

# MOULD

## When renting a property:

The tenant must ensure there is adequate ventilation throughout the property, to help avoid mould problems all year round, especially in winter. Please see tips below.

If you have taken measures to ensure the building is properly ventilated, and mould is still growing, you should inform the Real Estate Agency as soon as possible, so they can organize a Professional Mould Cleaner to attend to the mould and find what is causing the mould problem.

**If it is found by our Professional Mould Cleaner, that it was due to poor ventilation of the property, please be aware that you will be held responsible for the cleaning and treatment of the mould.**

**SHOULD YOU NOT BE ABLE TO CLEAN THE MOULD OR ORGANIZE A PROFESSIONAL MOULD CLEANER PLEASE CONTACT OUR OFFICE ASAP AND WE CAN SUPPLY YOU WITH A CONTACT NUMBER FOR A PROFESSIONAL MOULD CLEANER**

## Tips to avoid mould in Properties:

- \* After a bath or a shower, the room should be ventilated to the outside, not to the rest of the House – just opening a window (and closing the door) will help. Should there be no window please Leave exhaust fan running for 20 – 30 minutes after the bath or shower.
- \* Dry clothes out of doors or in a cool area of the premises – this latter suggestion may sound Strange, it will take longer but less moisture will be held in the air at any one time.
- \* While drying clothes indoors, ventilate the room.  
Dryers should have external air extraction (or exhaust fan running if in a unit that has one while The dryer is on)
- \* When people come in with wet coats, they should be hung outside to dry (eg. On the porch)
- \* In the mornings before leaving the property open a couple of windows to allow some air to ventilate through the property and again when returning home.
- \* Do not block off under the house, as air is need to ventilate under the property especially in older homes.
- \* Do not cover up any air grates on the walls, these are normally common in older properties.

**Please sign below to acknowledge you understand the above information and will take these measures to avoid any mould problems with the property.**

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Agent

\_\_\_\_\_  
Date

Please find fact sheet attached

Fact sheet

March 2010

# Treating Mould in Your Home

Mould is a fungal growth. It grows in homes under the right conditions of dampness, darkness and poor ventilation.

### How to prevent mould growing

There are a number of steps to take that will prevent mould growing in your home.

- Increase circulation of fresh air in your home by opening windows and doors.
- Let the sun into your home by opening blinds and curtains during the day.
- Wipe away any moisture on your windows and walls to keep the inside of your home dry.
- Don't have too many indoor plants.
- Dry your clothes and shoes before you put them away.
- If you use a kerosene heater, open curtains and blinds during the day. Also open windows and doors at some stage so that air can flow through the room.
- If you use a clothes drier with a vent on the front, open a window so that moisture doesn't build up on the walls and ceilings.
- When you take a hot bath or shower, run the exhaust fan to prevent build up of moisture on the ceiling and walls. Also open the bathroom windows afterwards to allow the moisture to escape.

- Some types of cooking generate a large amount of steam. Run the exhaust or range-hood fan to prevent the build up of steam indoors. Also open the windows where possible.

### How to remove mould

The earlier you remove the mould from walls and windows, the easier it is to keep it under control. It is much harder to remove mould once it takes hold.

First wash off the mould using bleach mixed with three parts water or a commercial product. Make sure you use a clean sponge or cloth to wash off the mould. Remember to protect your skin, eyes and clothes from the bleach. You should also open the windows so there is plenty of fresh air while using the bleach. Always read and follow the directions on the packet on how to use the product. Do not dry brush the mouldy area. This could release spores into the air which can spread the mould further as well as cause an allergic reaction in some people. If a room needs to be repainted, please call your local office.



### More information

For more information you can:

- visit your local office, Monday to Friday, 8.30 am–4.30 pm (closed public holidays and 8.30 am–1.00 pm on Wednesdays). Office hours may vary in some locations
- phone 1300 HOUSING (1300 468 746), 24 hours a day, 7 days a week
- go to the Housing NSW website [www.housing.nsw.gov.au](http://www.housing.nsw.gov.au)

It is illegal for an officer of Housing NSW to ask for money or favours or other benefits of any kind in exchange for helping you with your housing needs.

It is also illegal for you or anyone else to offer money or favours or other benefits of any kind to an officer of Housing NSW in exchange for helping you. If you have any information regarding this, please contact Business Assurance on 1300 HOUSING (1300 468 746). Housing NSW may refuse the provision of further housing services to anyone who has engaged or sought to engage in corrupt or illegal conduct.

### Translation service

Arabic	خدمة الترجمة العظمية والشعبية المجانية اتصل على الرقم 131 450
Chinese	免費的翻譯傳譯服務 致電 131 450
Russian	Служба бесплатного письменного и устного перевода Позвоните по номеру 131 450
Spanish	Servicio Gratuito de Traducción e Interpretación Lláme al 131 450
Vietnamese	Dịch vụ Phiên dịch và Thông dịch Miễn phí Điện thoại 131 450