

REQUIRED MOLD LEASE ADDENDUMS

Table of Contents

- **California** – Pages 2-3
- **Virginia** – Pages 4-10
- **Washington** – Pages 11-13

CALIFORNIA MOLD DISCLOSURE

CALIFORNIA MOLD DISCLOSURE

Property address: _____

Broker(s)/Agent(s) _____ (hereafter referred to as Broker) advise that every Buyer/Lessee should have a mold inspection and any recommended mold testing performed by a professional mold inspector as a separate inspection than their professional home inspection.

Current information indicates that the presence of some types of mold may cause health problems in certain individuals. Not all molds are detectable by visual inspections conducted by Brokers or even by a certified professional home inspector. Properties may have hidden mold problems of which the Seller/Lessor is not aware. The only way to provide reasonable assurances that the property does not have a mold problem or a moisture problem that creates the potential for a mold problem is to retain the services of a professional mold inspector to conduct the appropriate inspection and testing necessary for the property. This may consist of interior and exterior examination of the property and can include moisture detection by use of a calibrated meter as well as sampling for airborne spores or taking samples of visible mold. These are some basic procedures and further procedures or recommended protocol may be required.

Every property should be inspected and any mold situation should be professionally evaluated. Failure on the part of a buyer to complete and obtain all appropriate tests, including those for mold, is against the advice of Brokers. Brokers have not and cannot verify whether or not there is a health hazard at the property due to mold contamination. A mold evaluation is especially necessary if any of the inspection reports or disclosure documents indicate that there is evidence of a past or present moisture situation. This can include standing or ponding water, floods, leaks or any other indication of water intrusion or damage at the property as mold thrives on moisture.

All inspections, including those to detect mold, should be completed within the inspection period established in the purchase contract. The *Environmental Hazards Booklet* and your *Local Area Disclosures* booklet will provide further information about mold. Other sources of information about mold can be found at:

California Department of Health Services (CDHS)
Publication: *Mold in My Home: What can I do?*
Telephone: 916-445-4171
Internet: www.dhs.ca.gov

U.S. Environmental Protection Agency (EPA)
EPA Indoor Air Quality Information
Telephone: 800-438-4318 or 703-356-4020
Internet: www.epa.gov

By signing this Mold Disclosure Agreement, you agree that Brokers shall have no further responsibility regarding the potential or actual existence of mold contamination at the property or any resulting injury. Nothing any sales agent says to you can change this Agreement or the advice contained above.

The undersigned acknowledge that he or she has read and understands this Mold Disclosure.

Buyer/Lessee

Date

Buyer/Lessee

Date

THIS DOCUMENT IS FOR USE IN SIMPLE TRANSACTIONS AND REPRESENTATION OR WARRANTY IS MADE TO THE VALIDITY OR ADEQUACY OF ANY OF ITS PROVISIONS IN ANY TRANSACTION.

OFFICE USE ONLY

Reviewed by Broker or Designee _____
Date: _____

VIRGINIA MOLD DISCLOSURE



VIRGINIA ASSOCIATION OF REALTORS®
RESIDENTIAL MOVE-IN MOVE-OUT INSPECTION REPORT



This Move-In Move-Out Inspection Report is by and between _____
("Landlord"), and _____ ("Tenant"),
and _____ ("Agent") dated _____ for
property described as _____ (the
"Dwelling Unit"), in accordance with the Lease Agreement by and between the parties.

The Dwelling Unit is being delivered at Move-In by Landlord to Tenant in a clean, sanitary and good working condition with no spots, stains, marks or damages, unless otherwise indicated on this Report. Landlord is not required to make repairs to address damages noted on this Report unless required to do so by law.

Date of Occupancy: _____, 20__

Date of Vacating: _____, 20__

ROOMS TO BE INSPECTED	OK	OCCUPANCY NOTES	OK	VACATE NOTES	AMOUNT
KITCHEN					
Doors					
Walls & Ceilings					
Floor					
Windows & Screens					
Window Coverings					
Light Fixtures & Outlets					
Wall Cabinets & Hardware					
Base Cabinets & Hardware					
Range – Fan – Light (Broiler Pan)					
Refrigerator – Ice Trays					
Sink & Disposal					
DINING ROOM					
Walls & Ceilings					
Floor & Carpet					
Woodwork					
Light Fixtures & Outlets					
Windows & Screens					
Window Coverings					
Doors					
LIVING ROOM & HALLWAY					
Walls & Ceilings					
Floor & Carpet					
Woodwork					
Light Fixtures & Outlets					

