

Mold & Moisture Prevention

The key to preventing mold is moisture control.

Perform Visual Assessments

- Conduct routine building walk-throughs to look for issues that can lead to mold problems
- Look for water damage or stains, wetness, dampness, or visible mold
- Pay attention to leaks, drainage, and condensation where water could enter the building



Perform Preventive Maintenance

- Fix leaks and sources of moisture as soon as possible
- Clean and dry wet or damp spots within 24 - 48 hours
- Use fans and a wet-dry vacuum to facilitate drying
- Use cross ventilation to dry out the building
- Clean carpets regularly and monitor them for mold growth
- Discard damaged materials that cannot be cleaned such as carpeting, upholstery, drywall, tiles, or insulation
- Clean hard surfaces with soap and rinse with clean water
- Maintain ideal indoor humidity of 30% - 60% with the use of air conditioning or portable dehumidifiers
- Cycle air conditioning when the building is vacant to mitigate high humidity year-round

Health Effects of Mold

- Sneezing, eye irritation, congestion, runny nose, cough, and dermatitis
- People with mold allergies or other underlying health conditions may have more severe symptoms



New York State School Environmental Health Program
www.health.ny.gov/SchoolEnviroHealth

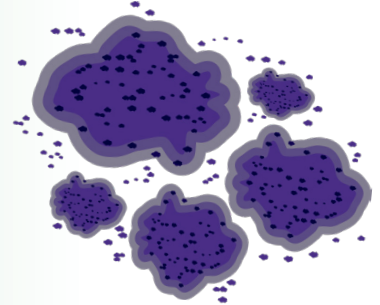


Mold & Moisture Remediation

Take steps to identify mold and use the appropriate cleaning methods to address mold and moisture problems.

Recognize Mold

- Mold can be identified through visual inspection
- Molds have various colors depending on their life cycle and species and often appear fuzzy or slimy
- Mold growth usually produces a distinct musty, earthy odor
- Air sampling is **not** necessary to detect mold in buildings



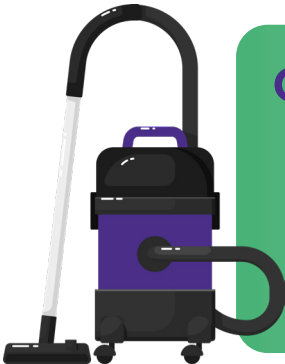
Prepare for Remediation

- Correct the water and moisture problems causing mold growth to prevent regrowth
- Ensure the affected area is dry before proceeding with remediation. Visit www.epa.gov/mold/mold-remediation-schools-and-commercial-buildings-guide-chapter-4
- Isolate the moldy area by creating a containment area to avoid releasing mold outside the work area
- Use exhaust fans to remove mold and dust from the contained area to the outdoors
- Stage debris inside the work area and avoid tracking through other areas
- Avoid unnecessary exposure by wearing personal protective equipment. Use an N95 respirator, disposable coveralls, gloves, and goggles



Clean the Moldy Area

- Use a dry-wet vacuum or HEPA vacuum
- Carefully remove damaged materials
- Clean hard surfaces with soap and rinse with clean water
- Ensure affected areas are completely clean and dry before rebuilding or repairing damage



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