

## **Mold Information & Prevention Addendum**

**PLEASE NOTE: IT IS OUR GOAL TO MAINTAIN A QUALITY LIVING ENVIRONMENT FOR OUR RESIDENTS. TO HELP ACHIEVE THIS GOAL, IT IS IMPORTANT TO WORK TOGETHER TO MINIMIZE ANY MOLD GROWTH IN YOUR DWELLING. THIS IS WHY THIS ATTACHMENT CONTAINS IMPORTANT INFORMATION FOR YOU AND RESPONSIBILITIES FOR BOTH LESSOR AND LESSEE.**

- 1. ABOUT MOLD:** Mold is found virtually in our environment both indoors and outdoors and in both new and old structures. Molds are naturally occurring microscopic organisms that reproduce by spores and have existed from the beginning of time. All of us have lived with mold spores all our lives. Molds break down organic matter. Without them, we would all be struggling with large amounts of dead organic matter. Molds break down organic matter in the environment and uses the end product for its food. Mold spores (like plant pollen) spread through the air and are commonly transported by shoes, clothing and other material. When excess moisture is present inside a dwelling, mold can grow. There is conflicting scientific evidence as to what constitutes a sufficient accumulation of mold which can lead to health issues. Reaction to mold exposure differ greatly from one person to another. Most symptoms appear as allergic reactions. Unexplained discoloration on any surface, musty odor, dark spots on or around vents, water stains anywhere, peeling or curling vinyl floors or wallpaper. Anyone with a health issue that they feel may be associated with mold should consult a medical professional.
- 2. PREVENTING MOLD BEGINS WITH YOU:** To minimize the potential for mold growth in your dwelling **YOU MUST DO THE FOLLOWING:**

  - A. Keep your dwelling clean – particularly in the kitchen, the bathrooms, carpet and floors. Regular vacuuming, mopping, and using a household cleaner to clean hard surfaces is important to remove the household dirt and debris that harbor mold or food mold. Immediately throw away moldy food.
  - B. Remove visible moisture accumulation on windows, sills, walls, ceilings, floors and other surfaces as reasonably possible. Look for leaks in washing machine hoses and discharge lines. A leak in this area could cause water to infiltrate nearby walls. Turn on exhaust fans in the bathroom and kitchen before you start showering or cooking with open pots. When showering, be sure to keep shower curtain inside the tub or fully close the shower doors. Experts recommend that after taking a shower or bath you: (1) wipe moisture off the shower walls (a squeegee works good) , shower doors, the bathtub and bathroom floor, (2) leave the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated; and (3) hang up towels, bath mats and wet

clothing so they will completely dry out. Do not leave wet clothing in the washing machine or dryer.

C. **PROMPTLY NOTIFY US** in writing about any air conditioning or heating system problems you discover. Follow our rules regarding replacement of air filters. Also, it is recommended that you periodically open windows and doors on days when the outside weather is dry (i.e. humidity is below 50%) to help humid areas of your dwelling dry out.

**3. IN ORDER TO AVID MOLD GROWTH:** It is important to prevent excessive moisture building up in your dwelling. Failure to promptly pay attention to leaks and moisture that might accumulate on dwelling surfaces or that might get inside walls or ceilings can encourage mold growth. Prolonged moisture can result from a wide variety of sources such as:

- Rainwater leaking from roofs, windows, doors and outside walls, as well as floodwaters rising above floor level;
- Overflows from showers, bathtubs, toilets, lavatories, sinks, washing machines, dehumidifiers, refrigerator or a/c drip pans or clogged condensation lines;
- Leaking from plumbing lines or fixtures (Resident should know where water shut-offs are), and leaks into walls from bad or missing grouting/caulking around showers, tubs or sinks; washing machine hose leaks, plant watering, overflows, pet urine, cooking spills, beverage spills and steam from excessive open-pot cooking;
- Leaks from clothes dryer discharge vents (which can put excessive moisture in the air);
- Insufficient drying of carpets, carpet pads, shower walls and bathroom floors;
- Rain gutters clogged with leaves;
- Leaking hot water heater;
- Excessive soaking of exterior sprinklers or hoses.

**4. IF SMALL AREAS OF MOLD HAVE ALREADY OCCURRED ON NONPOROUS SURFACES:**

(Such as ceramic tile, Formica, vinyl flooring, metal or plastic). The Federal Environmental Protection Agency (EPA) recommends that you first clean the area with soap (or detergent) and water, let the surface dry, and then within 24 hours apply a pre-mixed spray-on type household biocide such as Lysol disinfectant, Pine-Sol disinfectant (originally pine scented), Tilex Mildew remover or Clorox Cleanup. (Note: Only a few common household cleaners will actually kill mold.) Tilex and Clorox contain bleach that can discolor or stain so use caution especially near carpeted areas. **Be sure to follow the instructions on the container.** Applying biocides without first cleaning away dirt and oils from the

surface is like painting over old paint without first cleaning and preparing the surface.

Always clean and apply a biocide to an area 5 or 6 times larger than any visible mold because mold may be adjacent in quantities not yet visible to the naked eye. A vacuum cleaner with high efficiency particulate air filter (HEPA) can be used to help remove non-visible mold products from porous items such as fibers in sofas, chairs, drapes and carpets – provided the fibers are completely dry. Machine washing or dry cleaning will remove mold from clothes.

5. **DO NOT CLEAN OR APPLY BIOCIDES TO:** (1) visible mold (other than mildew) on POROUS surfaces such as sheetrock walls or ceilings or (2) **large areas** of visible mold on **nonporous surfaces**.  
Instead, notify Lessor in writing and appropriate action will be taken.
6. Remember that leaks caused from storms cannot be repaired until the rain stops. Residents must take the initiative to keep premises as free of water as possible and reporting to Lessor the status of the leak so that appropriate action can be taken.
7. **COMPLIANCE:** complying with this attachment will help prevent mold growth in your dwelling. All parties will be able to respond correctly if problems develop that could lead to mold growth.

**If you fail to comply with this Attachment, you can be held responsible for property damage to the dwelling and any health problems that may result. We can't correct problems in your dwelling unless we know about them.**