

Mold Addendum

1. Resident acknowledges that it is necessary for Resident to provide appropriate climate control, (i.e., heating within the 65-70 degree range and cooling within the 75-80 range), keep the home clean, and take other measures to retard and prevent mold and mildew from accumulating in the home.
2. Resident agrees to clean and dust the home on a regular basis and to remove visible moisture accumulation on windows, walls, and other surfaces as soon as reasonably possible.
3. Resident agrees not to block or cover any of the ventilation or air-conditioning ducts in the home.
4. Resident agrees to immediately report to the Maintenance Call Center at (254) 532-3133: (a) any evidence of a water leak or excessive moisture in the home, as well as in any storage room, garage, or other common area; (b) any evidence of mold- or mildew-like growth that cannot be removed by simply applying a common household cleaner and wiping the area; (c) any failure or malfunction in the ventilation or air-conditioning system in the home; and, (d) any inoperable windows or doors.
5. Resident further agrees they shall be responsible for damage to the home and their property as well as personal injury resulting from failure to comply with these terms.
6. Resident acknowledges receipt of the "Mold Disclosure Fact Sheet".

Supplement to Mold Information and Prevention Addendum

Management will respond to potential mold calls to repair or remedy if necessary, using the following process.

1. Call is received by the Maintenance Call Center and the ticket is created as either visible mold or inquiry of mildew/mold (routine).
2. If ticket is routine in nature a trained technician will respond to ascertain the issue. If urgent in nature the Community Manager and Maintenance Supervisor will respond and begin the assessment process. Mold fact sheets will be reissued to the resident.
3. The Community Manager will interview the Resident and complete an IQA Questionnaire, only if the resident discloses medical issues or concerns. The maintenance technician will complete a Mold Building Observation Checklist. Photographs will be taken to record findings.
4. The Maintenance Supervisor and Community Manager will report findings to the Mold O&M Coordinator and develop a corrective action plan based on the documented findings.
5. Follow up with the resident will be conducted by the Community manager after action plan is completed and letter of tips for mold prevention, again 30 days following completion of all actions.

6. All interaction with resident should be documented properly in Yardi.

RELOCATION: Resident understands that the presence of mold alone does not require relocation. Fort Hood Family Housing will base relocate in accordance with MOA dated 16 March 2006 the following factors can contribute to relocation:

1. Size of the mold contaminated area. Thirty (30) square feet (25 in Texas) and above requires a specialty contractor to perform removal.
2. Location of the mold contaminated area, i.e. if area can be safely isolated from occupants while performing corrective action.
3. Health considerations of the occupants. Mold affects people differently.
4. Air sampling. Please note air sampling will only be performed when deemed necessary by the Mold O&M Coordinator. Health Departments do not recommend testing for mold contamination due to the lack of available standards for what is an acceptable level of mold.

For the purposes of this Mold Addendum, if air sampling is deemed necessary, and factors above are not met, relocation will be considered when the:

- The mold concentration in indoor air is quantitatively higher than, or not qualitatively similar to, that of outdoor air. In layman terms, the counts of mold spores are higher inside than outside or the types of mold spores are different inside than outside.
- The presence of one or more fungal species (mold spores) at significant levels indoors but not outdoors is evidence of indoor amplification (i.e., biological growth occurring in the indoor environment).
- Pathogenic (disease-causing) and toxigenic (toxin-producing) molds are amplified

If any of the factors above are met, Fort Hood Family Housing may, at its discretion and its cost, temporarily relocate you to a comparable, furnished corporate home or a hotel while performing an evaluation, and if Fort Hood Family Housing deems necessary, corrects the problem.

Your signature on the Mold Addendum indicates your agreement with this process and that Fort Hood Family Housing may temporarily relocate you to a comparable furnished apartment or a hotel under such circumstances.

Resident Signature: _____ Date: _____

Fort Hood Family Housing Representative: _____ Date: _____