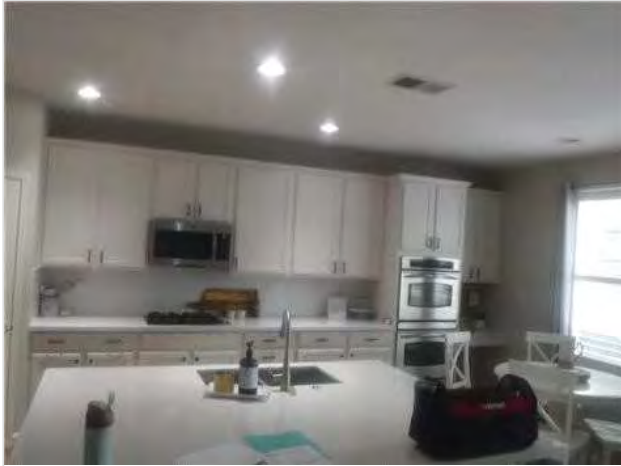
Buyer's Initials: _____ / _____

Customer: Sirva
Attn: Mark Babekov
Date Inspected: 4/23/2024

Transferee:
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465 Haleb Ct
Reno, NV 89521

Inspection Type: ERC Property Assessment
MCI / MCA
Customer File Number: 8640520
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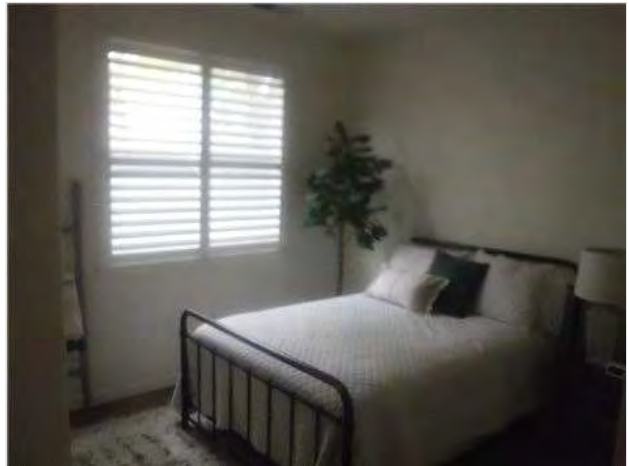
Kitchen



Laundry Room

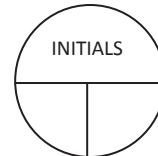


Bedroom



Bedroom

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Date Inspected: 4/23/2024

Transferee:
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465 Haleb Ct
Reno, NV 89521

Inspection Type: ERC Property Assessment
MCI / MCA
Customer File Number: 8640520
ReloOlogy Number: 105840

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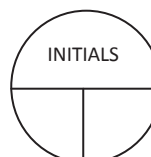


Bedroom



Bathroom

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Buyer's Initials: _____ / _____

Transferee / Property / Inspection Information

Transferee Name:	<u>SIRVA</u>	Street Address:	<u>465 Haleb Ct</u>
City:	<u>Reno</u>	State / Zip Code:	<u>NV / 89521</u>
Customer:	<u>Sirva</u>	File Number:	<u>8640520</u>
Customer Contact:	<u>Mark Babekov</u>	Inspection / Report Date:	<u>4-19-2024 / 4-25-2024</u>

Issues Identified During Inspection

At the time of inspection, there was no evidence of wood destroying insects at the visually accessible areas of the home.

Action Recommended

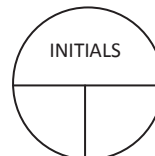
Action Recommended: **No corrective action is required at this time.**

If you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

Cathy Ciambella
Senior Inspection Specialist
ReloOlogy Inspection Management Services
Phone: 215/478-6962

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WOOD DESTROYING PESTS INSPECTION REPORT

No 647420

Firm (PCO) PROGRESSIVE PEST MANAGEMENT License No. 5625 Inspection Date 4-19-2024
 Address PO BOX 50117, RENO, NV 89513 FHA/VA/Escrow or Mortgage No.
 Address of Property Inspected 465 HALEB DR RENO 89521
 Inspection Ordered by RELO OLOGY City Zip Code
 Inspection Report Sent to RELO OLOGY
 Owner's Name and Address NOT AVAILABLE

This inspection was made only to determine VISIBLE evidence of the presence or absence of noted organisms. It is made only in those areas of noted structures which were readily accessible and visible. Inspection has been made in the areas in which infestations are most likely to occur.

No inspection was made in inaccessible areas which might require breaking into, breaking apart, dismantling, removal or moving of an object, including but not limited to moldings, floor coverings, siding, ceilings, floors, furniture, appliances, and/or personal possessions.

