

MOLD NOTICE

Resident's Name(s): _____

Address: _____ **Unit:** _____

City: _____ **OR Zip:** _____

AGREEMENT

Mold growth can be dangerous to people and destructive to property. Owner/Agent provides housing as free from mold as reasonably possible. Behaviors of residents greatly affect the likelihood of mold growth.

Residents agree to keep the premises in a manner that minimizes the likelihood of mold growth. Some ways to do that are listed on the reverse of this notice. Residents also agree to notify Owner/Agent promptly of any mold problems.

Residents acknowledge receiving a copy of this notice.

_____ Date: _____
Resident

_____ Date: _____
Owner/Agent **Resident**

WHAT IS MOLD?

Mold is a fungus, a sponge-like organism, in the same family as yeast and mushrooms. Mold is everywhere. Molds produce tiny spores that float continuously through the air, indoor and out. When mold spores land on a damp spot indoors, they often begin to grow, particularly if the moisture problem is not corrected quickly. Molds can grow on wood, ceiling tiles, drywall, paper, carpet and foods. There is no practical way to eliminate all mold and mold spores indoors. The way to control indoor mold growth is to control moisture. Moisture comes into your home in a variety of ways: leaks in the roof or walls, seeping into the basement, taking a shower, cooking, and even breathing. If mold grows in your home, you must both clean it up *and* fix the water problem. You are unlikely to get mold growth if the humidity is below 40%.

HOW YOU CAN MINIMIZE LIKELIHOOD OF MOLD GROWTH

- Use the bathroom fan whenever you use the bathroom. Leave it running for thirty minutes after bathing or showering.
- If your bathroom doesn't have a fan, open the window and leave it open for thirty minutes after bathing or showering.
- Use the kitchen fan whenever cooking. If there isn't one, crack a window open.
- Use the fan (or crack open a window) in the laundry area when running the clothes washer or dryer.
- If moisture condenses on windows or walls, turn up the thermostat on your heat source.
- Open doors between rooms and to closets to increase air circulation.
- Cover fish tanks.
- Don't keep too many house plants, and don't over-water the ones you keep.
- Keep the temperature above 55 degrees.
- Open several windows for at least an hour twice a week to change the air in your home.
- Dry any water that spills on carpets or rugs.
- If you have an air conditioner, be sure it isn't leaking anywhere.
- Use a dehumidifier.

IF YOU SEE MOLD

- Clean mold off hard surfaces as soon as possible. First use a detergent like Pine Sol or Lysol and hot water. Then disinfect with a mild bleach solution (one cup of bleach to one gallon of water). Finally, dry completely. Recent studies suggest bleach isn't enough for porous surfaces like sheetrock walls. Wash with TSP (tri-sodium phosphate) first (available at hardware and paint stores).
- If you clean up mold, consider using an N-95 respirator (available in many hardware stores) to limit your exposure to mold and mold spores.

WHAT YOU SHOULD REPORT TO YOUR LANDLORD

- Leaks anywhere; in the roof, gutters, walls, doors, or windows for instance.
- Water in basement or crawlspace under your home.
- Leaking pipes.
- Sweating pipes or toilets.
- Dripping faucets.
- Running toilets.
- Any reappearance of mold after you've cleaned and removed it.
- Any recurring dampness or moldy smell.
- Non-working fans.



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