

Mold Awareness

Mold and mold spores naturally occur in all environments and require three conditions to grow: moisture, food, and time. Limiting excessive moisture and conducting regular cleaning in your home is important to prevent the growth of mold. We take seriously the potential for moisture intrusion and mold growth in our homes and have a comprehensive plan to prevent and respond to it in the unlikely event it is found in a home.

Prior to moving in

Before a new family moves into a home, our trained maintenance team members conduct a full visual inspection of the home consistent with EPA and Army guidance, including an inspection of HVAC systems and vents, bathrooms, kitchens, and other areas of with potential water intrusion. If identified, mold is remediated along with the completion of any other needed repairs.



After repairs, our team reinspects the home, followed by an inspection by the Army Housing Office to confirm the home is ready for resident occupancy. If an issue is identified, the home does not pass inspection until those issues are corrected.

If you find mold in your home

If you suspect your home may have mold, don't panic. Regulatory authorities (including the Army, CDC and the EPA) agree that a limited amount of mold (less than 10 square feet) can be cleaned using soap/detergent and water, followed by routine cleaning products.



If you have identified an area of potential mold growth that may be greater than 10 square feet, contact your Resident Manager and/or place a work order via telephone call, email, or personal visit to the Community Office. Our team will do its best to reach out to you within four hours to schedule an initial visual assessment.

If you believe that mold or excessive moisture may have damaged your personal property, please do not remove the items from the home until we have inspected them.



Work order response

Once you submit a work order, or our team identifies suspect mold growth during the completion of other work in your home, we will:



1. Assess the extent of the suspect fungal growth or water intrusion. If significant growth is identified, we may use a third-party industrial hygienist.
2. Develop a scope of work for remediation or restoration.
3. Communicate the scope of work to you.
4. Complete and verify the work, which will be done by our trained maintenance team or approved third party mold remediation company and a representative from the Army.
5. Contact you to address any remaining concerns you may have.

Air-quality testing

The EPA, CDC, the Army, and other regulatory authorities agree that air sampling is not a reliable method to identify the presence of mold growth, as mold is always present in the atmosphere, and there are no commonly accepted standards regarding airborne concentrations of mold spores.

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Remediation

The goal of remediation is to stop any water intrusion, prevent future water intrusion, and to remove any mold that may be present in the home. If water and/or moisture is found in your home, wet materials may be dried using fans, blowers, dehumidifiers, etc. Our maintenance team will also identify the underlying water source and take steps to prevent future moisture intrusion.

Areas with less than 10 square feet of mold can generally be cleaned by a trained maintenance team member, if you're uncomfortable doing so. Clean-up will include removing porous materials, such as drywall, wiping surfaces with detergents, and vacuuming surfaces with a High Efficiency Particulate Air (HEPA) filter, as needed. For areas greater than 10 square feet, a qualified remediation contractor may be engaged. Corvias will provide a scope of work to you before any work begins.



Staying in the home during remediation

In most instances, residents can stay in their home during remediation activities. In rare cases, such as when remediation may prevent you from using your kitchen, we will relocate you while the work happens. During this time, we will provide you with alternate accommodations and compensation until you can return home. For further details regarding the DOD's displacement policy, please consult the Resident Responsibility Guide.



Preventing mold growth

- Keep your home clean, especially your kitchen, floors, and bathrooms.
- Immediately report any leaks to the Corvias maintenance team.
- Replace your air filters regularly. Please contact your Community Center for new filters.
- Open doors and windows when the weather is dry, and the humidity is lower than 50 percent.
- Maintain thermostat readings between 68 F to 74 F in the winter and 72 F to 80 F in the summer.
- All windows should be closed while the HVAC is in use.



Please feel free to contact your Community Center for more information.