

MOLD DISCLOSURE

Property Address: _____

Recently there has been a great interest in the existence or non-existence of different types of mold in homes, apartments and commercial buildings. Some of the different types of mold are defined as Toxic and Non-Toxic. Medical information indicates that some types of Mold may cause health problems in certain human beings.

Some types of Mold are not detectable by a visual inspection by Real Estate Agents or by professional home inspectors. The property may have Mold that is hidden from the Real Estate Agents, professional home inspectors and the Seller.

The only way to determine if the home you are purchasing contains Mold or other health hazards is to retain an Environmental expert who can perform specific tests to make that determination. If the presence of any Mold or evidence of Water Intrusion or Moisture has been disclosed to you, you should have that condition professionally evaluated.

The Broker recommends that every buyer should consider having a Mold or other health hazard tests performed by an environmental expert as part of their right under the purchase agreement to have inspections of the property. This is especially necessary if any of the inspection reports or disclosure documents indicate that there is evidence of past or present moisture, standing water, visible stains or water intrusion on the property.

All inspections, including those to detect Mold or other health hazards, should be completed within the time for inspections provided in the purchase agreement. Any waiver or failure on the part of the buyer to complete all appropriate inspections and tests, including those for Mold or other health hazards, is against the advice and recommendations of the Broker.

Broker has not and cannot verify whether or not there is any health hazard or Mold on the property.

Dated: _____

Buyer

Dated: _____

Buyer