

Occupant Agreement Concerning Mold and Mildew

Background:

Mold and mildew is common, naturally occurring organism that grows indoors and outdoors. Mold may produce adverse health effects although the scientific evidence is unclear as to the extent of health risk of the amount of mold necessary to cause health impact.

Modern building codes, practices and materials provide living space that is energy efficient. However, this energy efficiency is a result of minimizing airflow into or out of the building. New buildings do not “breathe” like older buildings and are therefore more susceptible to mold growth when the building air is not air conditioned; however, all buildings are susceptible to mold growth.

Mold and Mildew Information:

Mold needs three things to grow: spores, a food source and moisture. Mold spores are everywhere they can be carried into the dwelling on shoes, clothing and pets which can be deposited on furniture and carpet. Mold spores are nearly impossible to keep out of the dwelling but can be controlled by regular cleaning and vacuuming. Food sources for mold is virtually any organic matter including dust, carpeting, drywall, ceiling tiles, clothing, etc... The third essential contributor to mold growth is water. There are two types of water that contribute to mold growth: liquid water and water vapor. Liquid water can enter the dwelling from outside through leaks in the outside walls, roof, windows or door frames inside a home and thereby create conditions conducive to mold growth. Operating air conditioning units efficiently can control humidity. The air conditioning unit not only cools the air but also removes moisture from the air. The moisture condenses into a drain pan that then discharges the water outside.

Coast Guard's Responsibility:

Water intrusion problems that occur through external sources such as leaks from exterior wall, windows, doors or roof can be corrected, but only if we are aware of the problem. Promptly notify in writing the Maintenance team about any signs of water leaks, water infiltration, or mold. We will fulfill our responsibility to repair or to remedy the problem as necessary. We will also maintain the air conditioning system periodically, and keep condensate drain lines and pans clean and flowing.

Occupants Responsibility:

You as the resident have the responsibility to control mold growth. You acknowledge it is necessary for you to provide appropriate climate control, keep the home clean, and take other measures to retard and prevent mold and mildew from accumulating in the room. You agree to clean and dust your room and its immediate entry on a regular basis and to remove visible moisture accumulation on windows, walls and other surfaces as soon as reasonably possible. You agree not to block or cover any of the ventilation or air conditioning ducts in your room. You are responsible for cleaning the filters each month. Just open the front of the unit, remove the filter, clean with water and place it back in the unit. You agree to report to the Unaccompanied Personnel Housing management office: (1) any evidence of water leaks or excessive moisture in the room, and any of the other common areas, (2) any evidence of mold or mildew-like growth that cannot be removed by simply applying a common household cleaner and wiping the area, (3) any failure or malfunction in the ventilation or air conditioning system, and (4) any inoperable doors or windows. You further agree that you shall be responsible for damage to the room and your property as well as personal injury to you and any occupants resulting from failure to comply with these responsibilities.

Resident Signature/Date

Coast Guard Housing Agent Signature/Date