

IAQ Problem Prevention



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Mold Prevention



◆ ***Moisture, Moisture, Moisture!!!!***



Routine Maintenance

◆ ***Filter Changes***

- ***Frequency***
- ***MERV rating vs. Air Flow***



◆ ***Ceiling Tiles***

- ***Water staining***
 - ***Old or New??***
 - ***Missing and Why?***



Routine Maintenance

- ◆ ***Plumbing Fixture Leaks***
- ◆ ***Condenser Drip Pans***
- ◆ ***Water infiltration***

- ***Ground (sumps)***
- ***Door sweeps***
- ***Walls***
- ***Below Grade Spaces!!***



Best Practices

◆ **Control Moisture**

– **Humidity**

- **Must be less than 60 %**
- **Ideally between 30-50%**

– **Exterior Grading**

- **Water should be directed away from the building**

– **Temperature Contrast**

- **Poor insulation, venting**



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