THIS IS NOT A STRUCTURAL DAMAGE REPORT, neither is it a WARRANTY as to the absence of wood-destroying organisms. The report is not to be construed to constitute a guarantee against future infestations, but is indicative of the condition of the premises ON THE DATE OF THE INSPECTION. This report is NOT intended to determine the presence of organisms which may be detrimental to human health.

- This is not a structural damage report. This is not a guarantee against future infestations.
- This is not a structural soundness report. (Structural soundness should be determined by a qualified building expert.) This is not a mold inspection report.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company for which I am acting is financially associated in any way with or related to any party to this transaction.

BRIAN MOBERLY

501300

Brian Moberly
Signature of Inspector

Type or Print Name of Inspector

Inspector License No.

INFESTATION: (See diagram and explanation below.)

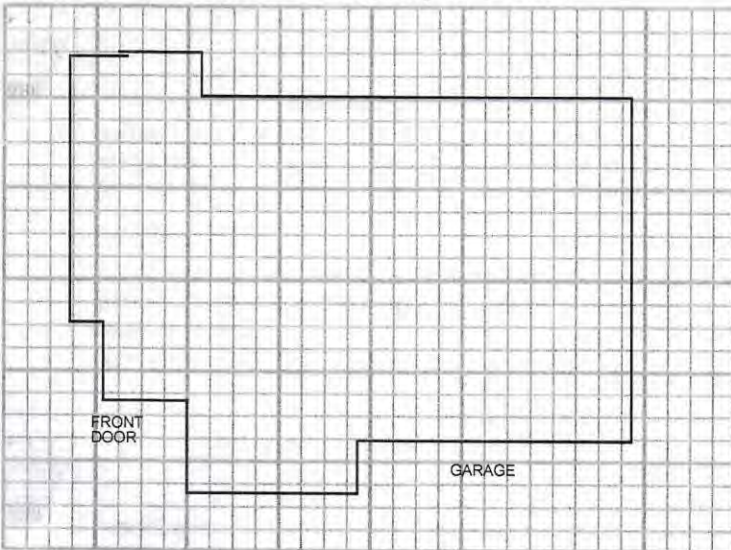
	Evidence of		Active	Inactive
	No	Yes		
Termites	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Wood-destroying Insects	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood-destroying Fungi	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CONDITIONS CONDUCTIVE TO INFESTATION:

	Yes	No
Earth-Wood Contacts	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Faulty Grades	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Insufficient Ventilation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Excessive Moisture	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cellulose Debris	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(See back for definition of infestation and conditions conducive to infestation)

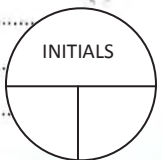
Location of Tag: Under Sink Crawl Space Other: _____



GRAPH EXPLANATIONS:

CLEAR REPORT

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Scale.....(optional)

Treatment Date Area Treated

Product Used..... EPA Registration No.

I have received the original or a legible copy of this form.

Signature of Purchaser

Date

Transferee / Property Information

Transferee Name:	Sirva	Street Address:	465 Haleb Ct
City:	Reno	State / Zip:	NV / 89521
Customer:	Sirva	File Number:	8640520
Customer Contact:	Mark Babekov	Report Date:	4-30-2024

Inspection Conditions

Date of Inspection:	4-28-2024	Time:	1:00 pm
Weather:	Clear	Temperature:	50° F
Occupied:	Yes	Parties Present:	Homeowner

General Stucco Information

Est. Age of Property: 19

Stucco Present on Home -

Type of Substrate:	Metal Lathe	Thickness of Stucco:	1
Metal Lathe Present:	Yes		

Important Note:

The exterior of this home is clad with "Conventional" or "Hard Coat" stucco on the front, left, rear, and right elevations. This type of stucco typically consists of a mixture of Portland cement or lime, sand and water, applied in one or more coats over rough masonry or frame structures. This is not an EIFS system. **AN EIFS MOISTURE INTRUSION SURVEY IS NOT REQUIRED.**

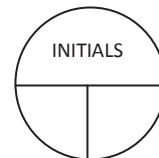
Stucco Information & Condition

Type of Wall-Framing Present:	Wood Framing
Location of Stucco:	Front, Left, Rear, and Right
Explanation:	Whole Home
Exterior Element Removed to Identify Stucco:	Outlet
Description of Cross Sections/Layers / of System:	Standard 3 layer system
Defects Present in the Stucco:	No
Recommendation for a Moisture Intrusion Inspection:	No

Comments / Recommendations:

No repairs are necessary at this time.

