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Mold Agreement

Mold growth can be dangerous to people and destructive to property. We believe your home, as of this date, is free of growing mold. Your behavior will greatly affect the likelihood of mold growth.

You agree to maintain your home in a way that minimizes the probability of mold growth. Some ways you can do that are listed on the reverse of this notice. You also agree to notify the us promptly of any mold problems. You acknowledge receiving a copy of this agreement.

Date: _____

Mold is a fungus, a sponge-like organism, in the same family as yeast and mushrooms. Mold is everywhere. Molds produce tiny spores that float continuously through the air, indoors and out. When mold spores land on a damp spot indoors, they often begin to grow, particularly if the moisture problem is not corrected quickly. Molds can grow on wood, ceiling tiles, drywall, paper, carpet, and foods. There is no practical way to eliminate all mold and mold spores indoors. The way to control indoor mold growth is to control moisture. Moisture comes into your home in a variety of ways: leaks in the roof or walls, seeping into the basement, taking a shower, cooking, even breathing. If mold grows in your home, it must be cleaned up *and* the water problem must be fixed. You are unlikely to get mold growth if the humidity is below 40%.

How you can minimize likelihood of mold growth:

- Use the bathroom fan whenever you use the bathroom. Leave it running for thirty minutes after bathing or showering.
- If your bathroom doesn't have a fan, open the window and leave it open for thirty minutes after bathing or showering.
- Use the kitchen fan whenever cooking. If there isn't one, crack a window open.
- Use the fan (or crack open a window) in the laundry area when running the clothes washer and dryer.
- If moisture condenses on windows or walls, turn up the thermostat.
- Open doors between rooms and to closets to increase air circulation.
- Keep furniture at least an inch away from walls.
- If moisture condenses on a wall, move furniture further away to increase circulation.
- Cover fish tanks.
- Don't keep too many house plants, and don't over-water the ones you keep.
- Keep the temperature above 55°.
- Open several windows for at least an hour twice a week to change the air in your home.
- Use mold-killing products when you clean the bathroom and kitchen.
- Dry any water that spills from the tub, shower, or sink.
- Clean up and dry any spills on carpets or rugs.
- If you have an air conditioner, be sure it isn't leaking anywhere.
- Use a dehumidifier.

If you see mold:

- Clean it off hard surfaces as soon as possible. First use a detergent like PineSol or Lysol and hot water. Then disinfect with a mild bleach solution (one cup of bleach to one gallon of water). Finally, dry completely.
- Recent studies suggest bleach isn't enough for porous surfaces like sheetrock walls. Wash with TSP (tri-sodium phosphate) first (available at Jerry's, Home Depot, Fred Meyer, and BiMart), then rinse with the bleach solution. If mold gets into truly porous surfaces, such as rugs or stuffed furniture, you should probably throw them away.
- If you clean up mold, consider using an N-95 respirator (available in many hardware stores) to limit your exposure to mold and mold spores.

What you should report to your landlord:

- Leaks anywhere; in the roof, gutters, walls, doors, or windows, for instance.
- Water in the basement or crawlspace under your home.
- Leaking pipes.
- Sweating pipes or toilets.
- Dripping faucets.
- Running toilets.
- Any reappearance of mold after you've cleaned and removed it.
- Any recurring dampness or moldy smell.
- Non-working fans.