

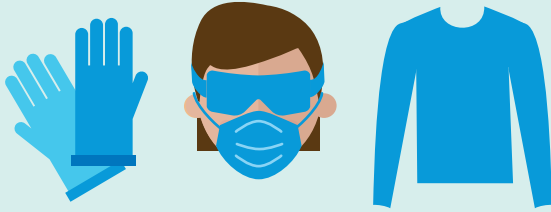
## HOW TO CLEAN UP SMALL AREAS OF MOULD

Small areas of mould can easily be cleaned up. A small area is about equal to a standard green garbage bag (< 10 ft<sup>2</sup> or 1 m<sup>2</sup>) for example: stained wall and ceiling, mould on window & sill, mould around sinks.

If you notice mould or signs of dampness, such as water on the windows, clean and dry the area, do not use humidifiers unless medically necessary.

### When cleaning mould:

- › Wear rubber gloves, glasses, a dust mask and long sleeve shirt when cleaning mould.



- › Scrub washable surfaces with laundry soap solution. Wipe the detergent solution on with a sponge or cloth.
- › Rinse the washed surface with a clean rag and water. Wring this rag or sponge into a separate clean rinse water container.
- › Do not put a dirty sponge or cloth back in the clean rinse water. Replace rinse water frequently.
- › Dry the surface so there's no residue.
- › Throw out dirty cleaning materials that cannot be washed

Contact your Building Manager if mould will not come off with washing, if mould comes back after cleaning, is larger than 10 ft<sup>2</sup>, or if you have strong musty smelling odours in your home and you think your home has a lot of mould.

## REPORT LEAKS AND MOULD IN YOUR HOME

Contact your **Building Manager**; or

Contract your **Property Portfolio Manager**

### HOW TO PREVENT MOULD

- › Control moisture in your home.
- › Store materials in plastic or rubber bins.
- › Turn on bathroom and kitchen fans to remove moisture.
- › Report any leaks immediately to your building manager.

### WHAT TO DO IF YOU SUSPECT OR HAVE MOULD

- › Check for mould in your home.
- › Determine why materials are getting wet.
- › For items with mould on them:
  - Clean and wash items that you want to keep.
  - Remove and dispose of any items from your house that you will not keep.
- › Clean small areas of mould with soap and water.

### FOR MORE INFORMATION

Visit the Homeowner's Manual on the Canadian Mortgage and Housing website:

[http://publications.gc.ca/collections/collection\\_2017/schl-cmhc/NH15-386-2003-eng.pdf](http://publications.gc.ca/collections/collection_2017/schl-cmhc/NH15-386-2003-eng.pdf)

See Mould Management on BC Housing website:

<https://www.bchousing.org/partner-services/asset-management-redevelopment/maintenance>



# Mould Management Guide for BC Housing Residents



## INTRODUCTION

Mould can grow anywhere but your home should not be one of them. You can prevent mould growing in your home and if you find mould growing, you can take steps to clean it.

When mould growth starts to occur in homes, most of them are of a common type of mould and are not hazardous. Some can cause adverse health effects, including allergies and illness and affect people with asthma or other respiratory illnesses.

## HOW TO FIND OUT IF YOU HAVE MOULD IN YOUR HOME

Mould grows in warm, damp places where materials are wet or moist. Mould can be black, grey, green, or white and often appear as stains or smudge and the room or area may smell musty. Check for signs of moisture or mould:

- › In the basement
- › Under or behind stored materials
- › Under kitchen or bathroom sink
- › On the wall or floor next to the bathtub
- › On the wall behind the toilet tank
- › At the bottom edge of windows
- › Inside cold closet and/or corners
- › On ceilings

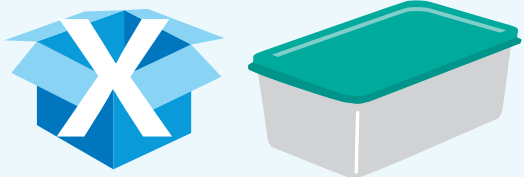
If mould is visible, determine where the moisture is coming from. Is moisture coming in to your home from outside, like a roof or window leak or maybe a pipe or plumbing leak? It could be moisture is being produced inside your home from cooking, laundry, or the bathroom. Notify your Building Manager if you see any leaks.

