



MOLD AND WATER INTRUSION DISCLOSURE AND AGREEMENT

For the property located at 641 Centre Ct, Alameda, CA 94502

MOLD DISCLOSURE. The existence of mold in homes, apartments and commercial buildings has been the subject of a great deal of publicity and commentary. Current information indicates that some types of mold or fungus may cause health problems for some individuals. Not all molds are detectable by a visual inspection by a Broker or even a professional general property inspector. It is also possible that a property could have a hidden mold problem that the Seller is not aware of. The only way to provide a reasonable assurance that the property does not have a mold problem is to retain the services of an environmental expert, who will conduct tests. Normally, these tests consist of an interior and exterior examination for airborne spores and a carpet test, but other procedures may be necessary. Broker advises that every Buyer should have a mold test performed by an environmental professional as either a separate test or an add-on to their general property inspection. This is especially necessary if any of the inspection reports or disclosure documents indicate that there is evidence of past or present moisture, standing water or water intrusion at the property since mold often thrives on moisture. Any mold should be professionally evaluated. All inspections, including those to detect mold, should be completed within the buyer investigation period established in the purchase agreement. Any waiver or failure on the part a Buyer to complete and obtain all appropriate tests, including those for mold, is against the advice of Broker. Broker has not and cannot verify whether or not there is any health hazard at the property.

WATER INTRUSION DISCLOSURE. Some homes, apartments and commercial buildings suffer from water intrusion or leakage, which can potentially cause serious damage to a property. The existence and cause of water intrusion is often very difficult to detect. Only an expert with proper training is qualified to undertake a proper investigation to determine the existence of water intrusion, its cause and the appropriate method for remediation. You should retain the services of such an expert to examine the property during the inspection period that is set forth in the purchase contract. If you do not do so, you are acting against the advice of Broker.

By signing this Disclosure and Agreement, you agree that Broker shall have no further responsibility for protecting you against the possibility of mold contamination of the property, water intrusion or leakage, or any resulting damage or injury. Nothing any listing or selling agent may say to you can alter this Agreement or the advice contained above.

Accepted and Agreed:

Buyer

Date Buyer

Date