

MOLD & MILDEW PREVENTION STARTS WITH YOU!

Mold is found virtually everywhere in our environment; both indoors and outdoors, and in both new and old structures. Molds are naturally occurring microscopic organisms, which reproduce by spores and have existed practically from the beginning of time. When excess moisture is present inside a home, mold can grow. Not all mold is necessarily bad or causes adverse health effects, however, appropriate precautions need to be taken.

It is the tenant's responsibility to minimize the development of mold and mildew in your residence. You will be responsible for any damage caused by excessive mold or mildew in your residence resulting from your negligence.

In order to prevent the growth of mold or mildew in your home, please follow these guidelines:

Before Showering:

- In addition to your shower curtain, you must also have a water resistant shower liner. A shower curtain alone is not sufficient.
- Your shower liner must be properly placed **behind** your shower curtain.

While Showering:

- Make sure your **SHOWER LINER IS INSIDE THE SHOWER**. This will prevent water from getting on the floor.
- Turn on your bath fan.



After Showering:

- If water gets all over the bathroom floor or walls, please wipe it up.
- Leave the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated.
- Hang up your wet towels and bath mats so they will completely dry out.

Proper Cleaning:

- Clean your bathrooms weekly with proper bathroom cleaners, daily shower/tub spraying of products like "Tilex Fresh Shower Daily" especially on door tracks, caulk and grout can help make this task easier and prevent mold growth in the first place
- Make sure you pay special attention in thoroughly cleaning the shower and tubs. You will be charged if the caulk around your tub or shower has noticeable mildew growth on it and therefore has to be replaced.
- If you notice mildew growth forming on the ceiling or walls of your bathroom, use a bathroom cleaner or bleach to clean that area immediately. Otherwise, you will be charged for any mildew found on the ceiling or walls of the bathroom.
- Proper cleaning and tidiness throughout the house is key to mold prevention just like it is key to preventing bugs/pests, overall good health, and making regular cleaning and move out much easier by not letting trash or dirty dishes pile up, not letting floors and surfaces from getting built up grease and grime which is harder to clean after the fact than it is just to clean on a more regular basis more often!
- Immediately wipe up all food or drink spills, do not let spills dry on the walls (they will be left sticky and have to be repainted) and do not allow empty cups, beer cans, or food sit around the house. Keep trash in trash cans and remove the trash to the outside can regularly.

Special Care:

- Check faucets, showerheads, and under your bathroom and kitchen sinks regularly for leaks or drips.
- Email us if you notice any water leaks or drips; no matter how big or small.
- Stop toilets from overflowing immediately! Turn off the toilet water valve and have a **PLUNGER** handy.
- If your toilet does overflow, make sure you thoroughly soak up all of the overflow water that fell on the floor. Make sure you dry the floor thoroughly.
- Tenants must notify us if any of the following occur: visible or suspected mold on drywall walls, musty odors, shower/bath/toilet/sink overflows, discoloration/staining of walls, baseboards, doors, window frames or ceiling, Loose or missing grout or caulk around tubs, showers, sinks and faucets, washing machine or dishwasher water leaks, any excess moisture or water leaks.