

# MOLD DISCLOSURE

Property address: 304 Fairmount Ave., Oakland, CA 94611

Broker(s)/Agent(s) Fiduciary Real Estate Services, Inc. (hereafter referred to as Broker) advise that every Buyer/Lessee should have a mold inspection and any recommended mold testing performed by a professional mold inspector as a separate inspection than their professional home inspection.

Current information indicates that the presence of some types of mold may cause health problems in certain individuals. Not all molds are detectable by visual inspections conducted by Brokers or even by a certified professional home inspector. Properties may have hidden mold problems of which the Seller/Lessor is not aware. The only way to provide reasonable assurances that the property does not have a mold problem or a moisture problem that creates the potential for a mold problem is to retain the services of a professional mold inspector to conduct the appropriate inspection and testing necessary for the property. This may consist of interior and exterior examination of the property and can include moisture detection by use of a calibrated meter as well as sampling for airborne spores or taking samples of visible mold. These are some basic procedures and further procedures or recommended protocol may be required.

Every property should be inspected and any mold situation should be professionally evaluated. Failure on the part of a buyer to complete and obtain all appropriate tests, including those for mold, is against the advice of Brokers. Brokers have not and cannot verify whether or not there is a health hazard at the property due to mold contamination. A mold evaluation is especially necessary if any of the inspection reports or disclosure documents indicate that there is evidence of a past or present moisture situation. This can include standing or ponding water, floods, leaks or any other indication of water intrusion or damage at the property as mold thrives on moisture.

All inspections, including those to detect mold, should be completed within the inspection period established in the purchase contract. The *Environmental Hazards Booklet* and your *Local Area Disclosures* booklet will provide further information about mold. Other sources of information about mold can be found at:

California Department of Health Services (CDHS)  
Publication: *Mold in My Home: What can I do?*  
Telephone: 916-445-4171  
Internet: [www.dhs.ca.gov](http://www.dhs.ca.gov)

U.S. Environmental Protection Agency (EPA)  
EPA Indoor Air Quality Information  
Telephone: 206-553-1200  
Internet: [www.epa.gov](http://www.epa.gov)

By signing this Mold Disclosure Agreement, you agree that Brokers shall have no further responsibility regarding the potential or actual existence of mold contamination at the property or any resulting injury. Nothing any sales agent says to you can change this Agreement or the advice contained above.

**The undersigned acknowledge that he or she has read and understands this Mold Disclosure.**

\_\_\_\_\_  
Buyer/Lessee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer/Lessee

\_\_\_\_\_  
Date

**THIS DOCUMENT IS FOR USE IN SIMPLE TRANSACTIONS AND NO REPRESENTATION OR WARRANTY IS MADE TO THE VALIDITY OR ADEQUACY OF ANY OF ITS PROVISIONS IN ANY TRANSACTION.**

**OFFICE USE ONLY**

Reviewed by Broker or Designee \_\_\_\_\_  
Date: \_\_\_\_\_