

Pittsfield Village Indoor Mold Information Sheet

Mold is found virtually everywhere -- both indoors and outdoors. Everyone is exposed to some amount of mold on a daily basis without harm. We have all seen moldy bread, mold on a shower curtain, etc. Mold is also what makes blue cheese "blue" and delicious. Medicines such as penicillin are sourced from mold too.

Mold can feed and grow on a wide range of household surfaces that range from houseplants, a dishwasher that is not allowed to dry thoroughly, moisture build-up from a bathroom that has insufficient ventilation, roof leaks, damp basement conditions, or condensation on walls from poor air circulation (for example a bed up against an outdoor wall in the winter).

What does Pittsfield Village do?

Pittsfield Village has made, and will continue to make, efforts to address conditions within our control that may contribute to mold growth. For example, in recent years Pittsfield Village has addressed ventilation concerns in the attics of the condos, through a multi-year project to add ventilation to all buildings. Pittsfield Village also continually addresses landscaping issues that may contribute to poor foundation issues and damp basements. Among other things, work in this area includes re-grading and proactive identification and removal of large trees that are too close to buildings.

Pittsfield Village residents should be aware that modifications made to their home (particularly some made without Village authorization) might contribute to an unhealthy mold bloom. Improperly installed bathroom vents, closing off crawl space vents and laying down plastic materials in the crawl space are some of the modifications that have been made over the years that have caused problems. Before making modifications to your unit, notify the office. You may need to get permission from the Modification & Maintenance committee. Specifications for common modifications have been put together in order to address a wide range of problems that can develop. Contact the Pittsfield Village office to review all specs.

What can you do?

Residents who notice water coming into their home should make a report to Pittsfield Village as soon as possible. At times it may be appropriate to call after hours for emergency assistance. In any event a report should be made the next business day to minimize damage to the structure of your home.

Residents can take many steps to mitigate mold growth in their homes. Controlling excess moisture in the home is the key to prevention. Taking steps such as venting the bathroom by opening a window,

keeping furniture and possessions away from outdoor walls to avoid condensation on the walls, or running a dehumidifier in the basement are just a few of the steps residents can take to control mold growth in their home.

Residents should also be diligent about addressing leaks in the home promptly. Some things to think about:

- If you are installing a bathroom vent fan (or already have one), make sure that it is done properly. See Vent Fan Modification Spec to verify. If you have any questions, you can always call the office and have one of the maintenance team come out and check
- Routinely check under sinks for proper drainage. Call a plumber if pipes need to be replaced
- Check around the water heater for leaks.
- Make sure that bathing/shower water does not hit the wall outside of the tub surround or puddle on the floor.
- Change washing machine hoses at least every 5 years. This can help to prevent bursting hoses that can cause serious flooding.

Washtenaw County provides a mold “fact sheet” that gives an easy to read format to read more about mold. Below is a link to their website.

http://www.ewashtenaw.org/government/departments/environmental_health/indoor_air/mold/mold-fact-sheet

Sensitivity to Mold

People have varying degrees of sensitivity to household molds. The elderly and those with allergies or compromised immune systems may need to take extra precautions against mold.

Pittsfield Village has a long history of striving to assist residents in making modifications to make their home accessible. If a resident has a sensitivity to mold in their home and believes that it needs to be remediated, a Maintenance and Modification request should be submitted before the work is done. The request will be reviewed in a timely manner.

As with any other type of modification requested due to a disability Pittsfield Village will work with residents towards a solution. Please note that payment for these types of modifications are nearly always the responsibility of the co-owner.