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### COLORADO MOLD DISCLOSURE ADDENDUM

1. Properties in Colorado may have either toxic (harmful) or non-toxic (not 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 are excluding 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 the drywall or in an attic or crawl space.
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 by an engineer or home inspector that will look to the extent s/he can for mold and other potential defects, and that a prospective buyer do so before expiration of the **Inspection Objection Deadline** set forth in the buyer's Contract to Buy and Sell Real Estate, or before expiration of the **Inspection Termination Deadline** if such Contract contains no applicable **Inspection Objection Deadline**.
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 improvements with rain or snow present, and the use of artificial stucco.

**Brokerage Firm: RE/MAX Nexus**

*Marcia Chavez*

05/11/2022

*Sandra Chavez*

05/11/2022

*Cynthia Frank*

05/11/2022

by: *Abby J Renner* 05/11/2022  
Broker (Date)

*Eleanor*

05/11/2022

*Chavez*

(Date)

*Angela Harrell*

05/11/2022

\_\_\_\_\_  
Buyer (Date)

\_\_\_\_\_  
Buyer (Date)

Seller

(Date)