

# MOLD ADVISORY

This is a form created by the San Diego Association of REALTORS® and as such is not covered by the C.A.R. User Protection Agreement. This form is intended for use primarily in the San Diego County area.

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

Broker(s)/Agent(s) (hereafter referred to as Broker) advise that every Buyer/Lessee should have a mold test performed by an environmental professional as either a separate test or as an addition/adjunct to 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 inspection conducted by Brokers or even a 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 or other health hazard condition is to retain the services of an environmental expert to conduct appropriate tests of the property. Normally, these tests will consist of an interior and exterior examination for airborne spores and a carpet test, but other procedures may be required. Any mold should be professionally evaluated. Failure on the part of a Buyer/Lessee 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 any health hazard at the property. A mold evaluation is especially necessary if any of the inspection reports or disclosure documents indicate that there is evidence of past or present moisture, standing or ponding water, or water intrusion at the property, since most molds thrive 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 provides information about mold, including ways to identify it. 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  
Clearinghouse Line: (800) 438-4318 or  
(703) 356-4020  
Internet: [www.epa.gov](http://www.epa.gov)

**You are strongly advised to conduct appropriate inspections for mold and water intrusion. If you do not do so, you are acting against the advice of Brokers. Nothing any agent may say to you can change this advice.**

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

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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