

ADDENDUM E

INDOOR ENVIRONMENTAL QUALITY DISCLOSURE

There are many different types of indoor environmental contaminants, such as pet dander, dust mites and mold. Molds and other potential contaminants have always been a part of our environment. Contaminants are everywhere, indoors and outdoors. Therefore, everyone is exposed to some contaminants on a daily basis without evident harm. Due to a number of factors, including the fact that sensitivities to various types of mold and other potential contaminants vary from person to person, there are no definitive state or federal standards concerning acceptable levels of exposure to mold. According to the Consumer Product Safety Commission and the American Lung Association, some diseases or illnesses have been linked with biological pollutants in the indoor environment. You should determine for yourself whether you, your family members or any other individuals who will occupy or use the home have special needs or increased risk to these conditions. You should carefully monitor the conditions in your home for mold growth and other contaminants.

When excessive moisture or water accumulates indoors, mold growth can and will occur, particularly if the moisture problem remains unaddressed. There is no practical way to eliminate all molds or mold spores in an indoor environment. The key to controlling indoor mold growth is to control moisture.

There are many ways to help control moisture in and beneath your home. The US Environmental Protection Agency, the Consumer Safety Commission, the American Lung Association and others recommend taking measures such as those listed below to help control moisture in and beneath your home. The following list is not all-inclusive.

Fix leaking plumbing and any other source of unwanted water immediately.

Maintain proper indoor humidity. Equipment that conditions the air, such as conditioners, humidifiers and ventilation systems must be operated year round.

Raise the temperature in areas where moisture condenses on surfaces and open doors between rooms to increase the air circulation in the home, including doors to closets.

Have major appliances, such as furnaces, heat pumps, central air conditioners, window air conditioning units, ventilation systems and furnace attached humidifiers inspected, cleaned and serviced regularly by a qualified professional.

Clean and dry refrigerator, air conditioner, and dehumidifier drip pans and filters regularly and make sure that your refrigerator and freezer doors seal properly.

Keep water away from your foundation by maintaining required slopes, drainage and keeping plantings and sprinklers the proper distance from your home.

If you have a crawl space or structural sub-floor, inspect the ground beneath your floor on a regular basis to make sure there is not standing or excessive water. If there is standing or excessive water, seek professional assistance to remove the water.

The following are suggestions that may assist you in preventing and addressing mold growth in your home.

It is imperative that you respond promptly when you see signs of moisture or mold.

Do not allow moisture to stand or make contact with carpet, furniture and cellulose-based materials, such as wood, drywall or other non-tile, non-plastic or non-metal materials.

Dry all water damaged areas and items immediately to prevent mold growth.

If mold develops, clean up the mold by washing off hard surfaces with detergent and water and completely dry the surface.

Depending upon the nature and extent of the mold infestation, trained professionals may be needed to assist in that remediation effort.

Mold that has not properly and adequately been removed may reappear.

Proper maintenance and cleaning of the home is the responsibility of each homeowner and will lessen the potential for water intrusion and help to control indoor environmental contaminants. Further, it is the responsibility of each homeowner to monitor their home on a continual basis for excessive moisture, water and mold accumulation. If you discover accumulation of water or moisture in, around or under your home, immediately seek to control the source of the water or moisture. Failing to control the source could result in additional damage and the growth of mold. Plumbing leaks and water penetrations that are covered by the Limited Warranty during the term of the warranty must be reported to us immediately. If your warranty has expired or the Limited Warranty does not cover the specific problem, you should not delay in having professionals address the problem. We will not be responsible for water-related damages, including personal injuries or property damage caused by mold, but only to extent that the damages are caused by warrantable defects during the warranty period.

Signature: _____
Homebuyer #1 Date

Signature: _____
Homebuyer #2 Date