

# MOLD AND MILDEW ADDENDUM

Mold and mildew spores are present in the environment, both indoors and outdoors, and cannot be eliminated. Excess moisture is the leading cause of mold or mildew growth indoors. Most sources of moisture, however can be controlled by simple procedures under the occupants control. The Tenants are responsible for all damage resulting from their failure to comply with this addendum. In order to reduce and minimize the prospect of mold and mildew and to protect your health and the condition of the rental, please utilize the following list of suggestions.

1. Provide adequate ventilation and control the temperature.

- Keep the temperature above 60 degrees all times
- Open multiple windows to allow cross-ventilation at least twice a week for an hour each time
- Allow at least one inch between the furniture and walls to aid ventilation
- Open closet doors to allow ventilation

2. Keep the humidity below 40%.

- Use the bathroom fan during and for 30 minutes after bathing or showering. If no fan is available open the bathroom window slightly for the same duration of time
- Use the fan in the laundry area during and for 20 minutes after using the washer or dryer. If no fan is available, open a window slightly for ventilation during the use of the appliances and for a little while after use as deemed appropriate
- Use the fan above the stove whenever cooking, especially if steaming. If no fan is available open a window slightly
- Use only electric space heaters indoors
- Use a dehumidifier during humid months as applicable
- Cover fish tanks
- Do not keep excess number of house plants

3. Clean thoroughly and regularly.

- The following is the cleaning method recommended by the EPA: Mold growth can be removed with commercial cleaning products or a weak bleach solution (one cup bleach in one gallon water). Wear gloves during cleanup and be careful not to spread the mold. Sensitive people who have to cleanup mold should wear a tight fitting face mask
- Use mold killing products when cleaning kitchens and bathrooms
- If mold or mildew appears on walls, ceilings, floors or around tubs or sinks, immediately remove the mold or mildew
- Dry any water that spills from showers, tubs or sinks immediately
- Clean up spills on carpets, rugs or floors and thoroughly dry the rug or carpet
- Regularly check and clean the window tracks and keep free of condensation

4. You are obligated to notify the Owner/Agent immediately of excess moisture problems such as water leakage, leaking plumbing, leaking tubs or showers or running toilets. If you have attempted to clean mold or mildew and it reappears quickly or you are not able to remove it, report the problem to the Owner/Agent immediately.

Initial Tenant \_\_\_\_\_ Initial Owner/Agent \_\_\_\_\_