

# Preventing Mold

## *Landlord Responsibilities*

### **Keep it dry**

- Keep roof and flashing in good shape with no leaks. Water should drain away from the structure.
- Dry any flooded or wet areas within a few days. You may need to open wet walls for rapid drying.
- Repair any water leaks right away.
- Be sure water drains away from the building.
- Be sure a vapor barrier, such as a heavy black plastic, covers dirt floors in crawlspaces.
- Dry or replace wet carpet and padding within 72 hours.

### **Keep it ventilated**

- Bathroom fan should vent to the outdoors.
- Clothes dryer should vent to the outdoors.
- Kitchen fan should vent to the outdoors.

### **Keep it maintained**

- Inspect and unclog gutters, downspouts and outdoor drainage regularly.
- Keep paint in good repair.
- Have HVAC system inspected and serviced at least once per year.

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## *Resident Responsibilities*

### Keep it dry

- Take short showers and squeegee the shower walls when finished. Be sure shower curtain or door prevents water from getting out of the shower enclosure.
- Prevent water from spilling out of bathtub. Wipe up any spilled water right away.
- Check under sinks and around plumbing for signs of condensation or leaky fixtures.
- Report any water leaks right away, in writing.
- Use lids and exhaust fan when cooking.
- Do not hang damp laundry inside.
- Wipe up water droplets and condensation on the window or windowsill.

### Keep it ventilated

- Use the bathroom fan during, and for 30 minutes after, showering or bathing.
- Keep inside doors open as much as possible. Closed-off rooms, especially if they are not heated, may lead to mold growth.
- Open window curtains or shades.
- Allow space for airflow inside the room. For example, keep furniture a few inches away from the walls and keep mattresses off the floor.
- Clean the clothes dryer lint trap before using each time. Check to be sure the clothes dryer vent is tightly connected to the ducting.

### Keep it maintained

- Submit a written maintenance request with your landlord for repairs as soon as you notice something isn't right.