

It's a Moisture Issue: Moisture and Mold Cleaning and Prevention

It's a Moisture Issue:

Cleaning AND Prevention

moisture and mold

"TENANT RESPONSIBILITIES"

- Maintain a clean and dry household (including personal belongings)
- Ensure the home is properly ventilated
- Inform landlord of any leaks, holes, or other issues with the property



"LANDLORD RESPONSIBILITIES"


- Maintain the property in a fit and habitable condition
- Timely respond to tenant reported issues
- Perform repairs as necessary on the property

Both parties can employ the following preventative techniques to reduce the ability for mold to grow.


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PREVENT


PREVENTIVE MEASURES




Identify and stop leaks, flooding and condensation spots.




Keep building clean and dry.
Dry areas that are wet or damp within 48 hours.



Use dehumidifier to remove moisture from the affected area.
Maintain indoor humidity below 60% relative humidity, if possible.



Open closets, cabinets and move furniture away from walls to increase ventilation



Increasing surface temperature through air circulation and reducing relative humidity can decrease condensation.

If you discover mold growing in the property, the following can be done to clean the mold:

HOW TO CLEAN MOLD

Identify and fix the source of the water/moisture that is causing the mold to grow. Discard porous materials such as drywall, drapes, wood products, etc.

When dried, spores are more easily released from these types of materials.



Some items such as drapes, clothes, sheets, etc. can be cleaned to remove mold from them.



After these steps have been completed you can do the following:

Clean/Maintain places where moisture accumulates.

HVAC condensate drains, refrigerator drain pans, and toilet bowls are common places for mold to grow.



Check these locations to see if they need cleaning or maintenance to remove moisture/mold buildup.

Clean with soap and water before using disinfectants.

Increase ventilation to affected area to reduce dampness.



This can involve unblocking air pathways, running exhaust fans, closing windows, etc.

PRECAUTIONS WHILE CLEANING

Ensure that area being cleaned is isolated or contained to reduce the amount of mold and spores released into the air.



Wear gloves and a dust mask/respirator to decrease exposure to mold.



- Educate landlord on the moisture issues to encourage them to resolve the water damage related problems
- Request an inspection by local code enforcement department
- Enforce the lease through the civil court system.

