

LANDLORD CHECKLIST FOR PREVENTING MOLD IN APARTMENTS

Landlords and tenants share the responsibility of preventing moisture and mold in an apartment. Landlords should follow this simple two-step process to properly prevent mold growth in their buildings. Preventing leaks and moisture problems and fixing water damage quickly are the keys to preventing mold growth in your rental units.

Step 1. Moisture Maintenance and Repairs

Perform these simple tasks in your unit prior to rental:

- Repair any leaks that let water into the building.
- Ensure good drainage around the building:
 - Gutters and downspouts should be connected and clear of debris
 - Grade soil away, not towards, the building
 - Test drainage with a hose
- Repair any plumbing leaks, including tightening clamps on washing machine connections. Vent all dryers to the outside.
- Insulate cold water piping.
- Install kitchen and bath fans that are vented to the outside. (Low-noise fans have a better chance of being used by tenant.)
- Seal, caulk, and replace broken glass on old windows to minimize air leakage, or replace with new windows.
- Replace any drywall, insulation, carpet/pad, and (if necessary) wood surfaces that have been wet for more than 48 hours.
- Provide dehumidification in chronically damp areas, such as basements and crawlspaces.
- Remove carpets from uninsulated basement slabs.
- Post a copy of “Tenant’s Checklist for Preventing Mold in Apartments” in a prominent location in the apartment. Review it with each tenant.

Step 2. Annual Moisture Inspection

Conduct a moisture inspection every year or between tenants. Check the following areas for wet spots, condensation, leaks, or water stains (often an indicator of past leaks.) Insects and insect damage may also be a sign of water problems.

- Plumbing under sinks and in the basement
- Windows and doors
- Around tubs, showers, sinks, and toilets
- Roofs and attics
- Ceilings and walls
- Carpets
- Washing machine connections
- Basements and crawlspaces

ABOUT MOLD IN BUILDINGS

Molds and fungi are naturally-occurring organisms that are found everywhere, both indoors and out. Problems occur when conditions indoors allow for mold growth. The primary culprit for mold growth is too much moisture. Maintaining your building to prevent moisture and promptly fixing any moisture problems will prevent mold growth.

Mold can be a health problem for your tenant. Mold is a common trigger of asthma attacks. In Maine, 10% of adults and children have asthma, and many others have allergies to mold. Preventing mold growth will make your apartment healthier for your tenants.

For more information about mold, mold prevention, and mold clean-up, visit the Maine Indoor Air Quality Council website at:
www.maineindoorair.org.



Phone: 207-626-8115
Web: www.maineindoorair.org

A properly maintained and dry apartment will:

- Create a healthier indoor environment
- Reduce the likelihood of costly repairs
- Reduce the number of tenant complaints