

Addendum

Mold & Mildew Information and Prevention

This *Addendum* is a supplement to the Lease that you, as Resident or Residents, signed with Charlottesville Apartments. This document is included in the Lease by reference.

You, as Resident or Residents, agree that you understand and agree to abide by the provisions and procedures of this *Mold & Mildew Addendum* as well as all of our other rules and policies that are included in your Lease.

About Mold

Mold is found virtually everywhere 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 practically from the beginning of time. All of us have lived with mold spores all our lives. Without molds we would all be struggling with large amounts of dead organic matter. Mold breaks 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 the wind. When excess moisture is present inside a building, mold spores will grow into mildew. There is conflicting scientific evidence as to what constitutes a sufficient accumulation of mold and mildew which could lead to adverse health effects. Nonetheless, appropriate precautions should be taken.

Preventing Mold Begins With You

In order to minimize the potential for mildew growth in your dwelling, you must do the following:

- ✓ *Keep your dwelling clean*, particularly the kitchen, the bathrooms, carpets, and floors. Regular vacuuming, mopping, and using a household cleaner on hard surfaces will remove the household dirt and debris that harbor mold or food for mold. Immediately throw away moldy foods.
- ✓ *Remove visible moisture accumulation*, particularly on windows, walls, ceilings, floors and other surfaces as soon as reasonably possible. Look for leaks in washing machine hoses and discharge lines – especially if the leak is large enough for water to infiltrate into nearby walls. When showering, be sure to keep the shower curtain inside the tub or fully close the shower doors. Also, the experts recommend that after taking a shower or bath, you:
 - Wipe moisture off of shower walls, shower doors, the bathtub, and the bathroom floor.
 - Leave the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated.
 - Hang up your towels and bath mats so they will completely dry out.
 - Turn on bathroom and kitchen exhaust fans before you start showering or cooking with open pots.
- ✓ *Promptly notify us in writing about any air condition 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 outdoor weather is dry (i.e., humidity is below 50 percent) to help humid areas of your dwelling dry out.
- ✓ *Promptly notify us in writing about any signs of water leaks, water infiltration, or mold.* We will respond promptly and repair or remedy the situation as necessary.

To Avoid Mold Growth

It is important to prevent excessive moisture buildup in your Residence. Failure to promptly pay attention to leaks and moisture that accumulates on 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 the following:

- ✓ Rainwater leaking from roofs, windows, doors and outside walls, as well as floodwaters rising above floor level.
- ✓ Overflows from showers, tubs, toilets, sinks, washing machines, dehumidifiers, refrigerators, or A/C drip pans or clogged A/C condensation lines.
- ✓ Leaks from plumbing lines or fixtures and leaks into walls from bad or missing grouting or caulking around showers, tubs, or sinks.
- ✓ Washing machine hose leaks, plant watering overflows, pet urine, cooking spills, beverage spills, and steam from excessive pot cooking.
- ✓ Air leaks from clothes dryer discharge vents (which can put a lot of moisture into the air).
- ✓ Insufficient drying of carpets, bath mats, shower walls, and bathroom floors.

Treating Mildew Growth on Non-Porous Surfaces

On surfaces such as ceramic tile, counter tops, vinyl flooring, metal, wood, or plastic, the Federal 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 ® (original pine-scented), Tilex Mildew Remover ®, or Clorox Cleanup ®. (Note: Only a few of the common household cleaners will actually kill mildew.) Be aware that Tilex and Clorox contain bleach that can discolor or stain; be sure to follow the instructions on the container. Important: To be effective, you must thoroughly clean all affected surfaces before applying biocides.

Always clean and apply a biocide to an area 5 or 6 times larger than any visible mildew because mold may be adjacent in quantities not yet visible to the naked eye. A vacuum cleaner with a high-efficiency particulate air (HEPA) filter 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 molds from clothing.

Treating Mildew Growth on Porous Surfaces

If you have large areas of mildew growth on porous surfaces such as painted walls or ceilings, contact us in writing and we will either take care of it ourselves or we'll work with you and help you take care of it properly.

Compliance

Complying with this Addendum will help prevent mildew growth in your Residence, and both of us will be able to respond correctly if problems develop that could lead to mildew growth. If you have questions regarding this Addendum, mold, or mildew, please contact us. Also, see *Mildew – Causes, Prevention & Removal*, in the **Current Tenants** section of our web site.

If you fail to comply with this Addendum, you can be held responsible for property damage to the Residence and any health problems that may result. We cannot fix problems unless we are aware of them.

I, as Resident or Residents, have read, understand, and agree to follow the instructions in this Addendum.

Signature: _____ Date: _____ (Tenant)

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