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COLDWELL BANKER

RESIDENTIAL BROKERAGE

MOLD DISCLOSURE AND AGREEMENT

For the property located at *5685 El Pomar Drive Templeton, 93465*.

MOLD DISCLOSURE. There has been a great deal of publicity regarding the existence of mold (fungus) in homes, apartments and commercial buildings. Some people believe that certain types of mold may result in adverse health effects. Not all molds are detectable by a visual inspection by a Broker or even a professional whole house inspector. It is also possible that the property could have a hidden mold problem of which the Seller/Lessor is not aware. The only way to provide a reasonable assurance that the property does not have a mold or other health hazard problem is to retain the services of an environmental expert who will conduct 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 mold should be professionally evaluated. Broker advises that every Buyer/Lessee should have a mold test performed by an environmental professional as either a separate test or an add-on to their whole house inspection. 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 or water intrusion at the property since most mold thrives on moisture. Broker further advises that every Buyer/Lessee should have a water intrusion test performed by a qualified professional as either a separate test or as an add-on to their whole house inspection. Only a trained professional is qualified to perform a water intrusion test because the existence and cause of water intrusion are often difficult to detect. All inspections, including those to detect mold and water intrusion, should be completed within the inspection period established in the purchase contract. Any waiver or failure on the part of a Buyer/Lessee to complete and obtain all appropriate tests, including those for mold and water intrusion, is against the advice of Broker. Broker has not and cannot verify whether or not there is any health hazard at the property

By signing this Disclosure and Agreement, you agree that Broker shall have no further responsibility for protecting you against the possibility of mold contamination in the property or any resulting injury. Nothing any sales agent may say to you can change this Agreement or the advice contained above.

Accepted and Agreed:

Buyer/Lessee	Date	Buyer/Lessee	Date

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Equal Housing Opportunity.

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Reviewed by Broker or Designee _____ Date _____

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