



NOTICE AND DISCLOSURE REGARDING MOLD

There has been some recent publicity regarding the existence of certain types of toxic and non-toxic mold and similar organisms in homes, apartments and commercial buildings. Current information indicates that some types of mold may cause severe health problems for certain individuals.

Real Estate Agents are not trained to identify mold or similar conditions. Not all molds are detectable by a visual inspection by a Real Estate Agent, or even by a professional home inspector or pest control inspector. It is possible that a property could have a serious but hidden mold problem that the seller is not aware of.

The only way to provide any reasonable assurance that a property does not have a mold or other health hazard problem is to retain the services of an environmental expert who will conduct specific tests. Normally, these tests will consist of an interior and exterior examination for airborne spores, and a carpet test, but other procedures may be necessary. Any visible mold should be professionally evaluated.

Your Broker advises that every homebuyer should consider having specific mold testing performed by an experienced environmental professional as either a separate test or an add-on to their whole house inspection. Since most varieties of mold thrive on moisture, testing is especially necessary if any of the inspection reports or disclosure documents indicated that there is evidence of past or present moisture, flooding or other water intrusion, or standing water in the Property.

The Purchase Contract contains provisions allowing you to obtain any and all inspections you may desire during the Inspection Period. All inspections, including those to detect mold, should be completed within the Inspection Period established in the Purchase Contract. Your Broker advises you to have these inspections and tests, including those for mold, performed in a timely manner; delays could result in a finding of a waiver on the part of a Buyer of these inspections rights.

Buyer acknowledges the Broker cannot be responsible for the existence of mold or any other health hazard in the Property.

PROPERTY ADDRESS:

DATE

BUYER

DATE

BUYER