

**IMPORTANT INFORMATION
REGARDING WATER INTRUSION AND MOLD**

Please read and acknowledge receipt of this information

Cases of water intrusion and mold have been reported in Oregon and other Northwestern states. Molds are but one of a variety of biological contaminants that can be present in human structures, including residential housing. Mildew is perhaps the most common and best known of the molds. Less well known, but far more serious are what are called “toxigenic molds”. Toxigenic molds are molds that may present human health risks. Information on the potential health threat from mold in the Northwest may be found by visiting the Oregon Department of Human Service’s website at: <http://oregon.gov/DHS/ph/envtox/mold.shtml>.

Lawsuits have sprung up recently against developers, contractors and architects in Hawaii, Washington, California and Oregon claiming negligent design or construction caused conditions that lead to the growth of toxic molds. Such suits usually involve claims that defective EIFS (synthetic stucco) siding, poor construction or leaking plumbing created conditions leading to the growth of toxigenic molds which caused respiratory distress, allergic reactions, skin rashes, edema, joint pain, fatigue, nosebleeds, headaches, eye irritation, flu-like symptoms, vertigo and other medical conditions.

The extent of toxic mold problems in Oregon is unknown. There is no evidence it is widespread. Water intrusion problems have occurred for years without any indication that anything other than damage to the property itself is a problem. Under Oregon law, Sellers must disclose such problems if they are severe enough to affect the value or desirability of the property. Buyers, however, if concerned about water intrusion or mold, should arrange for inspection by a qualified professional. Information on moisture intrusion and mold problems associated with human structures can be found at: www.dspinspections.com/moldin.htm.

Real estate agents cannot, and do not, inspect property, nor do they verify the Seller’s representations or warrant the condition of the property. A property disclosure should not be relied on in place of inspection by a qualified professional.

Client’s acknowledgement:

_____ Date: _____

_____ Date: _____