




**WHAT COLOR IS THE
GOOD MOLD?**

ATTENTION:

F

Fungus

The following class contains a large amount of four letter words. Some members of the audience may be uncomfortable.

- 
- Mildew
 - Color Stain
 - Algae
 - Fungus
 - A.M.G.
 - Spores
 - Prime Target
 - Water Mark

Bio-Growth

PAUL RHODES

- Bio-growth
- 22+ years
 - 11 years on site
 - 11+ years training
- Trained in 48 out of 50 states plus Canada

prhodes@naahq.org

[@maintmanpaul](#)



THE LEGAL STUFF:



- I am not licensed
- No credentials in the state of Texas
- Not a replacement for
 - State mandated training
 - Internal company training

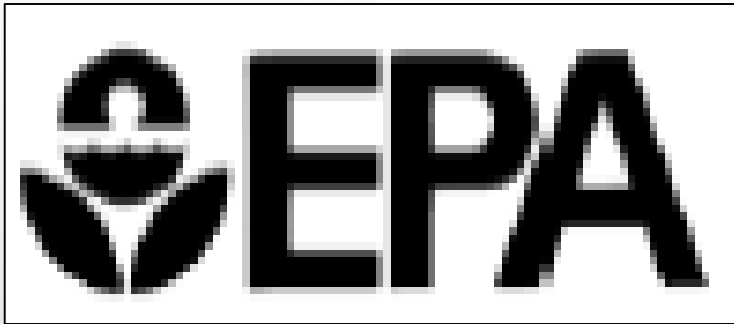


MOLD:

Mold – Any living or dead fungi or related products or parts, including spores, hyphae, and mycotoxins.



“It is impossible to get rid of all mold and mold spores indoors; some mold spores will be found floating through the air and in house dust.”



EPA; A Brief Guide to Mold, Moisture and Your Home

Color

DOES THE COLOR MATTER?

- Penicillium
- Aspergillus
- Cladosporium
- Alternaria
- **Stachybotrys**



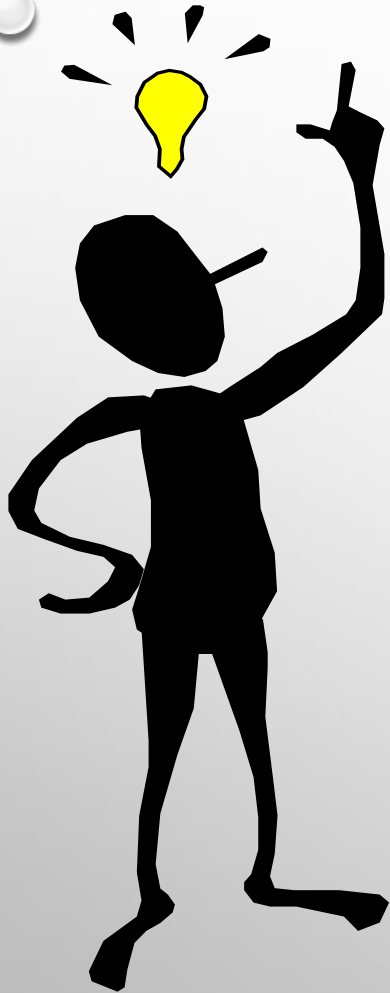
Color

DOES THE COLOR MATTER?



- Black
- Green
- Grey
- Yellow-ish
- Rust

The source matters more than the type



“If the moisture present comes from sewage or contaminated water, then call in a professional, who has experience cleaning and fixing buildings damaged by contaminated water.”



In House or Vendor?

- Time?
- Tools?
- Safety?
- Liability?
- Permission?

5X5 OR GREATER=VENDOR

§295.303. (b) Minimum area exemption. A person is not required to be licensed under this subchapter to perform mold remediation in an area in which the mold contamination for the project affects a total surface area of less than 25 contiguous square feet.



Texas Mold Assessment and Remediation Rules

WHAT CAN WE DO??



- Prevent
- Treat
- Document

The background of the slide is a light gray gradient with several realistic water droplets of various sizes scattered across it. The droplets have highlights and shadows, giving them a three-dimensional appearance. The word "PREVENTION" is centered in the upper half of the slide in a large, bold, blue, sans-serif font.

PREVENTION

Mold should be viewed as a
MOISTURE problem, not a
health issue.

FOR MOLD GROWTH:



1. Spores

2. Surface

3. Moisture

WORLD HEALTH ORGANIZATION

“The amount of water on or in materials is the most important trigger of the growth of microorganisms, including fungi, actinomycetes and other bacteria.”



Source: WHO; Guidelines for Indoor Air Quality

CONTROL MOISTURE

- Fix leaks EARLY!
 - Thorough inspection of all plumbing during make-ready
 - Don't apply "Band-Aid" and not come back
- Ensure moisture awareness at all carpet cleanings
 - Run air conditioner fan
 - Use floor blowers if necessary

"It is important to dry wet and moist areas as quickly as possible to prevent mold growth"



PREVENT LEAKS WITH P.M.

- Not “hard” open
 - Back them off a little
 - Tissue test
- Condensate Drains



CONDENSATE DRAIN

Drain Tablet



Drain Sensor



PREVENT SPREAD:

- Be aware
- Communicate
 - Office
 - Residents
- ACT!



RESIDENTS RESPONSIBILITY

- Keep apartment clean
- Remove moisture when present

Lease Agreement Template

Residential Lease Agreement

1). IDENTIFICATION OF PARTIES AND PREMISES: This Agreement is made and entered into this _____ Day of _____, 20____, among the following names persons:

(name of Landlord) subjecting to the terms and conditions set forth in this agreement, Landlord agrees to Tenants and Tenants rent from _____ Landlord. The Premises located at _____ (give complete address with City, State and Zip Code. The premises shall be occupied by the tenants that's names are mentioned in this agreement for residential purpose only. Occupancy by guests for more than _____ days is prohibited in _____ months without getting written permission fro landlord. If some guests occupies the premises without permission this act will considered as breach of contract.

2). INDIVIDUAL LIABILITIES: Each tenant who signs this residential lease agreement whether he stays in premises or not shall be jointly and individually liable for full performance of each and every obligation of this agreement, not limited to payment of rent but he will also be liable to make payment of damages caused to premises regardless of the fact whether these damages were caused by that tenant or not.

3). TERM OF THE LEASING: All terms of the lease agreement shall be commented on _____ and shall continue from that date: _____

CONSIDER A TIMER...

