

## **Maintain a Healthy and Comfortable Living Area**

### **Reduce infiltration of humid air, which causes condensation**

- Seal and caulk leaky seams and cracks around windows and doors
- Check and fill in air gaps along sill plates on top of foundation walls
- Keep exterior basement doors and windows closed during late spring and summer
- Seal exterior vents to basement/crawl space (unless used to supply air to combustible appliances)

### **Address any moisture/water seepage sources that will add humidity**

- Cover sump pumps holes
- Slope drainage leaders away from foundation walls
- Look for and stop all water leaks
- Repair leaky roofs, drains, pipes, and plumbing fixtures
- Clean window wells to prevent water accumulation and seepage
- Place a vapor barrier over dirt floor in crawl space, to block moisture from the soil

### **Let basement warm up and prevent summer condensation**

- Set temperature in basement at not lower than 70 degrees as extremely cold air increases relative humidity and will lead to condensation
- Insulate cold surfaces such as cold water pipes, A/C ducts, etc.

### **Increase ventilation and circulation**

- Remove obstacles, boxes or furniture that interfere and reduce air flow
- Use fans as needed in remote or closed off areas and where moisture levels are high such as bathrooms, kitchens, and laundry rooms
- Leave interior basement doors ajar during spring and summer unless they are vented
- Do not place storage items directly on floor or in card board or paper containers that absorb moisture
- Leave closet doors ajar, shave down, or install louvers to allow for air circulation

### **During Summer, Run Air Conditioner Upstairs**

- Regular use of air conditioning keeps your home cooler and drier in the summer months, the peak season for mold and mildew growth

### **Indoor Air Quality - Expel pollutants and reduce accumulation of gases and toxins**

- Clothes dryers and combustion appliances should be vented to the outside and kept clean
- Clean chimney and air ducts
- Store harmful chemicals and solvents safely and away from living areas
- Replace filters where necessary

### **Provide Continuous Ventilation**

- Continuous, year-round, ventilation prevents air stagnation and moisture build up