



VINSON CHASE,  
REALTOR®

**MOLD DISCLOSURE**

There has been a great deal of publicity regarding the existence of toxic and non-toxic mold in homes, apartments and commercial buildings. Current information indicates that some types of mold may cause severe health problems for individuals. Exposure carries the potential of possibly serious health consequences (contact the California Department of Health Services (510) 540-2469 for further information on this topic).

Not all molds are detectable by visual inspection by a Realtor® or even a professional whole house inspector. It is also possible that the property could have a hidden mold problem that the Seller is not aware of.

The only way to provide any 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 specific tests. Normally, these tests will consist of interior and exterior examination for airborne spores and a carpet test, but other procedures may be necessary. Any visible mold should be professionally evaluated.

Broker advises that every Buyer should consider having a specific mold test performed by an environmental professional as either a separate or 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 posture, standing water or water intrusion at the property, since most mold thrive in moisture.

All inspection, including those to detect mold, should be completed within the inspection period established in the purchase contract. Any waiver or failure on the part of the Buyer to complete and obtain all appropriate tests, including those for mold, is against the advice of Broker.

Broker has not and cannot verify whether or not there is a health hazard at the property. Buyer is expressly cautioned as to the limited and uncertain capabilities of Buyer, Seller, Broker and/or general property inspection services in recognizing and detecting the existence of such mold and other allergens and botanical substances.

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

**I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT**

Seller Signature: _____	Date: _____
Seller Signature: _____	Date: _____
Buyer Signature: _____	Date: _____
Buyer Signature: _____	Date: _____

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