

## **Tips to Avoid Moisture and Mold Problems**

As part of the Landlord's commitment to provide a well-maintained premise, we need your assistance to eliminate conditions in your apartment that may lead to water infiltration, excess humidity, and/or moisture buildup.

When moisture is present in any home, mold may grow and accumulate. Because mold cannot grow without a moisture source, following these simple steps may minimize moisture buildup in your apartment and discourage the growth of mold.

Please contact the Landlord IMMEDIATELY to report:

1. Any water leak, flooding or persistent excessive moisture in your apartment, storage room, garage or any common area.
2. Any stains, discoloration, mold growth or musty odor.
3. Any malfunction of your kitchen or bathroom exhaust vents or heating or air conditioning system, including excess condensation, ineffective air circulation, abnormal odors, or other abnormal conditions.
4. Any cracked or broken window. Properly ventilate and de-humidify your apartment home.
5. When doors and windows are closed, keep your air-conditioning on "Auto" or "On" at all times. Turning the system "Off" when doors and windows are closed can, under certain circumstances, result in humid conditions that can lead to mold growth.
6. When doors or windows are open, turn your air conditioner "Off". Leaving your air conditioner "On" with doors or windows open can lead to mold growth. Note that in heating season, when the outside air is often somewhat less humid in some parts of the country, windows may be partially open for ventilation with the furnace in the "On" position.
7. To the extent possible, keep windows and doors closed in damp or rainy weather conditions to avoid moisture entering the apartment.
8. Maintain a general temperature of 68° F to 73° F in the winter and 72° F to 76° F in the summer.
9. Do not block or cover any heating/ventilation/air-conditioning diffusers, grilles and/or thermostats with furniture, wall hangings, etc.
10. Excessive use of a humidifier can contribute to conditions favorable for moisture build-up and mold growth. Maintain a clean environment in your apartment home:

11. Regularly vacuum and clean your apartment using household cleaners.
12. Follow your community's guidelines on house pets and clean up pet accidents immediately and thoroughly.
13. Wipe down and dry countertops, windows, windowsills, and air conditioning grilles when moisture condenses on these surfaces.
14. Do not over-water houseplants and clean up spills immediately. All potted plants must have a secondary container under the primary container to collect water. Prevent moisture buildup in your bathroom.
- 15 Use the exhaust fan when bathing/showering and keep the shower curtain inside the tub and/or fully close the shower door.
16. When finished bathing/showering, leave the bathroom door open, and allow the exhaust fan to run, until all moisture on the mirrors, bathroom walls and tile surfaces has evaporated.
17. Hang up towels and bath mats to dry completely.
18. Periodically clean and dry the walls around the bathtub and shower using a household cleaner.
19. Dry any excess moisture on bath/shower and sink fixtures. Prevent moisture buildup in your laundry closet if you have a washer/dryer:
20. Call the Landlord to report condensation in the washer and dryer closet. Dry any condensation that does gather.
- 21 Use your dryer to dry the bulk of your laundry. While a small rack may be used for delicate clothing articles, extensive use of drying racks can create humidity that may lead to moisture problems. Use drying racks in well-ventilated areas and, if possible, use a fan to circulate the air.
- 22 Ensure that your dryer vent is properly connected and clear of any obstructions.
- 23 Clean the lint filter after every use.
24. Prevent moisture buildup in your kitchen. Use the kitchen exhaust fan when cooking on the stovetop, particularly when boiling water or other liquids.
25. Dispose of food-related wastes and other moist or damp garbage as quickly as possible. Prevent moisture buildup in your closets:
26. Do not overfill closets or storage areas with clothes or other soft goods.

27. Do not allow damp or moist stacks of clothes or other cloth material to lie in piles.
28. Leave your closet doors ajar during the summer months.
29. Dry wet shoes, coats, clothes and umbrellas before storing.