

RENTERS/LANDLORDS

If you own your home and think you have mold, it is your responsibility to remove and stop mold from growing in the home. If you rent your home, you are covered under the Residential Landlord-Tenant Act (RCW 59.18).

- Renters must wipe up condensation to stop mold growth. Renters must also tell the landlord when heating and ventilation systems are not working.
- Renters need to tell landlords quickly in writing of any water leaks or moisture problems.
- If there is a water leak or moisture problem, it should be fixed by the landlord.
- Landlords are in charge of keeping rental units clean and fixing building problems. This includes fixing water leaks and ventilation or heating issues, which may lead to moisture problems.
- Understanding your role as a renter can help you resolve problems.



MOLD RESOURCES:

Centers for Disease Control Mold Guide:

www.cdc.gov/mold/

Environmental Protection Agency Mold Guide:

www.epa.gov/mold/moldguide.html

Washington State Department of Health Mold Guide:

<http://www.doh.wa.gov/YouandYourFamily/HealthyHome/Contaminants/Mold.aspx>

LANDLORD/TENANT RESOURCES:

Residential Landlord Tenant Act RCW:

<http://apps.leg.wa.gov/RCW/default.aspx?cite=59.18>

Mold Guidance for Tenants and Landlords:

www.nwcleanair.org/pdf/aqPrograms/indoorAir/Mold_Guide_Tenants_Landlords.pdf

Legal Aid for Low Income Families:

<https://nwjustice.org/frequently-asked-questions>



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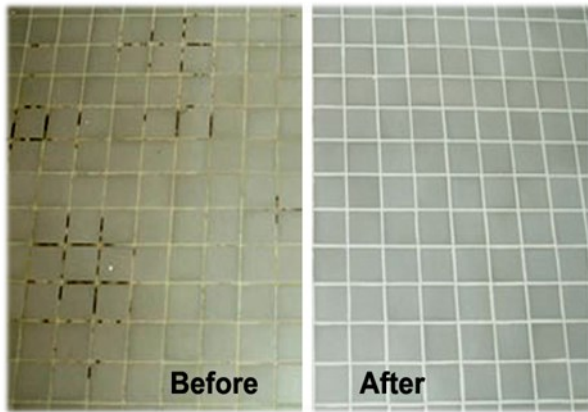


Is there mold in your home?



WHAT IS MOLD?

Mold enters your home as tiny spores. The spores need moisture to begin growing. Molds can grow on almost any surface, such as wood, ceiling tiles, wallpaper, paints, carpet, sheet rock, and insulation. Mold grows best when there is lots of moisture from a leak, poor ventilation, condensation, or a flood. There is no way to get rid of all molds and mold spores from your home, but you can control mold growth by keeping your home dry.



The results of properly cleaning mold shown above.

HOW DO YOU KNOW IF YOU HAVE MOLD?

You know you have mold when you smell a "musty" odor or see small black or white specks along your bathroom walls or near windows. Some mold is hidden, growing behind wall coverings or ceiling tiles. Even dry, dead mold can cause health problems, so always take precautions when you suspect mold.



DO MOLDS AFFECT MY HEALTH?

Most molds do not harm healthy people. People who have allergies may be more sensitive to molds. Molds produce substances that may cause allergic reactions. Allergic reactions to mold are normal, and can happen right away or later. Some symptoms include sneezing, runny nose, red eyes, and skin rash. People with asthma may have respiration discomfort, difficult breathing, or asthma attacks. People with a pre-existing health problem or a lung disease may be at a higher risk for illnesses from molds as well.

Molds also create unsafe substances. When people are unprotected from high levels of molds, they may experience unsafe health effects. This includes sleepiness, nausea, headaches, and irritation to the lungs and eyes. Molds can cause irritations in both people with or without allergies.

If you or your family members have health problems that you think are caused by mold, you should talk to your doctor.

CONTROL THE GROWTH OF MOLD IN YOUR HOME

- Wipe up water from leaks or spills indoors. Watch for signs of condensation or water droplets around windows.
- Use an exhaust fan, such as a bathroom fan, for a few hours each day. If there is no exhaust fan in your home, open all windows and door for 5 minutes daily.
- Vacuum and clean your home regularly to remove mold spores.
- Keep the inside temperature above 60 degrees.
- Move large furniture a few inches away from walls to increase air circulation.
- Install and use exhaust fans in bathrooms, kitchens, and laundry rooms.
- Stop water leaks by repairing leaky roofs and plumbing. Keep water away from concrete and basement walls.
- Air out and insulate attic and crawl spaces. Use heavy plastic to cover earth floors in crawl spaces.

WHEN THERE IS MOLD

- Clean surfaces with a soap, such as laundry detergent, and warm water and allow drying. Bleach is not recommended to clean mold.
- Use rubber gloves and goggles when cleaning. A protective mask, such as a N-95 respirator, may also be needed. This can be picked up at your local hardware store.
- Contact your local cleaning services to remove mold if area is more than 10 square feet.
- Clean and dry water damaged carpet, clothes, and furniture within two days. Consider throwing away and replacing damaged carpet and furniture.