



PHOENIX REALTY and PROPERTY MANAGEMENT, INC

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MOLD DISCLOSURE

1. Properties in Colorado may have either toxic (harmful) or non-toxic (non-harmful) mold.
2. There is a good probability that mold exists in the next property that you will buy or rent.
3. Generally, new homeowner's and renter's insurance policies exclude loss due to mold.
4. Some types of mold can cause serious health problems and even death for certain individuals.
5. Not all types of mold are visible on the surface as a lot of mold exists behind drywall, in attics, and crawl spaces.
6. Neither the buyer or tenant, nor their Broker is qualified to inspect a house for mold. Broker and Brokerage Firm are not responsible for the inspection of the property in general or for the presence of mold specifically.
7. Broker and Brokerage Firm strongly recommend that a prospective buyer or tenant obtain an inspection of the property an engineer or home inspector that will look to the extent she/he can for mold and other potential defects.
8. If a more thorough inspection is required by the buyer or tenant, then a buyer or tenant may elect to have an environmental expert inspect the house.
9. Some hints of possible mold are: standing water, prior water problems or leaks, floods or construction of improvement with rain or snow present and the use of artificial stucco.

Brokerage Firm: Phoenix Realty & Property Management, Inc.
 75 Waneka Parkway
 Lafayette, CO 80026
 (303) 666-4300

Catherine M. Manson

Seller

03/15/2024

Date

Tracy Brown

Seller

03/15/2024

Date

Buyer

Date

Buyer

Date

