

MOLD CLEAN UP!

Simple steps to Prevent Mold problems.

When you are moving in to your new unit there are some simple things you can do to help prevent mold issues during your stay.

- Leave space around your furniture to allow air flow.
- Clean up food and drink spills promptly.
- On nice days open the windows a little to allow fresh air into your unit.
- Periodically open the doors on your cabinets to allow air to circulate in your storage areas. Also put desiccants in your storage areas to prevent moisture build up and change them out every couple of months.
- Dry coats, shoes, and umbrellas completely before putting them away. If they are damp, they can mold, and they will put moisture into the area you store them.
- If you are going to be absent from your unit for long periods of time, arrange for someone to check on your unit for mold and periodically air it out.

1. IDENTIFY & REMOVE SOURCE

OF MOISTURE

Cleaning an area of mold will be of little value if the moisture that is causing the mold is not removed. As a result it is important to identify the source of the moisture and find ways to fix or decrease it before cleaning.

2. Vacuum Area

EPA recommends a HEPA certified air filter equipped vacuum cleaner, but any vacuum will do. This will remove spores from the area to be cleaned decreasing the amount of spores in the air.

3. Wipe Surface

The EPA recommends using a solution of detergent and water. **They do not recommend using bleach as this could damage the surface.** Additionally you can try a mixture of denatured alcohol (rubbing alcohol) and water.

4. Rinse Surface

To remove the solution from the surface, be sure to only use a slightly dampened rag and wipe down the cleaned area.

5. Vacuum Area Again

This is to remove any spores still on the surface after cleaning further decreasing the chance of reoccurrence.

6. Dry Area

Use a fan to increase the speed of evaporation. The quicker you dry the area the less chance of re-occurrence.

OBSERVE

Keep an eye on the area and quickly clean up any new mold. Increase airflow/dehumidification of affected area if mold reoccurs.

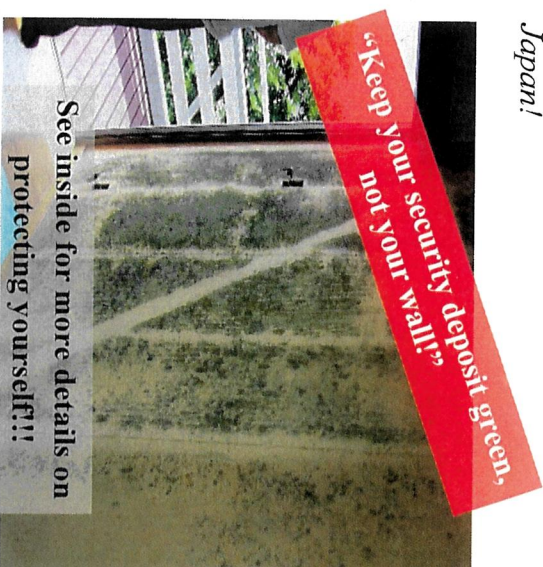
Source of information: EPA

<http://www.epa.gov/mold/index.html>

FOR YOUR HOUSE

Mold Prevention 101

Take some easy steps to prevent mold damage to your rental house and your personal property while you are in Japan!



Be aware that mold damage is not considered as a valid claim for reimbursement. It is your own responsibility to prevent damage to your belongings and rental unit.

