



MOLD ADVISORY

Address: _____

1. All homes contain mold. However, real estate agents are not qualified to explain or identify the type of mold, extent of mold, the location of mold other than obvious external growth or whether or not BUYER will be adversely affected by the mold. THEREFORE, BUYER IS ACTING CONTRARY TO AGENT'S ADVICE IF BUYER FAILS TO OBTAIN A MOLD TEST WITHIN THE TIME FRAME FOR BUYER'S INVESTIGATION.
2. The SELLER represents that the roof is approximately _____ years old. The agents involved in this transaction do not know if the age provided by the SELLER is accurate. All roofs eventually leak, and it is impossible for anybody but a roofing contractor to predict generally when a roof might leak. Not only are most roofs inaccessible to an agent's inspection, but in addition agents possess absolutely no expertise in determining the condition and life expectancy of the roof. THEREFORE, BUYER ACKNOWLEDGES THAT THE ROOF ON THE SUBJECT PROPERTY WILL LEAK AT SOME TIME. BUYER IS ACTING CONTRARY TO AGENT'S ADVICE IF BUYER FAILS TO OBTAIN A ROOF INSPECTION WITHIN THE TIME FRAME FOR BUYER'S INVESTIGATION.

BUYER UNDERSTANDS THAT WATER INTRUSION CAN CAUSE A TOXIC MOLD CONDITION. WATER INTRUSION CAN RESULT FROM FLOODING FROM THE EXTERIOR INTO THE INTERIOR, INTERIOR BROKEN OR LEAKING PIPES, TOILET OR OTHER SEWAGE BACK UP, ETC.

3. By signing this document, BUYER agrees that agents have no further responsibility regarding the possibility of mold contamination. Nothing SELLER or any agent may say to you can change this Agreement, or the advice contained above.

SELLER: _____
Signature *Print* *Date*

SELLER: _____
Signature *Print* *Date*

BUYER: _____
Signature *Print* *Date*

BUYER: _____
Signature *Print* *Date*

AGENT: _____
Signature *Print* *Date*

AGENT: _____
Signature *Print* *Date*