



EXHIBIT C

MOLD DISCLAIMER AND WAIVER

What You Should Know About Mold –

Mold is a type of fungus. It occurs naturally in the environment and is necessary for the decomposition of plant and other organic material. It spreads by means of microscopic spores borne on the wind, and is found everywhere life can be supported. Residential home construction is not and cannot be designed to eliminate the potential for mold spores. If the growing conditions are right, mold can grow in your home. In order to grow, mold requires a food source. This might be supplied by items found in the home such as fabric, carpet, drywall, wood, and insulation, to name a few. Mold growth requires a temperate climate, with best growth occurring at temperatures between 40 degrees and 100 degrees. Ultimately, mold requires moisture, and moisture is the only mold growth factor that can be controlled in a residential setting. By minimizing moisture, a homeowner can minimize or eliminate mold growth. Moisture in the home can have many causes, including spills, leaks, overflows, condensation and high humidity. If moisture is allowed to remain on the medium, mold can develop within 24 to 48 hours. Good housekeeping and home maintenance practices are essential in the effort to control mold. Since The Company has no control over these matters after the house is occupied, it necessarily becomes the homeowner's responsibility to make certain that appropriate housekeeping and maintenance practices are followed.

All mold is not necessarily harmful, but certain strains of mold have been shown to have adverse effects in susceptible persons. The most common effects are allergic reactions, including skin irritations, watery eyes, runny nose, coughing, sneezing, congestion, sore throat and headache. Some experts contend that mold causes serious symptoms and diseases that may even be life threatening. However, experts disagree about the level of mold exposure that may cause health problems, and about the exact nature and extent of the health problems that may be caused by mold. The Center for Disease Control states that a causal link between the presence of toxic mold and serious health conditions has not been proven.

Steps the Homeowner Can Take --

A homeowner can take positive steps to reduce or eliminate the occurrence of mold growth in the home, and thereby minimize any possible adverse effects that may be caused by mold. The steps include the following:

- a) Before bringing items into the home, check for signs of mold. Potted plants, furnishings, stored clothing or bedding, as well as many other household goods could already contain mold growth;
- b) Avoid storing organic material in basements or damp areas;
- c) Regular vacuuming and cleaning will help reduce mold levels. Mild bleach solutions and most tile cleaners are effective in eliminating or preventing mold growth;
- d) Keep the humidity in the home low. Vent clothes dryers to the outdoors. Ventilate kitchen and bathrooms by opening the windows, by using exhaust fans, or by running the air conditioning to remove excess moisture in the air. Maintain and properly service HVAC systems;
- e) Promptly clean up spills, condensation and other sources of moisture. Thoroughly dry any wet surfaces or material. Promptly replace any materials that cannot be thoroughly dried, such as drywall or insulation;

- f) Inspect for leaks on a regular basis. Look for discoloration or wet spots. Repair any leaks promptly. Inspect condensation pans for mold growth. Take notice of any musty odors and any visible signs of mold;
- g) Prevent water intrusion into the home by regular caulking and painting. Maintain the appropriate grade to allow water to drain away from the home. Adjust irrigation systems to keep moisture the proper distance from the home;
- h) Should mold develop, thoroughly clean the affected area with a mild solution of bleach. First, test to see if the affected area is color safe. Porous materials, such as fabric, upholstery or carpet should be discarded. Should the mold growth be severe, call on the services of a qualified professional cleaner;
- i) Be aware of what allergies or other conditions the occupants of the home may have which would make them susceptible to mold or fungus exposure and have any and all occupants of the home timely consult appropriate medical personnel upon signs of related symptoms.

In summary, it must be the responsibility of the homeowner to properly maintain the home and use reasonable housekeeping practices in order to prevent mold.

Mold Prevention Resources --

It is important to stay informed about mold issues. Various resources are available to learn more about mold issues and procedures for remediation of mold problems. These sites include, but are not limited to, the following governmental internet sites:

- a) United States Environmental Protection Agency, www.epa.gov/iaq;
- b) Center for Disease Control and Prevention, National Center for Environmental Health, www.ci.nyc.ny.us/html/doh/html/epi/moldret1.html;
- c) There are also other sources of information on mold in the home.

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Whether or not you, as Purchaser, experience mold growth depends largely on how you manage and maintain your home. The Company responsibility as a homebuilder must be limited to things we can control. Purchaser will need to take actions after the closing to prevent conditions that cause mold or mildew. This is part of the responsibility of home ownership. Purchaser agrees to assume responsibility for the recommendations listed above and to act in accordance with the best practice guidelines contained on the Government internet sites, as set forth herein. Purchaser further acknowledges that if there is any water damage or water intrusion to Purchaser's residence, Purchaser will take immediate action to prevent conditions that cause mold or mildew to develop.

Purchase acknowledges and agrees that The Company will not be liable for any actual, special, incidental, or consequential damages based on any legal theory whatsoever, including, but not limited to, strict liability, breach of express or implied warranty, negligence or any other legal theory with respect to the presence and/or existence of molds, mildew, and/or microscopic spores caused by the acts or omissions of Purchaser. Purchaser, on behalf of himself and/or herself, and his or her family members, tenants, invitees and licensees, hereby releases The Company and The Company's officers, directors, partners, members, successors and assigns from and against any and all claims, actions, damages, causes of action, liabilities and expenses (including without limitation attorneys fees and costs of enforcing this indemnity) for property damage, injury or death resulting from the exposure to microscopic spores, mold and/or mildew and from any loss of resale value due to the presence and/or existence of mold, mildew and/or microscopic spores caused by the acts or omissions of Purchaser.

PURCHASER ACKNOWLEDGES THAT THIS ADDENDUM CONTAINS A RELEASE PROVISION THAT HAS LEGAL CONSEQUENCES. Purchaser has read, reviewed and understands the information set forth herein and agrees to be bound by the provisions and releases set forth in this Addendum.

For **The Company**

By _____
Date

Title

For **Purchaser**

By _____
Purchaser Date

Purchaser Date