

Lead Paint, Asbestos, and Mold

Lead Paint

If Premises was constructed prior to 1979, Tenant acknowledges being advised by Landlord that the Premises may contain lead-based paint. Tenant understands that eating or chewing paint, plaster or household dust that contains lead can result in lead poisoning which can cause serious harm to unborn babies and children, especially those under six years of age. Areas of particular concern are chipping, flaking, loose or peeling paint, plaster or wallpaper on doors, windows, woodwork and wood trim. Tenant agrees to immediately notify Landlord of any loose, peeling, flaking or chipping paint, wallpaper or sacked plaster, found either on the inside or outside of the Premises.

Asbestos

Asbestos is a common, naturally occurring mineral fiber once widely used in a variety of building materials to provide strength, heat insulation, and fire resistance. It exists today in many buildings throughout the US, particularly in those constructed prior to 1980, including many of the University buildings. It can be found in materials such as certain pipe insulation, plaster, floor tiles and their glues, ceiling tiles and their glues, and texturized paints. Breathing asbestos fibers can cause serious lung disease and cancer. However, only when the fibers are disturbed and become airborne can they be inhaled and potentially affect health. Intact, sealed, and undisturbed materials are not a hazard. For this reason, the US EPA recommends that asbestos materials be maintained in place and in good condition. Use the following measures to protect yourself and others from exposure to airborne asbestos:

- Presume all building materials contain asbestos unless otherwise determined by the Department of Environmental Health and Safety.
- Do not remove, cut, drill, sand, grind, nail into, or otherwise disturb any material that may contain asbestos.
- Do not brush, sweep or vacuum any suspect debris.
- Immediately report any observed damage or deterioration of suspect building material to Facilities Services.
- Only state-licensed contractors using trained individuals may remove asbestos containing building materials.

Mold

Mold is part of the natural environment and can be found everywhere and all year round- indoors and outdoors. All of us are exposed to mold spores daily in the air we breathe. Indoors, mold is usually not a problem unless sources of excessive moisture are present that cause it to grow. Large amounts of mold can produce health effects, such as allergic symptoms, in sensitive individuals and can cause damage to building materials and furnishings. There is no practical way to eliminate all mold and mold spores in the indoor environment; the only way to

control indoor mold growth is to control moisture. Common sources of indoor moisture that can cause mold problems include flooding, roof and plumbing leaks, very high humidity, or any moisture condensation on cold surfaces. Bathroom showers and steam from cooking may also create problems if not well ventilated. It is important to report and correct excessive moisture problems quickly before they develop into a mold problem.

Reporting Procedure

If you suspect a lead paint hazard, damaged asbestos immediately contact Facilities Services at (253) 879-3713.

For mold growth or sources of excessive moisture, please submit a work order through SchoolDude work order system or call Facilities Help Desk (253) 879-3713. Facilities Services will bring in a representative from Environmental Health and Safety for an inspection and establish follow up actions as necessary.