

**Eastern Panhandle Board of REALTORS®
MOLD DISCLOSURE AND WAIVER**

Printed Name(s) of Purchaser _____

Property To Be Conveyed:

House #/Street Name 4782 Valley Road Parcel 1 County Morgan

City Berkeley Springs State WV Zip 25411 Subdivision _____

Lot# _____ Block _____ Section _____ DB/WB _____ PG/Folio _____

/ **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 typical home inspection. Broker recommends PURCHASER 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, it is recommended that our purchaser(s) satisfy themselves as to property condition in having a mold inspection performed. The cost and quality of such inspections may vary. Companies able to perform appropriate inspections may be found in the Yellow Pages or on the World Wide Web under "microbes or Mold Inspections" or "Environmental and Ecological Services," www.epa.gov/indoor-air-quality-iaq

/ **PURCHASER** requires mold inspection Yes No

/ **WAIVER.** Purchaser agrees to hold the Broker and Broker's Agents harmless in the event any mold contaminants are discovered on the property. Purchaser understands mold is a naturally occurring microbe and that mold should pose no health threat unless concentrated at high levels in the living 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 Purchaser. The only ways to determine if a mold like substance is truly mold or present at high levels is through sample collecting and analytical testing.

PROFESSIONAL ADVICE. Purchaser executes 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: Purchaser acknowledges that this waiver does not attempt to offer legal advice. If Purchaser(s) find the need for legal advice they should consult an attorney of their choice prior to the execution of this document.

/ **ACKNOWLEDGEMENT:** Purchaser have read the Mold Disclosure/Waiver and by their signatures herein acknowledge receipt of a copy thereof.

PURCHASER DATE

PURCHASER DATE

BROKER/REPRESENTATIVE DATE