

**EXHIBIT “D”**  
**ENVIRONMENTAL RISK - MOLD**

The Builder has taken steps reasonably calculated to ensure that areas of the Home that have been remodeled and/or repaired are ostensibly free of harmful molds and other undesirable organisms, and that conditions do not exist that would allow the propagation of those substances. Nevertheless, it must be recognized that various molds and other like contaminants are particularly prevalent in the Gulf Coast area, and make it unlikely that a mold-free environment can be assured. While not comprehensive, the following discussion about mold may be helpful to the Owner in establishing a maintenance regimen that will lessen the likelihood of an environmental problem related to mold.

- Mold spores are common to our environment, and will be found in all buildings, commercial and residential alike. Fungal spores may even be present in cellulose-based building materials, and can be brought into buildings by humans, pets, plants, etc.
- For mold to form, nutrients such as cellulose-based materials (sheetrock, ceiling tiles, lumber, and wallpaper) act as food, along with another key ingredient – moisture. Moisture can be supplied by flood waters, condensation from humidity, spills that are not dried up, etc.
- Optimal temperature for mold growth appear to range from 65 degrees F to 90 degrees F. Mold growth can occur (according to many experts) within 24 hours once the moisture, nutrients and temperature conditions are satisfied.

The only component that can be reasonably controlled is moisture. This means that leaks, wet spots or dampness brought on by plumbing fittings on appliances (dishwashers, washing machines, ice makers, etc.), condensation on or about windows, doors, air-conditioning ducts should be investigated and addressed. Repeated spills, as from pet dishes, and dampness in bathrooms can create a breeding ground for mold. All moisture sources should be checked and inspected periodically to identify any potential problems. Anytime a significant leak or plumbing overflow occurs, the moisture should be dried up and consideration should be given to remediation of any mold that might have formed. Generally, minor instances of mold growth can be effectively removed with a mixture of water and common, household bleach. Larger problems may require the assistance of professionals.

OWNER IS ADVISED THAT THE CONTINUED PRESENCE OF MOISTURE ON COMPONENTS OF THE HOME (FROM LEAKS, CONDENSATION, SPILLS, ETC.) CAN CAUSE THE PROPAGATION OF MOLD, WHICH MAY CAUSE ALLERGENIC REACTIONS AND OTHER HEALTH PROBLEMS IN SOME INDIVIDUALS. THE OWNER IS RESPONSIBLE FOR IMPLEMENTING AN INSPECTION AND MAINTENANCE PROGRAM FOR THE IDENTIFICATION AND ELIMINATION OF MOISTURE IN THE HOME THAT COULD GIVE RISE TO THE GROWTH OF MOLD OR OTHER CONDITIONS DETRIMENTAL TO FUNCTIONING OF THE HOME OR THE HEALTH OF ITS OCCUPANTS. ANY LEAK OR THE PRESENCE OF MOISTURE THAT IS COVERED BY THE BUILDER’S LIMITED WARRANTY WILL BE CORRECTED PURSUANT TO THAT WARRANTY, BUT THE OWNER’S FAILURE TO IMPLEMENT AN EFFECTIVE MAINTENANCE PROGRAM OR THE FAILURE TO PROMPTLY NOTIFY THE BUILDER OF WARRANTY CLAIMS WILL NEGATE THE BUILDER’S RESPONSIBILITY (IF ANY) FOR ANY PROPERTY DAMAGE, PERSONAL INJURY, OR OTHER LOSS, DAMAGE OR LIABILITY RESULTING DIRECTLY OR INDIRECTLY FROM THE PRESENCE OF MOLD OR OTHER HARMFUL ORGANISMS.



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