

**Zoning Board of Appeals**  
**Approved, October 29, 2020**  
**ZBA FY2020-39**

## **HMR MOLD PREVENTION POLICY**

YOU ARE REQUIRED TO MAINTAIN YOUR APARTMENT IN ACCORDANCE WITH THIS POLICY TO MINIMIZE MOISTURE IN YOUR APARTMENT AND PREVENT MOLD.

TENANT(S) AGREE TO:

- Use air-conditioning and heating systems to keep your apartment between 65 – 78 degrees.
- Make sure all air conditioner vents are not blocked.
- Doors and windows should be closed while air conditioning is on.
- Keep your apartment clean and uncluttered.
- On dry days, turn off air conditioning and ventilate your home by opening doors and windows.
- Use hood vents when cooking, cleaning and dishwashing.
- Avoid excessive amounts of indoor plants.
- Use exhaust fans or open window when showering and leave on for a sufficient amount of time to remove moisture.
- Use ceiling fans if present.
- Open blinds/curtains to allow light into premises.
- Hang shower curtains inside bathtub when showering.
- Use dryer to dry wet clothes, sheets and towels.
- Report all leaks (faucets, under sinks, ceilings) to management promptly.

TERMINATION OF TENANCY: Management reserves the right to terminate the tenancy if Tenant's action or inactions are causing a condition which is conducive to mold growth.

I acknowledge that I received the following materials along with this policy:

- Guide to Preventing Mold & Moisture in Your Home
- Mold Flyer: Did you know that you can stop mold before it even begins?

\_\_\_\_\_  
Tenant - Head of Household    \_\_\_ Date  
Apartment #

\_\_\_\_\_  
Owner or Owner's Agent

\_\_\_\_\_  
Tenant = Household Member    \_\_\_ Date  
Apartment #

\_\_\_\_\_  
Tenant – Household Member  
Apartment #

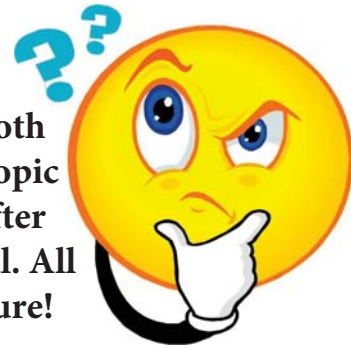




# ***DID YOU KNOW THAT YOU CAN STOP MOLD BEFORE IT EVEN BEGINS?***

## ***What is mold anyway?***

You may not realize it, but mold spores surround you, both indoors and outdoors. Mold spores are nature's microscopic helpers that break down leaves, wood and other plants after their growing season, so growing outdoors is very helpful. All they need to do their job is water and the right temperature!



## ***How does mold get indoors?***

Mold spores drift through the air and can land on anything that is outside that you eventually bring inside, even on you! They can blow in through your window screens when you open the windows.



## ***How can I stop mold from growing in my home?***

- 1. ALWAYS** use exhaust fans in bathrooms during and for at least 30 minutes after showering.
- 2. ALWAYS** use kitchen exhaust fans while cooking.
- 3. Keep your air conditioner running**, especially during the hot and humid times of the year. Did you know that air conditioners do not just provide cool air, but they "condition the air" in your apartment by removing moisture.
- 4. Vacuum and clean** your home regularly to remove mold spores that come in from your shoes, clothing, lawn furniture, pets, etc.



## ***Do you have what it takes to stop mold before it begins?***

*Residents and property manager/owners both have responsibilities for addressing water and moisture problems that can cause mold.*



- 1. Fixing leaks** is management's responsibility.
- 2. Managing moisture** in your home is your responsibility. Please operate your cooling/heating and ventilation systems properly to reduce water condensation, and notify your property manager promptly of any water leaks, moisture problems including musty odors.