

3. IN ORDER TO AVOID MOLD GROWTH, it is important to prevent excessive moisture buildup 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 flood waters rising above floor level;
 - Overflows from showers, bathtubs, toilets, lavatories, sinks, washing machines, dehumidifiers, refrigerator or A/C drip pans or clogged up A/C condensation lines;
 - Leaks from plumbing lines or fixtures, 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 lots of moisture into the air); and Insufficient drying of carpets, carpet pads, shower walls and bathroom floors.

4. IF SMALL AREAS OF MOLD HAVE ALREADY OCCURRED ON NON-POROUS SURFACES (such as ceramic tile, Formica, vinyl flooring, metal, wood or plastic), the federal Environmental Protection Agency (EPA) recommends that you first clean the areas with soap (or detergent) and water, let the surfaces dry. Within 24 hours you may elect to apply a pre-mixed, spray-on-type household biocide or disinfectant. You can consult the EPA's website for appropriate products. Use care with products that contain bleach, which can discolor or stain. **Be sure to follow the instructions on the container.** Applying biocides or disinfectant without first cleaning away the 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. Machine washing or dry cleaning will remove mold from clothes.

5. DO NOT CLEAN OR APPLY BIOCIDES TO: (1) visible mold on porous surfaces, such as sheetrock walls or ceilings, or (2) large areas of visible mold on non-porous surfaces. Instead, notify us in writing, and we will take appropriate action subject to special exceptions for natural disasters.

6. COMPLIANCE. Complying with this Addendum will help prevent mold growth in your dwelling, and both you and we will be able to respond correctly if problems develop that could lead to mold growth. If you have any questions regarding this Addendum, please contact us at _____ or at the phone number shown on your Lease.

If you fail to comply with this Addendum, you can be held responsible for property damage to the Premises and any health problems that may result. We are unable to fix problems in the Premises unless and until we are made aware of them.

Tenant	Date	Tenant	Date
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Owner	Date
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