

## What is mould?

Mould is a type of fungi which must have a food source to grow. The food source is moisture plus dust, dirt or organic matter.

Mould comes in many colours and varieties but the most common types are not hazardous to humans.

Moulds may smell musty and can grow virtually anywhere, indoors and outdoors, in and on materials such as food, furniture, fabrics, carpets, walls, paper, timber and plumbing.

## Who is responsible?

Housing Plus will make sure there is no mould in your home before you move in. After a new tenancy begins the tenant is then responsible for the prevention and treatment of mould in their home. If you fail to control mould growth in your home and then seek our assistance to remove it, you could be charged for the cost of the work.

## Controlling mould in your home

Controlling condensation, ventilation and temperature are the most effective ways to control mould.

### Condensation

When water is heated it changes into vapour. Condensation occurs when vapour cools and changes back into liquid. When the air is already moist, condensation occurs with the slightest drop in temperature. Avoid conditions encouraging mould growth by using heat, insulation and ventilation.

### Ventilation

Moisture and humidity levels are required to support mould growth. The cheapest and easiest way of reducing moisture and humidity levels is by ventilating a room by opening a window or door. All areas of the house should be continuously ventilated where possible. The most effective method of reducing moisture is to use exhaust fans in areas where water vapour is created. There must be enough ventilation for an adequate intake of fresh air to replace the moist air.

### Heating

Condensation and mould growth can be reduced by providing a continuous low level of dry heat. Continuous, even heating will allow warmth to penetrate the walls and ceilings. On cool days try to keep the inside temperature at least 5°C higher than the outside temperature.



**If you suspect that you have mould growth in your home, please call the Report A Repair line on 1800 603 300.**