

## RESIDENT TIP SHEET

### Moisture Control & Mold Prevention

**“Water is the problem. Mold is the symptom.”**

It is our goal to maintain the highest quality living environment for our residents. To help us achieve this goal it is important to minimize potential for conditions that could lead to the growth of naturally occurring mold. The sooner the problem is identified the easier it is to remedy. With your help we can work together to ensure a healthy living environment.

Residents can help minimize mold growth in their homes by taking the following actions:

- When water leaks or spill occur indoors – **ACT QUICKLY**. If wet or damp materials or areas are dried 24-48 hours after a leak or spill happens, in most cases mold will not grow.
- Open windows when possible to aid in ventilation. When it is not possible to open windows due to weather or safety concerns, periodically run the fan to circulate fresh air throughout. If your home does not have a forced air HVAC system, utilize a portable oscillating or box fan.
- Keep doors and windows closed during damp or rainy weather conditions.
- Maintain a temperature between 50 and 80 degrees Fahrenheit within your home at all times.
- Keep indoor humidity low. If possible, keep indoor humidity below 50% relative humidity.
- If you see condensation or moisture collecting on windows, walls or pipes **ACT QUICKLY** to dry the wet surface and reduce the moisture/water source. Condensation can be a sign of high humidity.
- Vent appliances that produce moisture, such as clothes dryers and stoves to the outside where possible. These appliances produce water vapor and will increase the humidity unless vented to the outside.
- Clean the lint screen on the clothes dryer after every use.
- Use air conditioners and/or de-humidifiers when needed.
- Run the bathroom fan or open the window when showering. Allow the fan to run or keep the window open until all excess moisture has been vented.
- Use exhaust fans or open windows whenever cooking, running the dishwasher, or dishwashing, etc. until all excess moisture has been vented.
- Use care when watering house plants. If spills occur, dry up excess water immediately.
- Do not overfill closets and storage areas. Ventilation is important in these spaces.

- Do not allow damp or moist stacks of clothes or other cloth materials to lie in piles for an extended period of time.
- Keep air conditioning drip pans clean and drain lines unobstructed and flowing properly.
- Make sure the ground slopes away from the building foundation, so that water does not enter or collect around the foundation.
- Clean and dust your home on a regular basis, as required by your lease. Regular vacuuming, mopping and use of environmentally safe household cleaners/disinfectants are essential in removing dirt and debris that can contribute to mold growth.
- Periodically clean and dry the walls and floors around the sink, bathtub, shower, toilets, windows, and patio doors using an environmentally safe household cleaner/disinfectant.
- **IMMEDIATELY REPORT TO MANAGEMENT OFFICE** any evidence of a water leak or excessive moisture in your home, storage room, garage, or any common area. This often appears as discoloration or staining on porous surfaces (sheetrock, wood, wallpaper, etc.)
- **IMMEDIATELY REPORT TO MANAGEMENT OFFICE** any failure or malfunction with your heating, ventilation, air conditioning system or laundry system. As your lease provides do not block or cover any of the heating, ventilation or air conditioning ducts in your home.
- **IMMEDIATELY REPORT TO MANAGEMENT OFFICE** any inoperable windows or doors.
- **IMMEDIATELY REPORT TO MANAGEMENT OFFICE** any musty odors that you notice in your home.



**jacobgrant**

Property  
Management