



Sundance

PROPERTY MANAGEMENT INC.

Dear Sundance Resident:

Lately, there's been much information – and misinformation – in the media about **mold**. The team at Sundance Property Management wants to insure that all of our residents have the information they need about this important topic.

Many times, property decay and mold problems are caused by water damage. As you know, we periodically inspect each apartment in each community. Often, we see situations that can lead to water damage in the apartment and therefore will provide an opportunity for mold growth.

To combat these issues, we have instituted the following policies and procedures.

Your adherence to these policies is essential!

1. You should routinely clean your tub and tile with a disinfectant, cleanser or mildew remover to help keep mold from growing.
2. If you observe that a caulk line is separated or split, contact your property manager. Our maintenance staff will repair or replace the caulk.
3. If you notice loose tiles or missing grout, please contact the office so that our maintenance staff can re-grout and/or replace tiles before water damage can accelerate.
4. Always use your bathroom exhaust fan when taking a bath or shower. If the fan is not used, moisture can accumulate on the walls and ceiling in your bathroom. If your fan does not operate properly, please contact your manager right away.
5. Make sure your shower curtain and liner fit your tub/shower correctly. A correct fit means that excess water doesn't splash out onto the floor. You should always mop up excess water from the bathroom floor after each bath or shower. Upon request, we can install a splashguard at the end of your tub.
6. If you experience any water leakage or other water problem in your apartment, contact your property manager immediately. We will work to extract excess water and dry the area with blowers and dehumidifiers as needed.

Together, we can work to keep common water spills from developing into a mold problem. **Please review the attached brochure carefully and refer to it frequently.** If you have additional questions, please contact your property manager.

Thank you for your cooperation.

QUESTIONS AND ANSWERS ABOUT MOLD

What is mold?

Molds are simple, microscopic organisms, found throughout our environment, both indoors and outdoors. Molds are a very important part of the natural environment and are responsible for breaking down dead organic material. Molds are commonly found in soil, on plants, wood, food, leaves, and most other natural materials.

How does mold get indoors?

Because mold is found everywhere in the natural environment (air, water, and soil), they can easily make their way indoors. Mold is brought in on clothes, shoes, food, and pets, air, even on humans themselves. It is impossible not to be exposed to some level of indoor mold.

Are all molds dangerous?

Most molds go unnoticed by the majority of people that are exposed to them. Of those individuals that are particularly sensitive to mold, the most common complaints are allergic, asthma, or flu-like symptoms. Although some molds are associated with specific diseases, these molds are not usually encountered in the indoor environment. When they are found indoors they are seldom in amounts likely to cause serious health problems.

What about *Stachybotrys*?

Stachybotrys chartarum is a mold found in soil. *Stachybotrys chartarum* can also be found in homes with a history of water damage. Although some

respiratory illnesses have been associated with this mold, the Centers for Disease Control (CDC) recommends that *Stachybotrys chartarum* be treated the same as any other mold with respect to potential health risks.

How does mold grow indoors?

Most molds reproduce through the use of spores. Spores are microscopic seed-like structures that are very good at survival. When conditions are unfavorable, a mold spore can become dormant and remain so for months or even years. When conditions become favorable, the spore will grow and reproduce. A mold spore needs three things to survive and grow:

- A food source (e.g., wood, paper, leaves, food, waste, or other organic material)
- A source of moisture (e.g., water-damaged material, potted plants, aquariums, condensate, or areas of high humidity)
- Adequate temperatures

As you can appreciate, most human living spaces provide good places for a mold spore to grow.

How can I tell if I have a mold problem?

Mold infestation can often be seen or smelled. Mold typically has an earthy or musty odor and visible mold growth may be seen on or around water damaged surfaces. Determining if you have a problem depends on several factors:

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- Your exposure with the source (if you touch or inhale the mold or its spores),
- How much or how frequently you are exposed, and
- Whether you are sensitive to mold or develop mold-related complaints.

Although all of us are exposed to some level of mold, unusual odors should be investigated and visibly moldy surfaces cleaned or removed. As with any potential health issue, if you believe you're having a problem, see your doctor.

How can I prevent or control the growth of mold?

Although it is impossible to eliminate all indoor molds, there are several things you can do to control mold growth:

- Keep the relative humidity level in your residence to below 50%
- Use air conditioning or a dehumidifier during humid months
- Use exhaust fans in bathrooms and kitchens
- Clean bathroom and kitchen fixtures, and tile on a regular basis using mold killing products (e.g., disinfectants, cleansers, or mildew removers)
- Eliminate any unnecessary sources of water (e.g., aquariums, house plants, humidifiers)
- Report any water damage immediately to your facility or building manager

What should I do if I suspect a mold problem?

If you suspect a mold problem in your residence, contact your building manager, or Doug Murphy at:

(513) 489-3363

Facility management will have a representative look at your residence to determine the nature and extent of the problem. Depending upon the situation, the facility manager may work with you to eliminate the source of the problem, clean surfaces, or remove damaged material.

How can I find additional information on mold?

Although there are many sources of information on mold (some reliable and some not), we suggest visiting the web site of the National Center for Environmental Health at the Centers for Disease Control and Prevention:

www.cdc.gov/nceh/ncehome.htm

This informational brochure was prepared by
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