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Customer: Sirva
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Date Inspected: 4/28/2024

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SIRVA
465 Haleb Ct
Reno, NV 89521

Inspection Type: Stucco Identification
Inspection
Customer File Number: 8640520
ReloOlogy Number: 106119

*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***

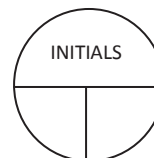


Front Elevation



Front Elevation

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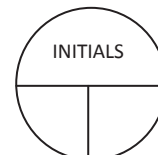


Rear Elevation



Side Elevation

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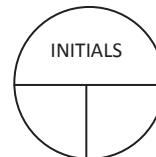


Stucco



Stucco

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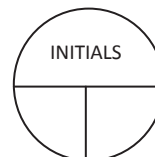


Stucco



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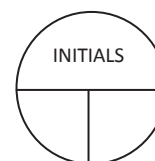


Stucco



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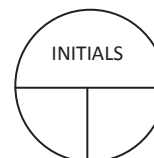


Stucco



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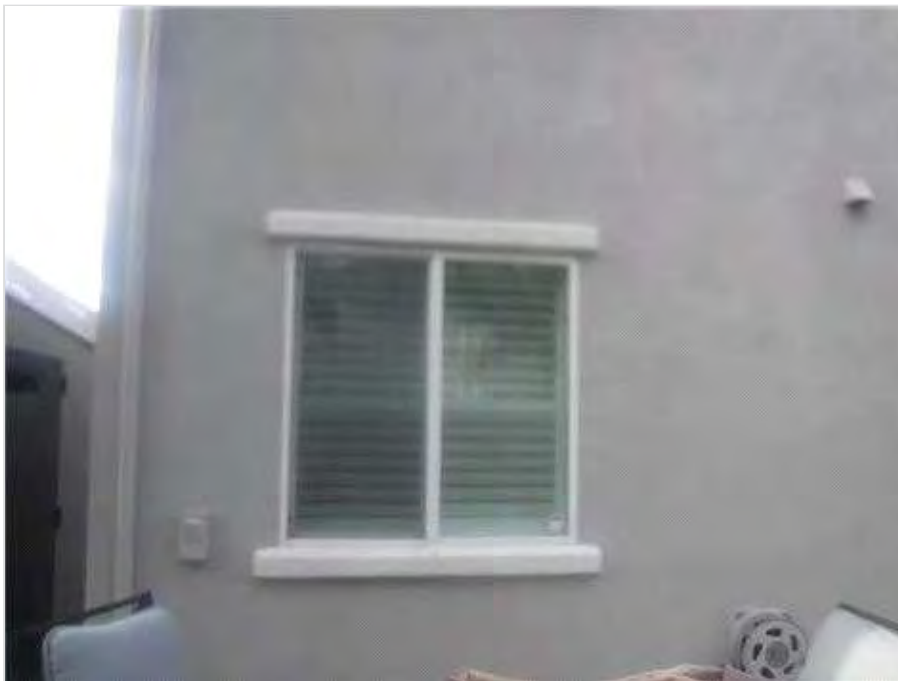
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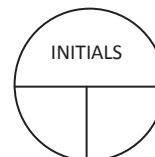


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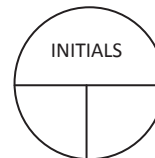
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This Page is for Information Purposes Only

Buyer to Initial Each
Page of the Documents
Beyond this Page and
Sign Where Indicated

Please make sure all pages of the following have been initialed and signed where indicated then submitted with the offer package to BGRS.

Seller is a relocation company that has never Occupied the property and provides the former Occupying owner's Disclosure Summary for Disclosure purposes only. Seller makes no Representations or warranties regarding the Accuracy of the information provided.



SELLER'S REAL PROPERTY DISCLOSURE FORM

In accordance with Nevada Law, a seller of residential real property in Nevada must disclose any and all known conditions and aspects of the property which materially affect the value or use of residential property in an adverse manner (see NRS 113.130 and 113.140).

Date: _____ Do you currently occupy or have you ever occupied this property? YES NO

Property Address: 465 Haleb Ct, Reno, NV 89521

A seller's agent shall not complete a disclosure form regarding the residential property on behalf of the seller. (NRS 113.130(2))

A seller that requires an ADA compliant version of this document can contact Nevada ADA Assistance for their request: NV ADA Assistance

A purchaser may not waive the requirement to provide this form and a seller may not require a purchaser to waive this form. (NRS 113.130(3))

Type of Seller: Bank (financial institution); Asset Management Company; Owner-occupier; Other: _____

Purpose of Statement: (1) This statement is a disclosure of the condition of the property in compliance with the Seller Real Property Disclosure Act, effective January 1, 1996. (2) This statement is a disclosure of the condition and information concerning the property known by the Seller which materially affects the value of the property. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction and is not a substitute for any inspections or warranties the Buyer may wish to obtain. Systems and appliances addressed on this form by the seller are not part of the contractual agreement as to the inclusion of any system or appliance as part of the binding agreement.

