

# Enclosure 1

## Mold / Mildew Disclosure

### Information and Steps for Prevention

It is our goal to maintain a quality living environment for residents. To help achieve this, it is important that residents and Island Palm Communities work together to minimize mold growth in their homes. The following important information outlines resident responsibilities and Island Palm Communities responsibilities.

### About Mold

Mold is found virtually everywhere in our environment -- indoors and outdoors and in new and old structures. Molds are naturally occurring microscopic organisms, which reproduce by spores. All of us have lived with mold spores all our lives. Without molds we would 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 other materials. When excess moisture is present inside a home, mold can grow. There is conflicting scientific evidence as to what constitutes a sufficient accumulation of mold that could lead to adverse health effects. Nonetheless, appropriate precautions need to be taken.

### Prevent Mold

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

- Keep your home clean, especially in kitchen and bathroom(s) and including carpets and floors. Regular vacuuming, mopping and using a household cleaner to clean hard surfaces are important to remove the household dirt and debris that harbors mold or food for mold. Immediately throw away moldy food
- Remove visible moisture accumulation 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 nearby walls. Turn on any exhaust fans in the bathroom and kitchen before you start showering or cooking with open pots. When showering, be sure to keep the shower curtain inside the tub or fully close the shower doors. Also, experts recommend that after taking a shower or bath you: 1) wipe moisture off of shower walls, shower

doors, bathtub, and bathroom floor; 2) leave bathroom door open until all moisture on mirrors and bathroom walls and tile surfaces has dissipated; and 3) hang up towels and bath mats so they will completely dry

- Keep your lanai/patio clean and free of mold growth by using a mold, mildew or algae cleaner and water solution. Excessive mold on lanai/patios can be carried into homes by a person's shoes or by pets. Keeping your lanai/patio and sidewalks clean is essential to preventing mold growth. Mold, mildew or algae cleaners are available at most local hardware and home improvement stores
- Promptly notify your community center about any air conditioning system problems you discover. Periodically check your hot water heater for leaks. Follow Island Palm Communities rules regarding replacement of air filters. Also, it is recommended you periodically open windows and doors when the out door weather is dry (i.e. humidity is below 50 percent) to help humid areas of your home dry
- Promptly notify your community center about any signs of water leaks, water infiltration or mold. Staff will respond in accordance with Hawaii state law and the Resident Occupancy Agreement to repair or remedy the situation, as necessary
- When operating air conditioning systems, keep all doors and windows closed

### **Avoid Mold Growth**

If small areas of mold appear on non-porous surfaces (ceramic tile, formica, vinyl flooring, metal, wood, plastic) the Environmental Protection Agency (EPA) recommends that you first clean the areas with soap (or detergent) and water, let the surface dry, and then within 24 hours apply a pre-mixed, spray-on-type of 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 mold). Tilex and Clorox contain bleach, which can discolor or stain. Be sure to follow the instructions on the container. Applying biocides without first cleaning the filth 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 five or six times larger than any visible mold 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 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 mold from clothes.

**Biocides**

Do not clean or apply biocides to visible mold on porous surfaces such as sheetrock walls or ceilings, or large areas of visible mold on non-porous surfaces. Instead, notify your community center and staff will take appropriate action.

**Compliance**

Complying with this information will help prevent mold growth in your home, and together residents and Island Palm Communities will be able to respond appropriately if problems develop that could lead to mold growth. If you have questions regarding this information, please contact your community center.