ROOMS TO BE INSPECTED	OK	OCCUPANCY NOTES	OK	VACATE NOTES	AMOUNT
Windows & Screens					
LIVING ROOM & HALLWAY (con't.)					
Window Coverings					
Doors					
Closet – Stair Railings					
BEDROOM # 1					
Walls & Ceilings					
Floor & Carpet					
Woodwork					
Windows & Screens					
Window Coverings					
Doors					
Light Fixtures & Outlets					
Closets					
BEDROOM # 2					
Walls & Ceilings					
Floor & Carpet					
Woodwork					
Windows & Screens					
Window Coverings					
Doors					
Light Fixtures & Outlets					
Closets					
BEDROOM # 3					
Walls & Ceiling					
Floor & Carpet					
Woodwork					
Windows & Screens					
Window Coverings					
Doors					
Light Fixtures & Outlets					
Closets					
BEDROOM # 4					
Walls & Ceilings					
Floor & Carpet					
Woodwork					

ROOMS TO BE INSPECTED	OK	OCCUPANCY NOTES	OK	VACATE NOTES	AMOUNT
Windows & Screens					
Window Coverings					
Doors					
BEDROOM # 4 (con't.)					
Light Fixtures & Outlets					
Closets					
BEDROOM # 5					
Walls & Ceilings					
Floor & Carpet					
Woodwork					
Windows & Screens					
Window Coverings					
Doors					
Light Fixtures & Outlets					
Closets					
BATHROOM # 1					
Walls & Ceiling					
Floor					
Woodwork					
Light Fixtures & Outlets					
Shower Fixtures					
Rods & Soap Dishes					
Medicine Cabinet					
Tub					
Water Closet & Seat					
Lavatory					
Door – Tissue Holder – Fan					
BATHROOM # 2					
Walls & Ceiling					
Floor					
Woodwork					
Light Fixtures & Outlets					
Shower Fixtures					
Rods & Soap Dishes					
Medicine Cabinet					
Tub					
Water Closet & Seat					
Lavatory					
Door – Tissue Holder – Fan					

ROOMS TO BE INSPECTED	OK	OCCUPANCY NOTES	OK	VACATE NOTES	AMOUNT
BATHROOM # 3					
Walls & Ceiling					
Floor					
Woodwork					
Light Fixtures & Outlets					
Shower Fixtures					
Rods & Soap Dishes					
Medicine Cabinet					
Tub					
Water Closet & Seat					
Lavatory					
Door – Tissue Holder – Fan					
MISCELLANEOUS					
Heating Unit					
Air Conditioning Unit					
Smoke Detector					
Deadbolt Locks					
Window Locks					
Sliding Glass Door Secondary Locking Device					
OTHER:					
Walls & Ceilings					
Floor & Carpet					
Woodwork					
Windows & Screens					
Window Coverings					
Doors					
Light Fixtures & Outlets					
Closets					
OTHER:					
Walls & Ceilings					
Floor & Carpet					
Woodwork					
Windows & Screens					

ROOMS TO BE INSPECTED	OK	OCCUPANCY NOTES	OK	VACATE NOTES	AMOUNT						
Window Coverings											
Doors											
Light Fixtures & Outlets											
Closets											
GARAGE											
EXTERIOR											
Occupancy											
State whether there is any visible evidence of mold in the Dwelling Unit: Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, state the location _____ If Yes, date of re-inspection after remediation: _____ State whether there is any visible evidence of mold in the Dwelling Unit upon re-inspection: Yes <input type="checkbox"/> No <input type="checkbox"/>			State whether there is any visible evidence of disturbed paint surfaces in the Dwelling Unit: Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, state the location _____ If Yes, date of re-inspection after repair: _____ State whether there is any visible evidence of disturbed paint surfaces in the Dwelling Unit upon re-inspection: Yes <input type="checkbox"/> No <input type="checkbox"/>								
Keys Received: Front Door <input type="checkbox"/> # received: ____ Mail Box <input type="checkbox"/> # received: ____ Laundry Room <input type="checkbox"/> # received: ____ Storage Room <input type="checkbox"/> # received: ____			Other items received by Tenant(s): Pool Pass: <input type="checkbox"/> # received: ____ Garage Opener: <input type="checkbox"/> # received: ____ _____: <input type="checkbox"/> # received: ____ _____: <input type="checkbox"/> # received: ____								
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> _____ Tenant Signature _____ Tenant Signature _____ Tenant Signature _____ Tenant Signature </td> <td style="width: 5%; vertical-align: top;"> _____ _____ _____ _____ </td> <td style="width: 5%; vertical-align: top;"> Date Date Date Date </td> <td style="width: 50%; vertical-align: top;"> _____ Landlord/Agent Signature _____ _____ _____ </td> <td style="width: 5%; vertical-align: top;"> _____ _____ _____ _____ </td> <td style="width: 5%; vertical-align: top;"> Date Date Date Date </td> </tr> </table>						_____ Tenant Signature _____ Tenant Signature _____ Tenant Signature _____ Tenant Signature	_____ _____ _____ _____	Date Date Date Date	_____ Landlord/Agent Signature _____ _____ _____	_____ _____ _____ _____	Date Date Date Date
_____ Tenant Signature _____ Tenant Signature _____ Tenant Signature _____ Tenant Signature	_____ _____ _____ _____	Date Date Date Date	_____ Landlord/Agent Signature _____ _____ _____	_____ _____ _____ _____	Date Date Date Date						

