

MOULD

WHAT IS MOULD AND HOW IS IT CAUSED?

Mould is a fungus that grows due to moisture. It thrives in Queensland because of the high humidity.

Mould can start gradually - as very faint tiny spots. It will usually turn a grey or black colour. It is the black stuff in the grout lines of your shower. It can sometimes have a musty odour.

Mould usually grows in damp, dark, steamy or poorly ventilated areas. It often occurs in kitchens, bathrooms, laundries. Also, it can appear in rooms that get little sun or ventilation.

WHEN MIGHT MOULD GROW?

Mould may be due to:

- Rain leaking into your house through the roof or walls.
- Poor ventilation – not opening blinds/curtains and windows to allow the breeze to flow through the property and sunlight to enter.
- Showering, cooking or using a clothes dryer or a heater without proper ventilation.
- Indoor plumbing leaks.
- Storing large amounts of water-absorbent items – such as soft furnishings, books, or cardboard boxes.
- A build-up of dust or dirt.

HOW CAN YOU PREVENT MOULD IN YOUR HOME?

The most effective way to prevent mould is to keep your home dry, well ventilated and clean.

- Open your blinds and curtains to allow sunlight in in - bacteria hates sunlight!
- Allow air to circulate – especially when there is steam e.g., from a shower, from cooking or from a clothes dryer.
- Use the exhaust fan in the bathroom and the rangehood and ceiling fan (if you have one) in the kitchen/lounge room. Allow these to run for a few minutes after you have finished.



HOW CAN YOU PREVENT MOULD IN YOUR HOME?

Regular cleaning and dusting helps prevent mould from growing.

- Wipe away condensation from windows, walls and near taps.
- Keep bathroom walls, showers, shower curtains, baths and basins as dry as possible when not in use.
- Dry and air damp clothes and shoes outside as soon as possible. Make sure they're dry before putting them away.
- Clean carpets and rugs regularly with a vacuum cleaner.
- Clean up water leaks and spills indoors immediately
- Allow space between furniture and don't stack boxes/belongings against walls so air can flow, particularly in wardrobes or walls that don't get a lot of sun.
- Place absorbent beads in affected rooms/cupboards to soak up extra moisture. You can buy these at the supermarkets or hardware stores.

HOW TO REMOVE/CLEAN MOULD

Try using white distilled vinegar. Vinegar is strong enough that it will kill the mould at the roots. Vinegar is non-toxic and cheap.

Pour vinegar into a spray bottle – do not water it down. Spray onto the mouldy surface and leave it for an hour. Then wipe it clean with water.

Rinse cleaning cloths regularly to avoid spreading mould. Ensure cloths are thoroughly cleaned after use. Do not brush the area with a broom or dust brush as this can spread mould.

WHAT ARE THE RESPONSIBILITIES OF THE TENANT AND BRIC HOUSING?

This depends on the cause of the mould. If the mould is a result of problems with the property (e.g., a leaking roof, or water damage from leaking pipework) it is the Housing Provider's responsibility to clean the mould and make any necessary repairs.

However, the tenant may be responsible if the mould is because of steam building up in a bathroom or kitchen. Or if the tenant does not ventilate the property by opening windows/curtains and allowing fresh air/sunlight to enter or does not conduct regular cleaning.

Tenants and Bric (as the Housing Provider) both have responsibilities to maintain and care for a property. As a tenant of Bric Housing, we ask that you keep your property clean, and report any issues that require repairs promptly. If the mould is because of a property issue such as a water leak, it is important to notify us as soon as possible so we can rectify the problem.