# MOULD-PROOFING YOUR HOME

## HOW TO PREVENT MOULD FROM GROWING

Mould requires three things to grow; heat, food source, and most importantly moisture. The best way to prevent mould from growing in your home is by controlling moisture and keeping your home dry. For example:

- › Cooking and bathing produce moisture. Use exhaust fans or open a window to remove the moisture.
- › Hang laundry outside to dry, do not hang laundry to dry inside the house.
- › Increase airflow by keeping interior and closet doors open, when possible.
- › Maintain correct room temperature and air circulation to reduce mould growth. The recommended thermostat setting range is from 19°C to 23°C (66°F to 73°F).
- › Open curtains and/or blinds to allow airflow and prevent moisture from forming on windows and window sills. Do not hang blankets up on windows, as this will trap moist air, resulting in mould growth.
- › Reduce the amount of materials you store, especially items no longer in use. For example, stored fabrics, paper and wood collect dust and hold moisture.
- › Cardboard boxes used for storage in attics, basements, and crawlspaces can easily become mouldy, use plastic or rubber storage bins for long-term storage.



## Basement, Crawl Space or Storage Space

- › Throw out wet, badly damaged or musty smelling materials.
- › Store items in your basement and crawlspace in sealed plastic containers.
- › Keep your storage and basement tidy so air can move around more easily.
- › Get rid of clothes, paper and furniture stored in the open, especially on the floor, in your basement. Only keep items you can wash.
- › You can use a dehumidifier to help reduce moisture. When it is operating, clean the windows, frames, and sills.

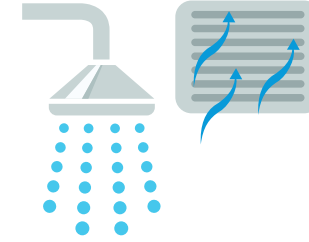
## Laundry

- › Connect your clothes dryer to an exhaust duct, vented to the outside.
- › Clean the duct vent annually.
- › Remove lint from the lint trap every time you use the dryer.
- › Hang laundry outside to dry, do not hang laundry indoors to dry.
- › Check the washer's pipes and drain for leaks.



Check under sinks to make sure there are no leaks with the pipes and drains.

## Bathroom



Turn the bathroom fan on when you shower, and keep it running for one hour after you finish showering.

- › Take short showers if possible.
- › Regularly clean and dry showers that get wet, such as the walls around the bathtub and shower.
- › If you have a window in your shower or bathroom, dry the window and sill each time.
- › Quickly clean up any water on the bathroom floor after family members shower or bathe.
- › Check the bathroom taps for any leaks.
- › Check under the bathroom sink to make sure there are no leaks with the pipes and drains.
- › Check the backside of the toilet tank for any moisture on the wall.

## Kitchen

- › Minimize prolonged boiling and use pot lids to limit moisture loss.
- › Check the kitchen taps for any leaks.

Turn on the exhaust fan over your stove when you are cooking.



## Closets and Bedrooms

- › Improve air circulation by keeping your closets and bedrooms uncluttered.
- › Avoid storing boxes and furniture against outside walls (exterior building walls).
- › Open closet doors to allow air flow and remove moisture.

## Other Tips

- › Do not bring furniture or other items into your home if they were stored in a mouldy place.
- › Check for mould or wet materials if you smell musty odours.
- › Consider reducing the number of potted plants in your home, especially unhealthy or dead plants, as soil provides a good place for mould to grow.
- › Prevent moisture from pooling around entry doors.
- › Clear snow away from stairs, landings, and entry doors.
- › Shut off and drain any exterior hose bibs when the temperature is close to freezing.

You can prevent mould from growing by controlling moisture and keeping your home dry