Preventing Mold

Landlord Responsibilities

Keep it Dry

• Keep roof and flashing in good shape with no leaks.
• Make sure water drains away from the building.
• Dry any flooded or wet areas within a few days. Open wet wells for rapid drying if needed.
• Repair any water leaks right away.
• Be sure a vapor barrier, such as a heavy black plastic, covers dirt floors in crawlspace.
• Dry or replace wet carpet and padding within 72 hours.

Keep it Ventilated

• Vent bathroom fan, clothes dryer and kitchen fans to the outdoors.

Keep it Maintained

• Inspect and unclog gutters, downspouts, and outdoor drainage regularly.
• Keep paint in good repair.
• Have the HVAC system inspected and serviced at least once a year.
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 if there is condensation on the window or window-sill.

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. 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. Connect the clothes dryer vent tightly to the ducting.