Instructions to the Seller: (1) ANSWER ALL QUESTIONS. (2) REPORT KNOWN CONDITIONS AFFECTING THE PROPERTY. (3) ATTACH ADDITIONAL PAGES WITH YOUR SIGNATURE IF ADDITIONAL SPACE IS REQUIRED. (4) COMPLETE THIS FORM YOURSELF. (5) IF SOME ITEMS DO NOT APPLY TO YOUR PROPERTY, CHECK N/A (NOT APPLICABLE). EFFECTIVE JANUARY 1, 1996, FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE THE PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT AND SEEK OTHER REMEDIES AS PROVIDED BY THE LAW (see NRS 113.150).

Systems / Appliances: Are you aware of any problems and/or defects with any of the following:

	YES	NO	N/A		YES	NO	N/A
Electrical System.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shower(s).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sink(s).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer System & line.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sauna/hot tub(s).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Septic tank & leach field.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Built-in microwave.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well & pump.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range/oven/hood-fan.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Yard sprinkler system(s).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fountain(s).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garbage disposal.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heating system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash compactor.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cooling system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Vacuum.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solar heating system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Alarm system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace & chimney.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Owned ... <input type="checkbox"/> Leased ... <input type="checkbox"/>			
Wood burning system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Detector.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage door opener.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Intercom.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water treatment system(s).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Data Communication line(s).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Owned ... <input type="checkbox"/> Leased ... <input type="checkbox"/>				Satellite dish(es).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water heater.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Owned ... <input type="checkbox"/> Leased ... <input type="checkbox"/>			
Toilet(s).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathtub(s).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

EXPLANATIONS: Any "Yes" must be fully explained on page 3 of this form.

Seller M.B.
BGRS Relocation Inc

Buyer(s) Initials _____

Seller is a relocation company that has never Occupied the property and provides the former Occupying owner's Disclosure Summary for Disclosure purposes only. Seller makes no Representations or warranties regarding the Accuracy of the information provided.

YES NO N/A

Property Conditions, improvements, and additional information:

Are you aware of any of the following?:

1. Structure:

- (a) Previous or current moisture conditions and/or water damage?
(b) Any structural defect?
(c) Any construction, modification, alterations, or repairs made without required state, city or county building permits?
(d) Whether the property is or has been the subject of a claim governed by NRS 40.600 to 40.695 (construction defect claims)?

2. Land / Foundation:

- (a) Any of the improvements being located on unstable or expansive soil?
(b) Any foundation sliding, settling, movement, upheaval, or earth stability problems that have occurred on the property?
(c) Any drainage, flooding, water seepage, or high-water table?
(d) The property being located in a designated flood plain?
(e) Whether the property is located next to or near any known future development?
(f) Any encroachments, easements, zoning violations or nonconforming uses?
(g) Is the property adjacent to "open range" land?

3. Roof: Any problem with the roof?

4. Pool / Spa: Any problems with structure, wall, liner, or equipment

5. Infestation: Any history of infestation (termites, carpenter ants, etc.)?

6. Environmental:

- (a) Any substances, materials, or products which may be an environmental hazard such as but not limited to, asbestos, radon gas, urea formaldehyde, fuel or chemical storage tanks, contaminated water or soil on the property?
(b) Has property been the site of a crime involving the previous manufacture of Methamphetamine where the substances have not been removed from or remediated on the Property by a certified entity or has not been deemed safe for habitation by the Board of Health?

7. Fungi / Mold: Any previous or current fungus or mold?

8. Any features of the property shared in common with adjoining landowners such as walls, fences, road, driveways or other features whose use or responsibility for maintenance may have an effect on the property?

9. Common Interest Communities: Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others) or a homeowner association which has any authority over the property?

- (a) Common Interest Community Declaration and Bylaws available?
(b) Any periodic or recurring association fees?
(c) Any unpaid assessments, fines or liens, and any warnings or notices that may give rise to an assessment, fine or lien?
(d) Any litigation, arbitration, or mediation related to property or common area?
(e) Any assessments associated with the property (excluding property taxes)?
(f) Any construction, modification, alterations, or repairs made without required approval from the appropriate Common Interest Community board or committee?