YOKOSUKA HOUSING SERVICES CENTER

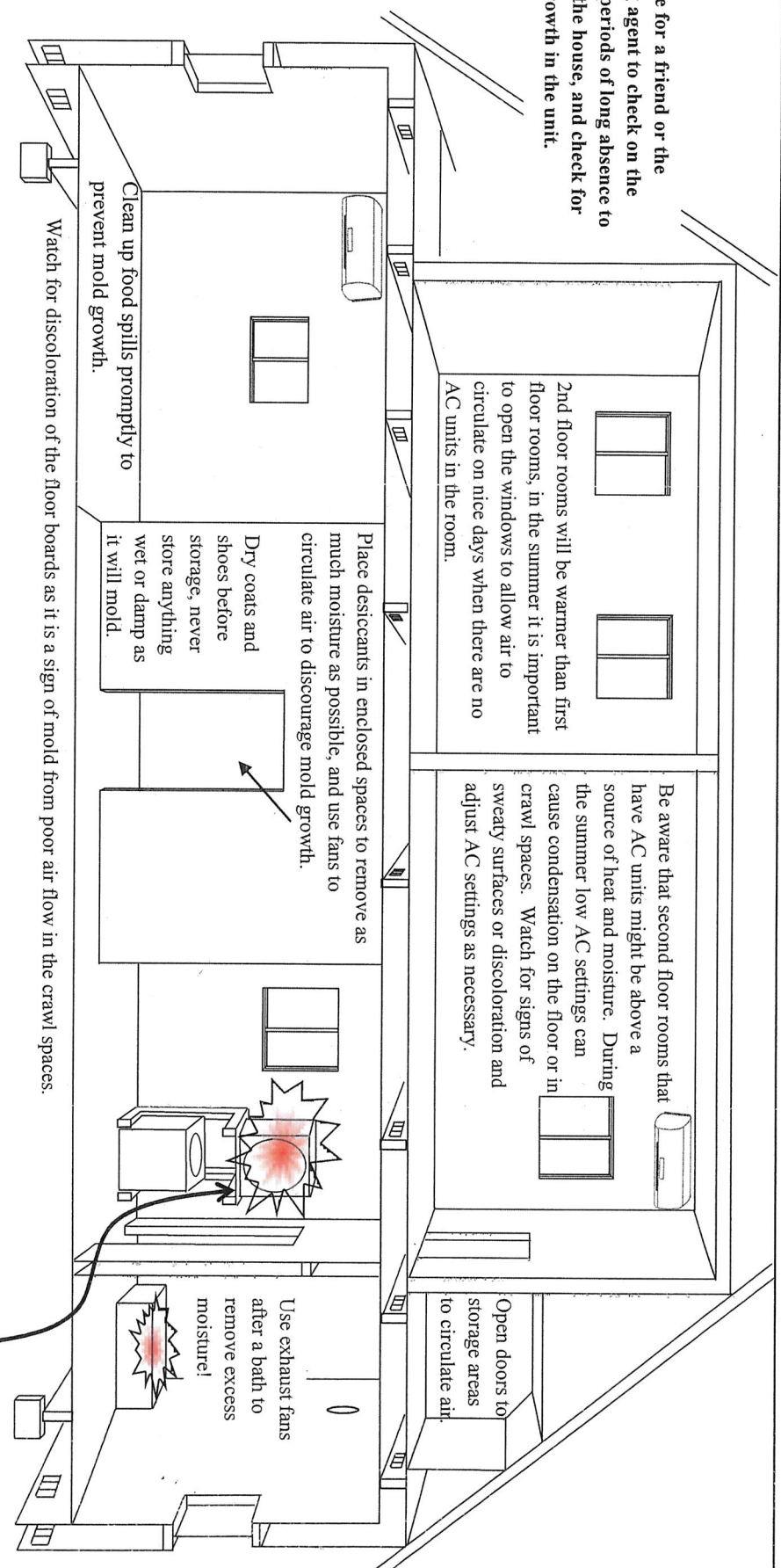
MOLD PREVENTION

Moisture = Mold

There are three key elements necessary for mold to grow; A food source, spores, and water. As there are mold types that can grow on almost every type of surface water is the easiest growth factor to control, therefore the most effective way to combat mold is to control the moisture in your unit. There are two simple methods to achieve this;

1. Remove moisture from the air with desiccants or dehumidifiers
2. Increase air flow in the unit to increase evaporation

Arrange for a friend or the housing agent to check on the unit in periods of long absence to air out the house, and check for mold growth in the unit.



AC related condensation

Set your AC to **25°C/77°F** to prevent condensation. Condensation occurs when there is a temperature difference between a surface and the surrounding air temperature. This can be a problem when the AC cools or heats a wall in the house to a degree that creates a temperature difference in adjoining rooms leading to condensation and then mold. To avoid this problem keep the AC set to a temperature that is close to the outside air temperature, no more than **10°C/18°F** difference with the outside air.

Circulate Air

It is important to circulate air in the house, open windows on nice days to increase air circulation in the unit and let fresh air in. This will discourage mold growth. Use fans if there is little natural air flow in your unit.

A note about dryers in Japan.

Japanese dryers do not vent outside the house, they vent into the house. This means that there is a large amount of moisture released into the house ever time you use the dryer. To release this moisture from your house it is very important that you open a window when you run the dryer. If your rental unit does not have a window in the room, then you need to use the exhaust fan to draw as much of the moist air out of the unit as you can.

