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## Responsible Solutions to Mold Coalition

### Top Ten Mold Tips

- Ensure that moisture sensitive building materials are not stored outside or exposed to weather before installation; if they are delivered to the job site wet, they should be rejected.
- Roofs should be designed to drain freely and allow water to move rapidly off roofs, through gutters and downspouts and away from the building.
- Use water-resistive barriers behind tub and shower tile installations so water permeating through tile grout drains back into the tub or shower pan—not into the wall cavity.
- Gypsum wallboard should be installed only when buildings are closed in from the weather.
- Before wallboard and other moisture sensitive interior components are installed in buildings that have been exposed to the weather, provision must be made to dry the framing and substrate. This may be as simple as providing time and ventilation to allow for drying. Depending on the climate, mechanical drying and dehumidification equipment may be required to supplement ventilation drying.
- All windows, doors, roofs and chimneys need to have flashings installed around them. These flashings, which are not expensive or time intensive to install, are critical in deflecting water away from a building.
- The ground around the building should be graded to maintain a slope of five percent that drains away from the building—this should be checked periodically to make sure that settling or new landscaping doesn't reverse the grade.
- Cover all earthen crawl spaces with impermeable plastic sheets. Do not store anything on top of the plastic sheeting as this can lead to damage that will allow water vapor to enter the crawlspace from the soil below.
- Avoid excessive indoor humidity—run exhaust fans over stoves and in bathrooms for 10 minutes after use. Turn off furnace humidifiers in the spring.
- Watch for water stains or standing puddles in the basement, bathrooms or under kitchen sinks. Treat water leaks as you would a smoldering fire—eliminate the cause and dry the water immediately.