10. Any problems with water quality or water supply?

11. Any other conditions or aspects of the property which materially affect its value or use in an adverse manner?

12. Lead-Based Paint: Was the property constructed on or before 12/31/77?
(If yes, additional Federal EPA notification and disclosure documents are required)

13. Water source: Municipal Community Well Domestic Well Other

If Community Well: State Engineer Well Permit Number:
Revocable Permanent Cancelled

14. Conservation Easements such as the SNWA's Water Smart Landscape Program: Is the property a participant?

15. Solar Panels: Are any installed on the property?
If yes, are the solar panels: Owned Leased or Financed

16. Wastewater Disposal: Municipal Sewer Septic System Other

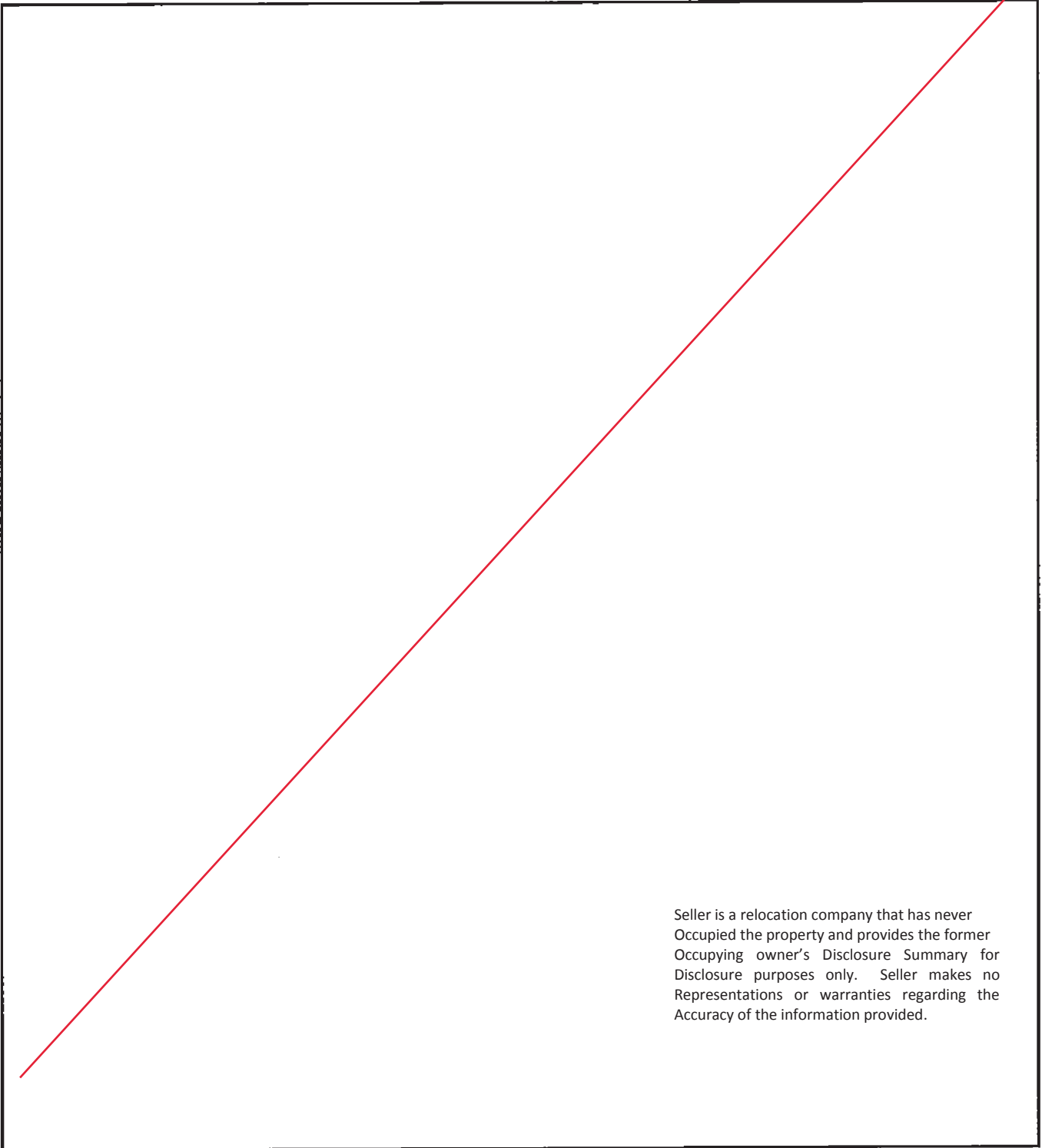
17. This property is subject to a Private Transfer Fee Obligation?

EXPLANATIONS: Any "Yes" must be fully explained on page 3 of this form.

M.B. Initials
BGRS Relocation Inc

Buyer(s) Initials

EXPLANATIONS: Any "Yes" to questions on page 1 and 2 must be fully explained here. Attach additional pages if needed.