VACATE			
Forwarding Address: <hr/> <hr/> <hr/> <hr/>		Lease Period Fulfilled: Yes <input type="checkbox"/> No <input type="checkbox"/> Written Confirmation of payment in full of all applicable utility charges? Yes <input type="checkbox"/> No <input type="checkbox"/>	
<hr/> <hr/>		<hr/> <hr/>	
Tenant Signature Date		Tenant Signature Date	
<hr/> <hr/>		<hr/> <hr/>	
Tenant Signature Date		Landlord/Agent Signature Date	
<hr/> <hr/>		<hr/> <hr/>	
DEPOSITS			
Deposits:		\$ _____	
Delinquent Rent:		\$ _____	
Utilities Charges:		\$ _____	
Repair and / or Cleaning Charges:		\$ _____	
<input type="checkbox"/> Due to / <input type="checkbox"/> From Tenant:		\$ _____	

COPYRIGHT©2016 by the VIRGINIA ASSOCIATION OF REALTORS®. All rights reserved. This form may be used only by members in good standing with the VIRGINIA ASSOCIATION OF REALTORS®. The reproduction of this form, in whole or in part, or the use of the name "VIRGINIA ASSOCIATION OF REALTORS®", in connection with any other form, is prohibited without prior written consent from the VIRGINIA ASSOCIATION OF REALTORS®.

WASHINGTON MOLD DISCLOSURE

What are molds?

With more than 100,000 species in the world, it is no wonder molds can be found everywhere. Neither animal or plant, molds are microscopic organisms that produce enzymes to digest organic matter and spores to reproduce. These organisms are part of the fungi kingdom, a realm shared with mushrooms, yeast, and mildews. In nature, mold plays a key role in the decomposition of leaves, wood, and other plant debris. Without mold, we would find ourselves wading neck-deep in dead plant matter. And we wouldn't have great foods and medicines, such as cheese and penicillin. However, problems arise when mold starts digesting organic materials we don't want them to, like our homes.

How do molds grow in my home?

Once mold spores settle in your home, they need moisture to begin growing and digesting whatever they are growing on. There are molds that can grow on wood, ceiling tiles, wallpaper, paints, carpet, sheet rock, and insulation. When excess moisture or water builds up in your home from say, a leaky roof, high humidity, or flooding, conditions are often ideal for molds. Longstanding moisture or high humidity conditions and mold growth go together. Realistically, there is no way to rid all mold and mold spores from your home; the way to control mold growth is to control moisture.

How can I be exposed to mold?

When molds are disturbed, their spores may be released into the air. You then can be exposed to the spores through the air you breathe. Also, if you directly handle moldy materials, you can be exposed to mold and mold spores through contact with your skin. Eating moldy foods or hand-to-mouth contact after handling moldy materials is yet another way you may be exposed.

How can molds affect my health?

Generally, the majority of common molds are not a concern to someone who is healthy. However if you have allergies or asthma, you may be sensitive to molds. You may experience skin rash, running nose, eye irritation, cough, congestion, and aggravation of asthma. Also if you have an immune suppression or underlying lung disease, you may be at increased risk for infections from molds.

When necessary, some resourceful molds produce toxins in defense against other molds and bacteria called mycotoxins. Depending on exposure level, these mycotoxins may cause toxic effects in people, also. Fatigue, nausea, headaches, and respiratory and eye irritation are some symptoms that may be experienced from exposure to mycotoxins. If you or your family members have health problems that you suspect are caused by exposure to mold, you should consult with your physician.

How do I know if I have a mold problem?

