

# McMillin Real Estate

## MOLD DISCLOSURE and WAIVER

Printed Name of Buyers/Lessees \_\_\_\_\_

Printed Name of Sellers/Landlord \_\_\_\_\_

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

\_\_\_\_\_ Clients'/Customers' Initials. **MOLD INSPECTIONS.** Mold contaminants may exist in the Property of which the Broker or Agent(s) is unaware. These contaminants generally 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 home inspection. Broker recommends CLIENT/CUSTOMER obtain a home inspection to better determine the condition of the property. Neither the Broker nor the Broker's Agents are experts in the field of mold contaminants. In the event suspect mold contamination is discovered, or if further mold testing is desired beyond the home inspection report, it is recommended that our clients/customers satisfy themselves as to property condition by having a mold inspection performed. The cost and quality of such inspections may vary. Information may be found by consulting the U.S. Environmental Protection Agency web site at [www.epa.gov](http://www.epa.gov) or the equivalent environmental/health services agency.

Client/Customer Disclosure:

- The Broker or Broker's Agent has recommended the client/customer obtain a Home Inspection  
\_\_\_\_\_ Initials
- The Broker or Broker's Agent has recommended the client/customer obtain a Mold Inspection  
\_\_\_\_\_ Initials

WAIVER. Client/Customer agrees to hold the Broker and Broker's Agents harmless in the event any mold contaminants are discovered on the property. Client/Customer understands mold is a naturally occurring microbe and that mold should pose no health threat unless concentrated at high levels in the environment. The Broker and the Broker's Agents agree that in the event mold-like contamination is discovered, this condition will be immediately reported to the client/customer. The only way to determine if a mold-like substance is truly mold or is present at high levels is through sample collection and analytical testing.

RECEIPT OF COPY. Clients/Customers have read this Mold Disclosure/Waiver and by their signatures hereon acknowledge receipt of a copy thereof.

PROFESSIONAL ADVICE. Clients/Customers execute this Disclosure/Waiver with the understanding that they should consult with a professional of their choice regarding any questions or concerns before its execution.

LEGAL ADVICE. Clients/Customers acknowledge that this waiver does not attempt to offer legal advice. If clients/customers feel the need for legal advice they should consult an attorney of their choice prior to the execution of this document.

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

Buyer/Lessee Signatures

Seller/Landlord Signatures

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

Signature of broker/agent for buyer/lessee

Signature for broker/agent for seller/landlord