Seller is a relocation company that has never Occupied the property and provides the former Occupying owner's Disclosure Summary for Disclosure purposes only. Seller makes no Representations or warranties regarding the Accuracy of the information provided.

M.B.
BGRS Relocation Inc

Buyer(s) Initials

Buyers and sellers of residential property are advised to seek the advice of an attorney concerning their rights and obligations as set forth in Chapter 113 of the Nevada Revised Statutes regarding the seller's obligation to execute the Nevada Real Estate Division's approved "Seller's Real Property Disclosure Form". For your convenience, Chapter 113 of the Nevada Revised Statutes provides as follows:

CONDITION OF RESIDENTIAL PROPERTY OFFERED FOR SALE

NRS 113.100 Definitions. As used in NRS 113.100 to 113.150, inclusive, unless the context otherwise requires:

1. "Defect" means a condition that materially affects the value or use of residential property in an adverse manner.
2. "Disclosure form" means a form that complies with the regulations adopted pursuant to NRS 113.120.
3. "Dwelling unit" means any building, structure, or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one person who maintains a household or by two or more persons who maintain a common household.
4. "Residential property" means any land in this state to which is affixed not less than one nor more than four dwelling units.
5. "Seller" means a person who sells or intends to sell any residential property.

(Added to NRS by 1995, 842; A 1999, 1446)

NRS 113.110 Conditions required for "conveyance of property" and to complete service of document. For the purposes of NRS 113.100 to 113.150, inclusive:

1. A "conveyance of property" occurs:
 - (a) Upon the closure of any escrow opened for the conveyance; or
 - (b) If an escrow has not been opened for the conveyance, when the purchaser of the property receives the deed of conveyance.

2. Service of a document is complete:

- (a) Upon personal delivery of the document to the person being served; or
- (b) Three days after the document is mailed, postage prepaid, to the person being served at the person's last known address. (Added to NRS by 1995, 844)

NRS 113.120 Regulations prescribing format and contents of form for disclosing condition of property. The Real Estate Division of the Department of Business and Industry shall adopt regulations prescribing the format and contents of a form for disclosing the condition of residential property offered for sale. The regulations must ensure that the form:

1. Provides for an evaluation of the condition of any electrical, heating, cooling, plumbing and sewer systems on the property, and of the condition of any other aspects of the property which affect its use or value, and allows the seller of the property to indicate whether or not each of those systems and other aspects of the property has a defect of which the seller is aware.

2. Provides notice:

- (a) Of the provisions of NRS 113.140 and subsection 5 of NRS 113.150.
- (b) That the disclosures set forth in the form are made by the seller and not by the seller's agent.
- (c) That the seller's agent, and the agent of the purchaser or potential purchaser of the residential property, may reveal the completed form and its contents to any purchaser or potential purchaser of the residential property.

(Added to NRS by 1995, 842)

NRS 113.130 Completion and service of disclosure form before conveyance of property; discovery or worsening of defect after service of form; exceptions; waiver.

1. Except as otherwise provided in subsection 2:

- (a) At least 10 days before residential property is conveyed to a purchaser:
 - (1) The seller shall complete a disclosure form regarding the residential property; and
 - (2) The seller or the seller's agent shall serve the purchaser or the purchaser's agent with the completed disclosure form.

↳ A seller's agent shall not complete a disclosure form regarding the residential property on behalf of the seller.

(b) If, after service of the completed disclosure form but before conveyance of the property to the purchaser, a seller or the seller's agent discovers a new defect in the residential property that was not identified on the completed disclosure form or discovers that a defect identified on the completed disclosure form has become worse than was indicated on the form, the seller or the seller's agent shall inform the purchaser or the purchaser's agent of that fact, in writing, as soon as practicable after the discovery of that fact but in no event later than the conveyance of the property to the purchaser. If the seller does not agree to repair or replace the defect, the purchaser may:

- (1) Rescind the agreement to purchase the property; or
- (2) Close escrow and accept the property with the defect as revealed by the seller or the seller's agent without further recourse.

(c) A seller's agent is not liable to the purchaser for damages if:

- (1) The seller is aware of a defect and fails to disclose the defect to the purchaser on the disclosure form as required pursuant to paragraph (a); or
- (2) After service of the completed disclosure form but before conveyance of the property to the purchaser, the seller discovers a new defect in the residential property that was not identified on the completed disclosure form or discovers that a defect identified on the completed disclosure form has become worse than was indicated on the form and fails to inform the purchaser or the purchaser's agent of that fact as required pursuant to paragraph (b).

↳ The provisions of this paragraph do not affect, and must not be construed to affect, the obligation of a seller's agent to comply with the provisions of paragraph (a) of subsection 1 of NRS 645.252.

