

MOLD DISCLOSURE STATEMENT

Dear PINNACLE ONE™ Carolina Real Estate LLC Customer,

This document presents some basic information about mold in a home, and what you are responsible for.

PINNACLE ONE™ Carolina Real Estate LLC and its affiliates are not experts on mold. In fact, medical, health science and building science professionals have not yet formed a consensus on the effects of exposure to mold. However, we know you may have questions about mold, and we want to share with you some basic information about the subject. This document is based mostly on publicly available documents from federal and state agencies, and it is not intended to be exhaustive or all-inclusive. It should serve as a primer on some issues concerning mold in residential buildings. For further information, please refer to any of the Web sites listed at the end of this document.

The information is provided in a question-and-answer format. Please read the entire document, sign it where provided, and return it to your salesperson. The copy is for your use as a reference to find more information.

What is mold?

Molds are simple, microscopic organisms that are found virtually everywhere, indoors and outdoors(1) These organisms are part of the fungi kingdom, a realm shared with mushrooms, yeast and mildews(2) They can be nearly any color -white, orange, green or black. Very tiny and lightweight, mold spores travel easily through the air. To grow, mold needs: a food source, such as leaves, paper, wood or dirt; a source of moisture(3); and a suitable temperature, generally in the range of 40 to 100 degrees Fahrenheit.

How common is mold in homes?

According to the Centers for Disease Control and Prevention's National Center for Environmental Health, mold naturally occurs in the indoor environment. Mold spores may enter a home through open doorways, windows, HV AC (heating, ventilation and air conditioning) systems and air infiltration. Spores in the air outside also attach themselves to people and animals, making clothing, shoes, bags and pets convenient vehicles for carrying mold indoors(4).

According to the U.S. Environmental Protection Agency's online Mold Resources Guide, "There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture."(5) Regular cleaning and adequate air circulation and ventilation also help keep mold colonies from growing.

Is mold dangerous?

Mold can be both beneficial and harmful. There is no health-based medical standard for exposure to mold. If mold grows extensively, it may produce enough airborne particles to cause coughing(6) and cold-like symptoms. People with allergies may be more sensitive to molds. People with immune suppression or underlying lung disease are more susceptible to fungal infections.(4)

Mold plays an important role in the environment and in living systems. In soil, mold plays a crucial part in decomposition of organic matter and in making nutrients available to plants. Mold is harmful at least to the materials on which it grows, usually producing objectionable odors, stains and discoloration. If moldy conditions exist for a long time, the structure of wood, fabric and paper can be seriously damaged.

What about media reports about toxic molds that grow in homes and other buildings?

According to the Centers for Disease Control and Prevention's National Center for Environmental Health, there are a few documented instances in which toxic molds inside homes were associated with serious adverse health conditions. Whether the presence of these molds caused the health conditions has not been determined.⁽⁴⁾ The most common symptoms reported from mold exposures in indoor environments are runny nose, eye irritation, cough, congestion, aggravation of asthma, headache and fatigue.⁽⁷⁾ For the most part, people should take routine measures (see below) to prevent mold growth in the home.

How can mold growth be prevented indoors?

The EPA and state health and environmental agencies offer these recommendations, among others:

- Vacuum and clean regularly.
- Use mold-killing products while cleaning bathrooms.
- Vent clothes dryers to the outside.
- Clean refrigerator drip pans regularly according to manufacturer's instructions. If refrigerator and freezer doors don't seal properly, moisture may build up and mold can grow there. Remove any mold on door gaskets and replace faulty gaskets.
- Use exhaust fans whenever cooking, dishwashing, showering and cleaning. Keep attics and crawl spaces ventilated and insulated.
- Use air-conditioners and dehumidifiers, especially in hot, humid weather. Clean dehumidifiers often and empty them daily or, if possible, have the appliance drip directly into a drain.

Controlling moisture is vital to minimizing mold growth indoors. Moisture can occur not only from water intrusion (plumbing leaks, rain, groundwater, appliances, etc.), but also from indoor relative humidity. Homeowners should regularly inspect their homes for plumbing leaks, water accumulation near the foundation (after rainfall or lawn watering) water intrusion through windows, doors and roofs or any signs of mold. Regular maintenance and inspections of your home and HV AC system can often prevent problems before they start.

For more detailed information, try these Web sites:

US Environmental Protection Agency -[Rhttp://www.epa.gov](http://www.epa.gov)

Centers for Disease Control and Prevention -<http://www.cdc.gov/nceh> California Department of Health Services -<http://www.dhs.ca.gov> Illinois Department of Public Health -<http://www.idph.state.il.us>

Oregon Department of Human Services -<http://www.ohd.hr.state.or.us> Washington State Department of Health -<http://www.doh.wa.gov>

1 "Mold in My Home: What Do I Do?" by Jed Waldman & Kelly Raatz, March 1998, California Department of Health Services Indoor Air Quality information sheet.

2 "Got Mold? Frequently Asked Questions," Washington State Department of Health Environmental Health Programs fact sheet.

3 "Mold and Mildew," Illinois Department of Public Health, Environmental Health brochure.

4 "Questions and Answers on Stachybotrys Chartarum and Other Molds," March 9, 2000, Centers for Disease Control and Prevention, National Center for Environmental Health asthma fact sheet.

5 "Mold Resources," U.S. Environmental Protection Agency's Indoor Air Quality Web site, online publication. 6 "Fact Sheet: About Household Mold and Mildews," Oregon Department of Human Services, Oregon Health Division -Environmental Services and Consultation fact sheet.

7 "Guidelines on Assessment and Remediation of Fungi in Indoor Environments," November 2000, New York City Department of Health Bureau of Environmental & Occupational Disease Epidemiology

I/WE ACKNOWLEDGE THAT I/WE HAVE READ AND UNDERSTAND THE INFORMATION AND RECOMMENDATIONS IN THIS MOLD DISCLOSURE AND AGREE TO CONTACT A PINNACLE ONE CAROLINAS REAL ESTATE REPRESENTATIVE **IMMEDIATELY** IF ABNORMAL AMOUNTS OF MOISTURE ACCUMULATE IN MY HOME. I/WE FURTHER ACKNOWLEDGE THAT I/WE HAVE RECEIVED A COMPLETE COPY OF THIS DISCLOSURE.

CLIENT: _____

Date: _____

CLIENT: _____

Date: _____

SALES AGENT: _____

Date: _____

