



MOLD NOTICE & DISCLAIMER

This Notice is provided in the interest of your protection.

You have been provided with this Mold Notice because mold has been detected or suspected on your property, or because you have questions about potential mold. The mere presence of mold spores indoors is normal and expected and does not necessarily indicate the environment is contaminated. Outdoors, molds play a part in nature by breaking down dead organic matter such as fallen leaves. Molds reproduce by means of tiny spores; the spores are invisible to the naked eye and float through outdoor and indoor air. The U.S. EPA has stated: "It is impossible to get rid of all mold and mold spores indoors; some mold spores will be found floating through the air and in house dust." In fact, we probably inhale mold spores with every breath we take because mold is a naturally-occurring substance that exists everywhere in the natural environment.

There are many types of mold, and none of them will grow without water or moisture, so it is important that you immediately find and repair all sources of water intrusion on your property. Unless your Contractor has advised you otherwise, it is your duty and responsibility to make sure your property remains properly ventilated to inhibit mold growth. Molds are usually not a problem indoors, and will not grow unless mold spores land on a wet or damp spot and begin growing. Molds have the potential to cause health problems. Molds produce allergens, irritants, and in some cases, potentially toxic substances (mycotoxins). Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure may cause irritation in both mold-allergic and non-allergic people. Symptoms other than the allergic and irritant types are not commonly reported as a result of inhaling mold. Research on mold and health effects is ongoing. This Notice is only intended as a brief overview; it does not describe all potential health effects related to mold exposure. Your Contractor is not qualified to comment about health conditions of any occupants of your property, and you agree to direct health questions to a qualified medical professional. You may also wish to consult your state or local health department. For more information about mold and indoor air quality, visit <http://bit.ly/2yih0qF> and www.epa.gov/iaq.

Your Contractor is responsible for performing services in a good and workmanlike manner, and will use reasonable efforts to leave the work area in a clean condition. However, your Contractor is not an environmental consultant and will not test your property for mold, identify mold or bacteria, provide medical advice or advise you on the habitability of your property. Questions about mold testing or environmental conditions should be directed to a qualified environmental consultant. If mold remediation is part of contractor's scope of work, contractor is not responsible for damage to walls or paint caused by tape used in erecting containment.

Unless specifically stated in the Contract Documents, your Contractor is not responsible for finding or repairing leaks on your property or for detecting mold or determining the cause of mold growth. If this is a mold remediation project, you understand and acknowledge that the goal is not to create a "mold-free" environment but rather to bring the concentrations of mold to normal levels. It is important that proper medical diagnosis not be confused with undue emphasis on indoor air quality issues.