

**RELEASE OF LIABILITY FOR MOLD - SCRIPT**  
**(dialogue in italics)**  
**DO NOT GIVE THIS SCRIPT TO THE CUSTOMER**

**Preparation:** Review the Instructions that accompany the Release, and the form itself, to decide if it is appropriate for your transaction. Consider using the less aggressive “Mold Notice” instead. 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 Release. 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 release. 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, and you are releasing us from for any claims related to mold or bacteria unless it was caused by our gross negligence. 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