

# Mold Disclosure and Waiver

Property Address: \_\_\_\_\_

Buyer(s): \_\_\_\_\_

Seller(s): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
(Buyer's initials) **MOLD INSPECTIONS:** Mold contaminants may exist in the property of which the Brokers, Agents, and Sellers are unaware. These contaminants grow in places where there is or may have been excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. These conditions may be identified with a typical home inspection. Brokers, Agents, and Sellers recommend the Buyer obtain a professional home inspection to better determine the condition of the property. Neither the Broker, Agent nor Seller is an expert in the field of mold contaminants. In the event suspect mold contamination is discovered, it is highly recommended that the Buyers satisfy themselves as to the property's condition by having a mold inspection performed. The cost and quality of such inspections may vary. Companies able to perform appropriate inspections may be found in the Yellow Pages under "Microbial or Mold Inspections" or "Environmental and Ecological Services"

\_\_\_\_\_  
\_\_\_\_\_  
(Buyer's initials) The Buyer acknowledges that the Brokers, Agents, and Sellers recommend that the Buyer obtain a professional home inspection.

\_\_\_\_\_  
\_\_\_\_\_  
(Buyer's initials) The Buyer acknowledges that the Brokers, Agents, and Sellers recommend that the Buyer obtain a mold inspection.

\_\_\_\_\_  
\_\_\_\_\_  
(Buyer's initials) **WAIVER OF ALL CLAIMS RELATING TO MOLD:** Buyer agrees to hold the Brokers, Agents, and Sellers harmless in the event any mold contaminants are discovered on the property. Client understands that mold is a naturally occurring microbe and that mold should pose no health threat unless concentrated at high levels in the living environment. The only way to determine if a mold like substance is truly mold or is present at high levels is through sample collecting and analytical testing.

By signing below, Buyers acknowledge that they have read this Mold Disclosure and Waiver that they are signing with the understanding that they should consult with a professional of their choice regarding any questions or concerns, before signing this document. In addition, Buyers acknowledge that this waiver does not attempt to offer legal advice. If the Buyers feel the need for legal advice, they should consult an attorney of their choice prior to signing this document.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date