

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

Printed Name(s) of Purchaser _____

Property To Be Conveyed:

House #/Street Name _____ County _____

City _____ State _____ Zip _____ Subdivision _____

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

_____/_____
MOLD INSPECTIONS. There may be mold present on the Property that the Broker or Agent(s) is unaware of. Mold typically develops in areas with excessive moisture, such as locations where leaks may have occurred in the roof, plumbing, walls, or plant containers, as well as in areas affected by flooding. These conditions can often be detected through a standard home inspection. The Broker advises the BUYER to obtain a home inspection to better assess the property's condition. Neither the Broker nor the Broker's Agents are mold contamination specialists. If potential mold contamination is identified, buyers are encouraged to evaluate the property's condition by arranging a mold inspection. The cost and quality of these inspections may differ. Qualified inspection companies can be found in business directories or online under categories such as "Mold Testing" or "Environmental and Ecological Services," or at www.epa.gov/indoor-air-quality-iaq

_____/_____
PURCHASER requires mold inspection Yes ☐ No ☐

_____/_____
WAIVER. The Buyer agrees to release the Broker and the Broker's Agents from any liability if mold contaminants are found on the property. The Buyer acknowledges that mold is a naturally occurring microorganism and generally does not present a health risk unless it accumulates at high levels within the living space. The Broker and the Broker's Agents commit to promptly informing the Buyer if any mold-like contamination is discovered. The only way to confirm whether a substance is mold or if it exists at elevated levels is through sample collection and laboratory analysis.

PROFESSIONAL ADVICE. The buyer signs this Disclosure/Waiver with the acknowledgment that they should seek guidance from a qualified professional of their choosing for any questions or concerns prior to signing.

LEGAL ADVICE: The buyer recognizes that this waiver does not provide legal counsel. If the buyer(s) require legal guidance, they should seek advice from an attorney of their choosing before signing this agreement.

_____/_____
ACKNOWLEDGEMENT: The buyer has reviewed the Mold Disclosure/Waiver and, by signing below, confirms receipt of a copy.

PURCHASER

DATE

PURCHASER

DATE

BROKER/REPRESENTATIVE

DATE