You may have seen white thread-like growths or clusters of small black specks along your damp bathroom or basement walls, or smelled a "musty" odor. Seeing and smelling mold is a good indication that you have a mold problem. However, you cannot always rely upon your senses to locate molds. Hidden mold can be growing behind wall coverings or ceiling tiles.

Common places to find mold are in areas where water has damaged building materials and furnishings perhaps from flooding or plumbing leaks. Mold can also be found growing along walls where warm moist air condenses on cooler wall surfaces, such as inside cold exterior walls, behind dressers, headboards, and in closets where articles are stored against walls. Rooms with both high water usage and humidity, such as kitchens, bathrooms, laundry rooms, and basements are often havens for mold. If you notice mold or know of water damaged areas in your home, it is time to take action to control its growth.

How can I control mold growth in my home?

- Fix any moisture problems in your home:
- Stop all water leaks first. Repair leaking roofs and plumbing fixtures. Move water away from concrete slabs and basement walls.
- Increase air circulation within your home, especially along the inside of exterior walls, and ventilate with fresh air from outside. Provide warm air to all areas of the home. Move large objects away from the inside of exterior walls just a few inches to provide good air circulation.
- Install and use exhaust fans in bathrooms, kitchens, and laundry rooms.
- Ventilate and insulate attic and crawl spaces. Cover earth floors in crawl spaces with heavy plastic.
- Clean and dry water damaged carpets, clothing, bedding, upholstered furniture within 24 to 48 hours, or consider removing and replacing damaged furnishings.
- Vacuum and clean your home regularly.

How do I clean up mold?

The time you are most likely to stir up spores and be exposed is the very time you are trying to clean up your mold problem. That's when you need to be the most careful. First, try to determine the extent of the mold infestation. If the area is small and well defined, clean up can be done by you, as long as you are free of any health symptoms or allergies. However, if the mold problem is extensive, such as between the walls or under the floors, you should leave clean up to a professional.

LARGE AREAS

1. Consider having a professional cleanup the area. To find a professional, check under "Fire and Water Damage Restoration" in your Yellow Pages. If you decide to clean up on your own, follow the guidance below.
2. Protect yourself by using goggles, gloves, and breathing protection while working in the area. For large consolidated areas of mold growth, you should use an OSHA (Occupational Safety & Health Administration) approved particle mask.
3. Seal off area from the rest of your home. Cover heat registers or ventilation ducts/grills. Open a window before you start to clean up.
4. Remove all your furnishings to a neutral area to be cleaned later. Follow cleaning directions below.
5. Bag all moldy materials you will be discarding.
6. Scrub all affected hard surfaces:
 - First with a mild detergent solution, such as laundry detergent and warm water.
 - (optional step) Then use a solution of ¼ cup bleach to one quart of water. Wait 20 minutes and repeat. Wait another 20 minutes.
 - Last, apply a borate-based detergent solution and do not rinse. This will help prevent mold from growing again. To find a borate-based detergent, read the ingredients listed on the package label for borates.
7. Give the entire area a good cleaning. Vacuum floors, and wash bedding and clothes if exposed.

SMALL AREAS

1. Protect yourself by using goggles, gloves, and breathing protection while working in the area. For small isolated areas of mold growth, a cotton dust mask should do.
2. Seal off area from the rest of your home. Cover heat registers or ventilation ducts/grills. Cover all your furniture. Open a window before you start clean up.
3. Bag all moldy materials, you will be discarding.
4. Scrub all affected hard surfaces:
 - First with a mild detergent solution, such as laundry detergent and warm water.
 - (optional step) Then use a solution of ¼ cup bleach to one quart of water. Wait 20 minutes and repeat. Wait another 20 minutes.
 - Last apply a borate-based detergent solution and do not rinse. This will help prevent mold from growing again. To find a borate-based detergent, read the ingredients listed on the package label for borates.
5. Give the entire area a good cleaning, vacuum floors, and wash bedding and clothes if exposed.

Clean all furnishings exposed to mold.

Permeable and washable	Such as clothing, bedding, and other washable articles. Simply run through the laundry.
Non-permeable and washable	Such as wood, metal, plastic, glass, and ceramics. Mix a solution of lukewarm water and laundry detergent, and wipe down your articles.
Permeable but not washable	Such as beds and furniture. If these furnishings are moldy, you should consider discarding and replacing them. If you decide it is a keeper, take the furnishing outside. Give it a good vacuuming, and let it air out. When finished, if you do not notice an odor it should be okay. However, watch for any mold growth or health problems.

DATED this _____ day of _____, 20____.

(date) (month) (year)

OWNER / AGENT

TENANT