

Property Management Realty, Inc

Air and Mod Testing Policy

Moisture in your home can cause mold to grow. To prevent or reduce the problem of common molds, simple preventive measures can be taken, For example, (i) leave ceiling fans on whenever possible, (ii) keep bedroom and bathroom doors open whenever possible, (iii) keep all window blinds open or at least crack open whenever possible, (iv) keep your bathroom window open during or after a shower and (v) do not use a HUMIDIFIER but rather a DEHUMIDIFIER.

Contact management IMMEDIATELY when any water damage has occurred or if you are experiencing abnormally high humidity levels in you apartment. Should a resident believe that a substance in their home appears to be mold they are required to contact our offices immediately. Our maintenance staff will promptly respond for a preliminary investigation. In the event that the resident is not satisfied with the assessment made by our maintenance staff, then the resident's next course of action is to retain the services of a certified industrial hygienist.

The resident will be required to pay for the initial inspection conducted by the hygienist and provide the property manager with a complete copy of a written inspection report. In the event that no hazard is found to exist, then the resident will be responsible for any and all cost associated with the inspection. Should the hygienist identify a safety hazard beyond acceptable threshold levels and recommend remediation, then PMR will reimburse the resident for the cost of the initial inspection and cause remediation to be performed at its own cost and expense. Notwithstanding that, if it is determined by Property Management Realty Inc (PMR) that the problem was most likely caused, in whole or in part, by the actions or inactions of the resident, than the resident shall bear the cost of the inspection and remediation.

As a general matters, a suspected or actual mold problem does not constitute unilateral grounds to terminate a lease. Both Landlord and tenant are bounded by the terms and conditions of the governing lease, including the section with respect to repairs and damages. For a list of recommended certified industrial hygienist or further questions or comments, feel free to contact management personnel. The anticipated cost for an initial investigation should range from \$350-\$550.