2. Subsection 1 does not apply to a sale or intended sale of residential property:

- (a) By foreclosure pursuant to chapter 107 of NRS.
- (b) Between any co-owners of the property, spouses or persons related within the third degree of consanguinity.
- (c) Which is the first sale of a residence that was constructed by a licensed contractor.
- (d) By a person who takes temporary possession or control of or title to the property solely to facilitate the sale of the property on behalf of a person who relocates to another county, state or country before title to the property is transferred to a purchaser.
- (e) By a fiduciary under title 12 or 13 of NRS, including, without limitation, a personal representative, guardian, trustee or person acting under a power of attorney, who takes temporary possession or control of or title to the property solely to facilitate the sale of the property on behalf of a person who is deceased or incapacitated.

3. A purchaser of residential property may not waive any of the requirements of subsection 1. A seller of residential property may not require a purchaser to waive any of the requirements of subsection 1 as a condition of sale or for any other purpose.

4. If a sale or intended sale of residential property is exempted from the requirements of subsection 1 pursuant to paragraph (a) of subsection 2, the trustee and the beneficiary of the deed of trust shall, not later than at the time of the conveyance of the property to the purchaser of the residential property, or upon the request of the purchaser of the residential property, provide:

- (a) Written notice to the purchaser of any defects in the property of which the trustee or beneficiary, respectively, is aware; and
- (b) If any defects are repaired or replaced or attempted to be repaired or replaced, the contact information of any asset management company who provided asset management services for the property. The asset management company shall provide a service report to the purchaser upon request.

5. As used in this section:

- (a) "Seller" includes, without limitation, a client as defined in NRS 645H.060.
 - (b) "Service report" has the meaning ascribed to it in NRS 645H.150.
- (Added to NRS by 1995, 842; A 1997, 349; 2003, 1339; 2005, 598; 2011, 2832; 2021, 961; 1081)

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M.B. Estrella
BGRS Relocation Inc

Buyer(s) Initials

NRS 113.135 Certain sellers to provide copies of certain provisions of NRS and give notice of certain soil reports; initial purchaser entitled to rescind sales agreement in certain circumstances; waiver of right to rescind.

1. Upon signing a sales agreement with the initial purchaser of residential property that was not occupied by the purchaser for more than 120 days after substantial completion of the construction of the residential property, the seller shall:

- (a) Provide to the initial purchaser a copy of NRS 11.202, 11.2055, and 40.600 to 40.695, inclusive;
- (b) Notify the initial purchaser of any soil report prepared for the residential property or for the subdivision in which the residential property is located; and
- (c) If requested in writing by the initial purchaser not later than 5 days after signing the sales agreement, provide to the purchaser without cost each report described in paragraph (b) not later than 5 days after the seller receives the written request.

2. Not later than 20 days after receipt of all reports pursuant to paragraph (c) of subsection 1, the initial purchaser may rescind the sales agreement.

3. The initial purchaser may waive his or her right to rescind the sales agreement pursuant to subsection 2. Such a waiver is effective only if it is made in a written document that is signed by the purchaser.

(Added to NRS by 1999, 1446; A 2015, 18)

NRS 113.140 Disclosure of unknown defect not required; form does not constitute warranty; duty of buyer and prospective buyer to exercise reasonable care.

1. NRS 113.130 does not require a seller to disclose a defect in residential property of which he is not aware.

2. A completed disclosure form does not constitute an express or implied warranty regarding any condition of residential property.

3. Neither this chapter nor chapter 645 of NRS relieves a buyer or prospective buyer of the duty to exercise reasonable care to protect himself.

(Added to NRS by 1995, 843; A 2001, 2896)

NRS 113.150 Remedies for seller's delayed disclosure or nondisclosure of defects in property; waiver.

1. If a seller or the seller's agent fails to serve a completed disclosure form in accordance with the requirements of NRS 113.130, the purchaser may, at any time before the conveyance of the property to the purchaser, rescind the agreement to purchase the property without any penalties.

2. If, before the conveyance of the property to the purchaser, a seller or the seller's agent informs the purchaser or the purchaser's agent, through the disclosure form or another written notice, of a defect in the property of which the cost of repair or replacement was not limited by provisions in the agreement to purchase the property, the purchaser may:

- (a) Rescind the agreement to purchase the property at any time before the conveyance of the property to the purchaser; or
- (b) Close escrow and accept the property with the defect as revealed by the seller or the seller's agent without further recourse.

3. Rescission of an agreement pursuant to subsection 2 is effective only if made in writing, notarized and served not later than 4 working days after the date on which the purchaser is informed of the defect:

- (a) On the holder of any escrow opened for the conveyance; or
- (b) If an escrow has not been opened for the conveyance, on the seller or the seller's agent.

