



Atlas Restoration & Construction, LLC
16526 West 78th Street, Suite 272
Eden Prairie, MN 55346
(612) 254-7373
License No.: BC711490

MOLD NOTICE AND WAIVER

Mold is a type of fungus. It naturally occurs in the environment and is necessary for the decomposition of plants and organic material. Building materials and building construction cannot be designed to exclude mold spores. Mold can grow in your home if mold growing conditions exist and there is a source of moisture. Most people know that mold grows on foods and can grow on bathroom tiles and walls. Mold can also grow on heating, ventilation and air conditioning systems, plumbing systems, walls, support beams and other building components. Mold requires a food source to grow. This source might be supplied by items found in the home such as fabric, carpet or even wallpaper, or by building materials such as drywall, wood and insulation. In addition, mold growth requires a temperate climate. The best growth occurs at temperatures between 40 and 100 degrees Fahrenheit. Finally, mold growth requires moisture. By minimizing moisture, you should be able to reduce or eliminate mold growth. Home moisture arises from many sources. Spills, leaks, condensation and high humidity are common causes. Normal human activities such as breathing, bathing and cooking produce substantial amounts of moisture. Good housekeeping, ventilation and home maintenance are essential to reduce mold growth likelihood. If moisture is allowed to remain in an area, mold growth can develop within 24 hours.

Not all molds are harmful, but certain strains of mold have been shown to have adverse health effects in susceptible persons. The most common effects are allergic reactions, including skin irritation, watery eyes, runny nose, coughing, sneezing, congestion, sore throat and headache. People with suppressed immune systems may risk infection. Experts disagree about whether certain types of mold at certain concentrations can cause serious or life threatening health problems. To date, the Center for Disease Control has not identified a link between the presence of toxic mold and serious health conditions.

We cannot eliminate the possibility that mold or other fungi may grow in your home. The responsibility of a builder is limited to those things that can be controlled during construction. It is up to you to properly manage and maintain your home to prevent mold development and growth.

You can take measures to protect against mold development and growth. Regularly vacuum and clean your home. Common household disinfectants such as a mild bleach solution or tile cleaner are effective in eliminating or preventing mold. Keep the humidity in your home low. Use vents and exhaust fans in areas of high humidity such as kitchens and bathrooms to reduce humidity. Do not allow floors and woodwork to remain wet for any prolonged period of time. Promptly clean up spills and other sources of moisture. Replace materials that cannot be effectively dried or have sustained prolonged water exposure. Inspect for leaks regularly and look for signs of discoloration or wet spots. Take notice of any musty odors. Visible signs of mold should be thoroughly cleaned with a mild solution of bleach; however, first determine if the affected material or surface is color safe by testing a small area with the bleach solution. Porous materials such as fabric, upholstery or carpet damaged by mold should be discarded. Should mold growth be severe, hire a qualified professional cleaner.

WAIVER

We make no representation or warranty, express, implied or otherwise, regarding mold, fungus, bacteria, or other biological materials or organisms. We have no duty, obligation or liability to you, and you expressly waive these, for any damage or claim whatsoever and to any extent arising from any investigation, testing, analysis, monitoring, cleaning, removal, disposal, abatement, remediation, decontamination, repair, replacement, relocation, loss of use, personal injury or property damage in any way associated with mold, fungus, bacteria, or other biological material or organisms. This waiver applies to implied warranties as well, including without limitation, the implied warranty of workmanlike construction, the implied warranty of habitability and the implied warranty of fitness for a particular use. This waiver is provided by you in part consideration for our performance of construction work for you.



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UREA FORMELDEHYDE NOTICE
(Minn. Stat. § 325F.18)

The following is provided by Contractor ("we" and "us") to Owner ("you") and forms a part of the Contract between Contractor and Owner:

The health and safety of our customers and their families is our greatest concern. We work every day to make certain that our building practices and the materials used with your project minimize your exposure to the risks that are common in construction.

We are careful to select only building materials for your home that meet the urea formaldehyde emission standards published in the Code of Federal Regulations, Title 24, Sections 3280.308 and 3280.406. Because some of the building materials used in the remodeling, renovation, or construction of your home may contain approved levels of urea formaldehyde, we are providing you with the following notice:

IMPORTANT HEALTH NOTICE.

SOME OF THE BUILDING MATERIALS USED IN THIS HOME (OR THESE BUILDING MATERIALS) EMIT FORMALDEHYDE. EYE, NOSE, AND THROAT IRRITATION, HEADACHE, NAUSEA AND A VARIETY OF ASTHMA-LIKE SYMPTOMS, INCLUDING SHORTNESS OF BREATH, HAVE BEEN REPORTED AS A RESULT OF FORMALDEHYDE EXPOSURE. ELDERLY PERSONS AND YOUNG CHILDREN, AS WELL AS ANYONE WITH A HISTORY OF ASTHMA, ALLERGIES, OR LUNG PROBLEMS, MAY BE AT GREATER RISK. RESEARCH IS CONTINUING ON THE POSSIBLE LONG-TERM EFFECTS OF EXPOSURE TO FORMALDEHYDE.

REDUCED VENTILATION MAY ALLOW FORMALDEHYDE AND OTHER CONTAMINANTS TO ACCUMULATE IN THE INDOOR AIR. HIGH INDOOR TEMPERATURES AND HUMIDITY RAISE FORMALDEHYDE LEVELS. WHEN A HOME IS TO BE LOCATED IN AREAS SUBJECT TO EXTREME SUMMER TEMPERATURES, AN AIR-CONDITIONING SYSTEM CAN BE USED TO CONTROL INDOOR TEMPERATURE LEVELS. OTHER MEANS OF CONTROLLED MECHANICAL VENTILATION CAN BE USED TO REDUCE LEVELS OF FORMALDEHYDE AND OTHER INDOOR AIR CONTAMINANTS.

IF YOU HAVE ANY QUESTIONS REGARDING THE HEALTH EFFECTS OF FORMALDEHYDE, CONSULT YOUR DOCTOR OR LOCAL HEALTH DEPARTMENT.