

MOLD NOTICE & DISCLAIMER SCRIPT

January 5, 2021 Update

(dialogue in italics)

DO NOT GIVE THIS FORM TO THE CUSTOMER

(Note: The scripts are based on California law but are not intended as legal advice.)

Preparation: Review the Instructions that accompany this form, and the form itself. Arrange an inspection of the property with the Customer or Customer's agent and attempt to informally resolve any concerns about microbial contamination. Cushion the arrival of this form by telling the Customer/Agent you will be providing a Mold Notice and Disclaimer. Fill out this form in its entirety before presenting to the Customer for signature. Be sure to check the box for "Customer" or "Agent" – don't let them do it!

Customer(s): _____ Date: _____
Address: _____ City/State/Zip: _____

"This is our mold notice and disclaimer. It gives you some important information about mold, and gives you reliable resources for additional information."

"Keep in mind we are exposed to mold constantly and rarely does it cause any health problems. However, it is important to fix leaks immediately and dry any wet areas promptly."

[If the scope of work includes mold remediation: *"Mold is everywhere and the goal of our work is not to remove every spore. That would be virtually impossible. As soon as you open the front door, thousands of spores will float in. Our goal is to bring the concentrations down to normal levels."* **If third party verification will be performed:** *"Expect to see some mold on the report. This is normal, even in extremely clean buildings."]*

"We are not environmental consultants and will not take any mold samples. If you have scientific questions, contact a qualified indoor environmental consultant. If you have medical questions, call your doctor. We cannot give you medical advice. It is important that proper medical diagnosis not be confused with undue emphasis on indoor air quality issues."

"This form explains that {if applicable} we are not responsible for finding or repairing leaks, detecting mold or determining the cause of mold growth. Please sign here to confirm your agreement." Then stop talking.

"Customer(s)"

CONTRACTOR

Signature. Check one: ☐ Customer; ☐ Customer's Agent

Signature

Print Name and Title

Print Name and Job Title

[If they hesitate: It may be helpful, depending on the circumstances, to explain that this form is not a waiver or a release of any legal rights. It clarifies the scope of work and places the Customer/Agent on notice of important points for his/her protection.]