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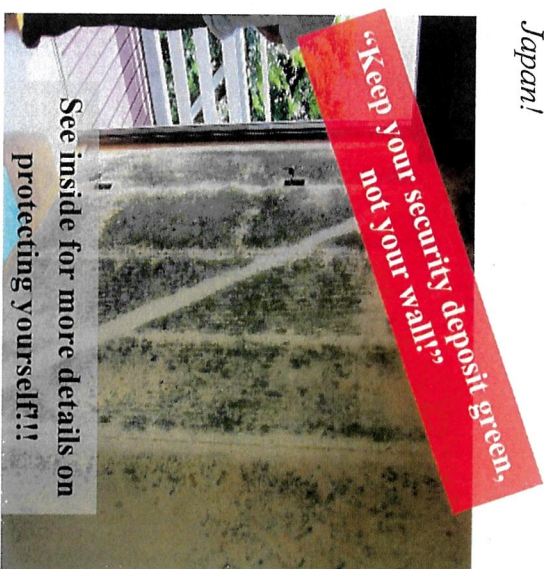
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FOR YOUR APARTMENT

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Vents

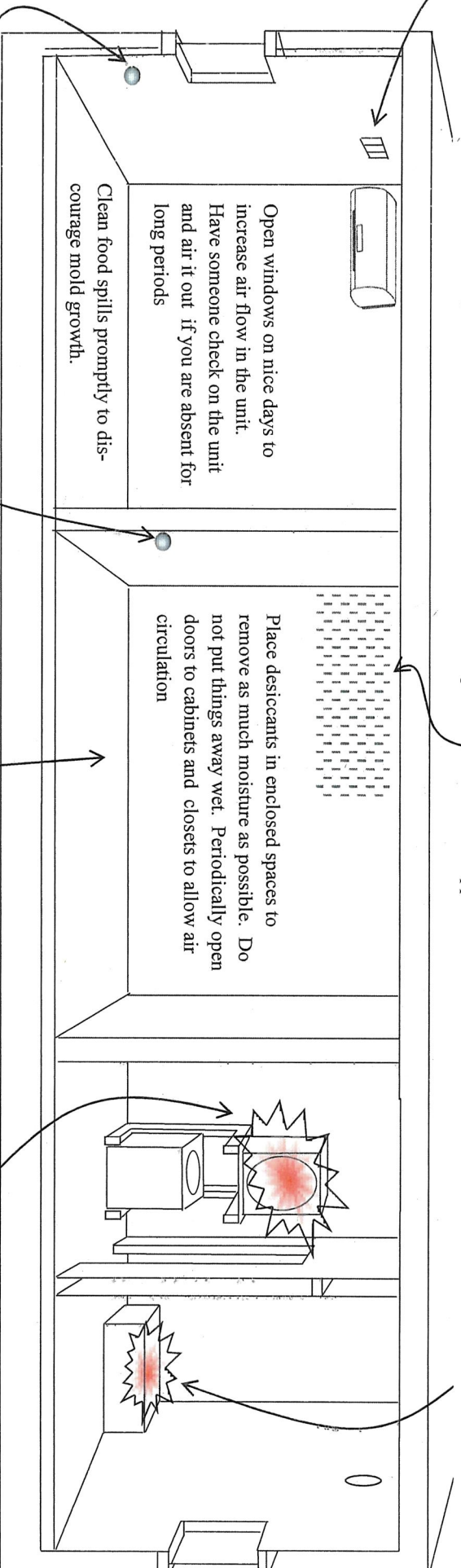
To increase air circulation Japanese condominiums and apartments have vents built in the walls, it is a good idea to open these in good weather. This will increase Air flow in the unit and decrease mold growth.

Winter Issues

Walls that don't receive sunlight in the winter are cooler than the rest of the unit. These walls tend to "sweat" in the winter, it is important to leave space between these walls and your furniture and to wipe down moisture as it appears.

Bathroom

It is important to remove moisture from the unit after you use the bath/shower. Use the exhaust fan or open the window if you have one in your bathroom.



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Circulate Air

It is important to circulate air in rooms that do not have windows to the outside. These include storage rooms and closets. Do not put wet clothing or objects in these rooms as the moisture will only lead to the growth of mold. Dry rain coats, umbrellas, and shoes before putting them away to prevent mold growth on them.

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