4. Except as otherwise provided in subsection 5, if a seller conveys residential property to a purchaser without complying with the requirements of NRS 113.130 or otherwise providing the purchaser or the purchaser's agent with written notice of all defects in the property of which the seller is aware, and there is a defect in the property of which the seller was aware before the property was conveyed to the purchaser and of which the cost of repair or replacement was not limited by provisions in the agreement to purchase the property, the purchaser is entitled to recover from the seller treble the amount necessary to repair or replace the defective part of the property, together with court costs and reasonable attorney's fees. An action to enforce the provisions of this subsection must be commenced not later than 1 year after the purchaser discovers or reasonably should have discovered the defect or 2 years after the conveyance of the property to the purchaser, whichever occurs later.

5. A purchaser may not recover damages from a seller pursuant to subsection 4 on the basis of an error or omission in the disclosure form that was caused by the seller's reliance upon information provided to the seller by:

- (a) An officer or employee of this State or any political subdivision of this State in the ordinary course of his or her duties; or
- (b) A contractor, engineer, land surveyor, certified inspector as defined in NRS 645D.040 or pesticide applicator, who was authorized to practice that profession in this State at the time the information was provided.

6. A purchaser of residential property may waive any of his or her rights under this section. Any such waiver is effective only if it is made in a written document that is signed by the purchaser and notarized.

(Added to NRS by 1995, 843; A 1997, 350, 1797)

The above information provided on pages one (1), two (2) and three (3) of this disclosure form is true and correct to the best of the seller's knowledge as of the date set forth on page one (1). **SELLER HAS DUTY TO DISCLOSE TO BUYER AS NEW DEFECTS ARE DISCOVERED AND/OR KNOWN DEFECTS BECOME WORSE (See NRS 113.130(1)(b)).**

Seller(s): _____

 Seller(s): _____
 BGRS Relocation Inc
 by Mark Babekov

APPROVED
 By Mark Babekov at 3:11 pm, May 03, 2024

BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY AND ITS ENVIRONMENTAL STATUS. Buyer(s) has/have read and acknowledge(s) receipt of a copy of this Seller's Real Property Disclosure Form and copy of NRS Chapter 113.100-150, inclusive, attached hereto as pages four (4) and five (5).

Buyer(s): _____ Date: _____

Buyer(s): _____ Date: _____

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AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

From: Ferrari-Lund Real Estate, Inc. ("FLRE")

This Disclosure serves to inform both buyers and sellers that Ferrari-Lund Real Estate, Inc. has a business relationship with JLM Title, LLC (dba First Centennial Title Company of Nevada). FLRE has ownership interest in JLM Title, LLC (dba First Centennial Title Company of Nevada), - because of this relationship, this referral may provide FLRE a financial or other benefit.

You are NOT required to use JLM Title, LLC (dba First Centennial Title Company of Nevada) as a condition to purchase or sale of the subject property.

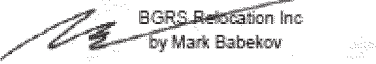
THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES. Set forth below are the estimated charges or range of charges by JLM Title, LLC (dba First Centennial Title Company of Nevada): Provider, Settlement Services and Estimated Charges

Provider	Settlement Services	Estimated Charges	Note
First Centennial	Title Insurance Escrow and Closing Services Document Preparation (deed)	\$775.00 ** \$440.00 \$50	*These ranges are estimates based on an average sales price of \$100,000.00. Your actual cost may vary depending upon your sales price.** Title Insurance varies based on coverage amount, type of policy and endorsements required. Escrow prices are based upon an equal split of the settlement charges by both buyer and seller. Document Preparation (deed) actual cost will vary based on the purchase price. Please note that you may qualify for specific discounts provided proof of qualification of the particular discount is supplied. Please review the Loan Estimate for the specific settlement charges(s) that may apply to you. Escrow prices are based upon an equal split of the settlement charges by both buyer and seller.

Acknowledgment

I/we have read this disclosure form, and understand that FLRE may receive a financial or other benefit as the result of the use of the above provider. Furthermore, we understand that Ferrari-Lund Real Estate, Inc. is referring me/us to purchase one or more of the above described settlement services from the entity described herein, and may receive a financial or other benefit as a result of this referral. I/we sign this disclosure with the understanding, shall I/we have any questions or concerns, I/we should consult with a professional of my/our choice.

APPROVED
By Mark Babekov at 3:11 pm, May 03, 2024

Seller:  BGRS Relocation Inc
by Mark Babekov _____
Signature Date

Seller: _____
Signature Date

Buyer: _____
Signature Date

Buyer: _____
Signature Date

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