

# DAMP AND MOLD GUIDE



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After securing your new property its now time to start getting ready for your move!

This guide will give you some useful info on how to get moved as stress free as possible.

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# KNOWING THE SIGNS

## Identifying Damp and Mold

- Signs of Damp:
  - Visible Dampness: Water stains or patches on walls, ceilings, or floors.
  - Musty Odor: A persistent musty smell, especially in closed or unventilated areas.
  - Peeling Paint or Wallpaper: Paint or wallpaper that is bubbling or peeling away from walls.
  - Condensation: Water droplets forming on windows or walls.
- Signs of Mold:
  - Black or Green Spots: Mold often appears as black, green, or white spots on walls, ceilings, or around windows.
  - Fungal Growth: Mold can appear as fuzzy or slimy patches.





# HOW TO PREVENT

- Ventilation:
  - Open Windows: Regularly open windows to allow fresh air to circulate, especially in high-moisture areas like bathrooms and kitchens.
  - Use Extractor Fans: Turn on extractor fans during and after cooking or showering to reduce humidity.
  - Dry Clothes Outdoors: Avoid drying clothes indoors if possible; use a tumble dryer if necessary and ensure it is properly vented.
  - Regularly check behind furniture and move away from walls slightly if necessary
- Heating:
  - Maintain Consistent Temperature: Keep your home at a steady temperature to prevent condensation. Avoid rapid changes in temperature.
- Moisture Control:
  - Fix Leaks Promptly: Report any leaks in pipes, roofs, or windows immediately to your landlord.
  - Ensure Proper Drainage: Make sure rainwater drains away from your property to avoid damp issues.

# HOW TO MANAGE

- Report Issues:
  - Inform Your Landlord: Notify your landlord or property manager as soon as you notice signs of damp or mold. Include details and photos to assist in the assessment and repair process.
- Clean Mold:
  - Use Appropriate Cleaning Solutions: Clean small areas of mold with a mixture of water and detergent or a commercial mold cleaner. Wear protective gear such as gloves and a mask.
  - Avoid Using Bleach: Bleach can sometimes make mold worse and is not always effective on porous surfaces.
- Dry Out Affected Areas:
  - Increase Ventilation: Use dehumidifiers and ensure affected areas are well-ventilated to help dry out damp spots.
  - Remove Affected Materials: If mold has affected porous materials (e.g., carpets, plasterboard), these may need to be replaced.

# TENANTS RESPONSIBILITIES



## Tenant Responsibilities for Managing Damp and Mold

### 1. Maintain Good Ventilation

- **Open Windows:** Ventilate your home by opening windows daily, even in winter, to reduce indoor humidity.
- **Use Extractor Fans:** Run extractor fans while cooking or showering and for a few minutes afterward to clear excess moisture.
- **Avoid Obstructions:** Ensure vents and air bricks are not blocked to allow proper airflow.
- **Ventilate Rooms:** Open internal doors to facilitate air movement between rooms.

### 2. Report Issues Promptly

- **Notify Your Landlord:** Report any signs of damp or mold immediately to your landlord or property manager.
- **Provide Evidence:** Include details and photos of the problem to help with assessment and repairs.
- **Follow Up:** If you don't get a timely response, follow up to ensure the issue is addressed.

### 3. Keep the Property Clean

- **Regular Cleaning:** Clean surfaces regularly, especially in damp-prone areas like kitchens and bathrooms.
- **Remove Mold Quickly:** Address small mold patches immediately using appropriate cleaning solutions.
- **Dry Wet Areas:** Promptly dry spills and leaks to prevent mold growth.
- **Inspect Hidden Areas:** Check less visible areas like behind furniture for signs of dampness or mold.

# COMMON CAUSES

## How Lack of Ventilation Leads to Condensation and Mold

### 1. Understanding Condensation

- **What It Is:** Condensation occurs when warm, moist air comes into contact with cooler surfaces. The air cools down and can no longer hold all of its moisture, so the water vapor turns into liquid droplets.
- **Where It Happens:** Common areas where condensation occurs include windows, walls, and ceilings, particularly where there is inadequate insulation or cold surfaces.

### 2. Impact of Poor Ventilation

- **Trapped Moisture:** Without adequate ventilation, moisture produced from daily activities (such as cooking, showering, and drying clothes) remains trapped indoors. This excess moisture increases the indoor humidity level.

