



All Inclusive Disclosure/Waiver

Property Address _____
Printed name of Buyer(s) _____
Printed name of Buyer(s) Agent and Brokerage _____
Printed name of Seller(s) _____
Printed name of Seller(s) Agent and Brokerage _____

MOLD

BUYER is informed that various fungal and mold contaminants are present in Southern Nevada, including but not limited to, Stachybotrys chartarum, Aspergillus, Penicillium, commonly known as MOLD. All potential purchasers are informed that a microbial survey may be obtained to gain information, in addition of that contained in the Seller's Real Property Disclosure Statement or a property inspection report, concerning Fungal & Mold Contaminants and whether mold or fungi are both present and are materially affecting the property. Microbial service providers may be found by searching phone book or the internet under mold and Environmental and Ecological Services.

Buyer declares that this is purely a notification of possible fungal and mold contaminants issues and only a professional inspector should be relied upon for specific identification of any issue:

Buyer(s) Initials

PEST / INSECT SPECIES

BUYER is informed that various pest/insect species ("Pests") exist in Southern Nevada. Said Pests include but are not limited to scorpions (approximately 23 species including bark scorpion or centruroides excilicauda), spiders (including black widow and brown recluse) and termites, only to name a few. All potential purchasers are recommended to gain a Pest control report to verify the infestation and/or presence of Pests. The potential purchaser is informed that Pests may inhabit any real and personal property in Southern Nevada regardless of statements in the Property Disclosure Statement or information contained in a Pest control report. For more information in Southern Nevada, you may contact the State of Nevada Division of Agriculture at (702) 458-4690 and ask to speak to an entomologist or agriculturalist. Or on the internet at http://agri.nv.gov/PLANT_PestControl_Index.htm.

Buyer declares, by *initialing*, that this is purely a notification of possible Pests and or infestations issues and only a professional inspector should be relied upon for specific identification of any issue:

Buyer(s) Initials

DRYWALL

The Consumer Product Safety Commission (CPSC), together with the Environmental Protection Agency (EPA) and the Department of Health and Human Services (HHS), has received incident reports from consumers who believe their health symptoms or the corrosion of certain metal components in their homes are related to the presence of drywall. CPSC and its partner agencies are developing guidance for identification and remediation of the problem drywall. Information concerning this issue can be found at <http://www.cpsc.gov/> and <http://www.cpsc.gov/info/drywall/index.html>.

Buyer declares that this is purely a notification of possible drywall issues and only a professional inspector should be relied upon for specific identification of any issue:

Buyer(s) Initials

CONSTRUCTION DEFECT LITIGATION NRS 40

BUYER is informed that the Property and or a Common Interest Community (CIC) linked to the Property may be or may have been involved in various Construction Defect lawsuits which change from time to time. These include, for example, Galvanic corrosion (Kitec Plumbing www.plumbingdefect.com) and Weep Screed (stucco system). The Property may also be located within a neighborhood wherein various homeowners are involved in construction defect litigation although the property you are purchasing may have elected to not join some or all litigation.

Buyer declares, by initialling, that this is purely a notification of potential construction defect litigation that may currently or has in the past affected the property or the CIC (Common Interest Community) concerning the property.

Buyer(s) Initials

COMMON INTEREST COMMUNITY – NON-OWNER OCCUPIED RESTRICTIONS

If Property is located within a Common Interest Community (CIC), Buyer is made aware that the CIC's by-laws and CCR's may restrict the percentage of non-owner occupied residences within the CIC. Buyer declares and understands it is Buyer's responsibility to ensure that their intended use for the property is in compliance with all by-laws affecting the property. Buyer hereby acknowledges that neither the real estate Brokers, nor their representatives, agents or employees, have made any representations concerning any aspect of the Buyer's intended use of the property and hereby releases Broker and its' representatives, agents or employees from any and all claims, present or future, regarding any aspect of intended or actual use of the property.

Buyer declares that if this subject is a concern, Buyer will investigate the matter with the CIC during the due diligence.

Buyer(s) Initials

BELTWAY DISCLOSURE & AIRPORT NOISE

Proposed Clark County Road Construction & Airport Noise

The Regional Transportation Commission of Southern Nevada (RTC) is the transportation-planning the agency for Southern Nevada. In conjunction with Nevada, Clark County, Las Vegas, Henderson and North Las Vegas, RTC is constructing local, collector, and arterial roadways throughout the Las Vegas Valley and Boulder City. Projects include the Bruce Woodbury Beltway, Harmon Valley View, the 5th Street arterial, the US 95 widening, and the Boulder City Bypass to name a few. The Clark County Department of Aviation is responsible for the management of 6 aviation facilities including McCarran International Airport, which create noise from aircraft. Flight paths are public record. There are too many RTC projects and airports in the Las Vegas Valley to detail in this disclosure. For your information and assistance, we have compiled various phone numbers and web sites. Any personal concern of your future home being affected by the location of roadway construction/airport noise should be investigated by you, the prospective buyer, through the agencies listed.

Buyer declares, by initialing, in the boxes below:

I am informed of roadway arterials and the existence of airport noise. I have received a copy of this form and acknowledge that I have been made aware of proposed road construction.

I am informed that if I have any questions or concerns I should utilize the numbers or websites listed to inquire about proposed, current roadway construction and airport noise.

I understand that road construction maps can be located at the RTC www.rtcsonthernnevada.com/mpo/construction/ and flight path information can be found at McCarran.com at http://www.mccarran.com/04_05_05_noise.htm. If I would like more information, I will personally seek out the map of my choice on the internet.

I Sign this Disclosure with the understanding that if I have any questions or concerns I should consult with a professional of my choice.

In the event this form is signed by Buyer prior to Seller, or if Seller refuses to sign this form, Buyer acknowledges that the information on this form is not only that provided by a Seller, but a general warning and informative statement that the topics in the form may adversely affect the property. Buyer is advised to gain any and all inspections and requests for information that will assist Buyer in making the determination to purchase. Broker has created this form to assist Buyer in being informed of various topics that have and are affecting real property in this area of Nevada.

Buyer's Printed Name

Buyer's Printed Name

Buyer's Signature

Date:

Buyer's Signature

Date:

Initials Buyer _____