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**PRDS<sup>®</sup> MOLD / ALLERGEN ADVISORY**



Property: 278 MONASE DR, # 23 M.V. CA

Buyer is advised of the possible presence within residential and other properties of toxic (or otherwise illness-causing) molds, fungi, spores, pollens and/or other botanical substances and/or other allergens (e.g., dust, pet dander, insect material, etc.). These substances may be either visible or invisible, may adhere to walls and other accessible and inaccessible surfaces, may be embedded in carpets or other fabrics, may become airborne, and may be mistaken for other household substances and conditions. Exposure carries the potential of possibly serious health consequences (contact the California Department of Health Services [(510) 540-2469] for further information on this topic).

Accordingly, Buyer is advised to consider engaging the services of an environmental or industrial hygienist (or similar, qualified professional) to:

- Inspect and test for the presence of harmful botanical and other allergens and substances as part of Buyer's physical condition inspection of the Property and
- Advise Buyer regarding level of health-related risk involved and the advisability and feasibility of eradication and abatement.

Buyer is advised that, since the time necessary to accomplish such testing is likely to involve lengthier time frames than parties to a purchase contract typically allocate for property inspection contingencies, Buyer may need to arrange for an extended contingency period for the completion of any ordered tests.

Buyer is expressly cautioned as to the very limited and uncertain capabilities of Buyer, Seller, brokers and general property inspection services in recognizing and detecting the existence of such molds and other allergens and botanical substances.

Date: \_\_\_\_\_

Date: 2-23-09

Buyer: \_\_\_\_\_

Seller: Jolly Juelin

Buyer: \_\_\_\_\_

Seller: \_\_\_\_\_