

# What To Do About A Mold Problem In A Rental Unit: For Landlords

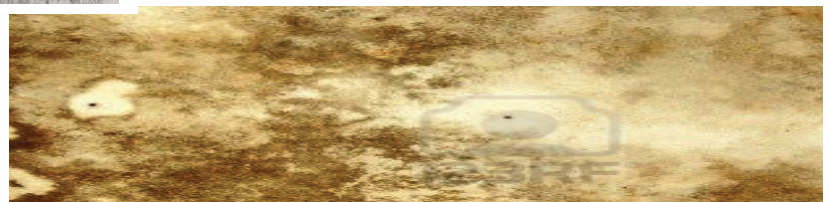
## Can mold make people sick?

- Some people are more easily harmed by mold than others. You may have some tenants affected by mold while others are not.
- Mold can cause a stuffy nose; itchy, watery or red eyes; a skin rash; and/or difficulty breathing. People who are allergic to mold may have worse reactions.
- Mold is a common trigger for asthma attacks among people with asthma (this is a special concern in Maine where children have high asthma rates).



## Why is mold a problem for me and my building?

- A mold problem will not go away on its own. It is best to deal with it sooner because it will only get harder to fix.
- A mold problem that is allowed to grow can damage your property, and your property value, as well as your tenants' health.
- You may end up with legal problems (and extra costs) if you do not provide a safe and healthy living environment in your rental units.



## How to get rid of mold

1. Mold only grows where you have a moisture problem. You must first fix the problem that is causing the extra moisture.
2. Clean up the mold. If it is a small area affecting only visible surfaces you may be able to do-it-yourself (use soap and water, not bleach, and wear gloves and a face mask). If the area is large or the building materials are damaged, you may need professional help with the clean up.

## Managing the cleanup

Consult these documents from the U.S. Environmental Protection Agency for important tips on ensuring a safe and quality clean up job. [www.epa.gov/mold](http://www.epa.gov/mold)

- “Brief Guide to Mold, Moisture, and Your Home”
- “Mold remediation in Schools and Commercial Buildings”

## Where can I get help?

- **Your town office:** The Local Health Officer or Code Enforcement Officer may be able to help explain how to fix the mold problem. A building inspector or certified home inspector also might help identify the cause of the moisture problem.
- **The Maine Indoor Air Quality Council** has lots of good information on their website ([www.maineindoorair.org](http://www.maineindoorair.org)).
- Check with your insurance company to find out if your policy can cover the repairs needed to fix the moisture problem.
- If you want to hire someone to clean up the mold, professionals who have air quality certification can be searched on <http://www.acac.org/find/database.aspx>