

ENVIRONMENTAL HEALTH

Mould

What can I do if I find mould in my house?

It is best to remove mould as soon as it appears. This may take some ongoing effort as mould is likely to return unless you take steps to treat the cause of the problem.

✓ GOOD VENTILATION

- Turn on exhaust fans when showering, cooking, doing laundry
- Open windows to allow cross ventilation

✓ REDUCE HUMIDITY

- Where possible avoid use of humidifiers and unflued gas heaters
- Limit the number of indoor fish tanks & plants
- Where possible avoid drying clothes inside

✓ MOISTURE CONTROL

- Repair water leaks
- Clean and dry any water-damaged items, or discard if they cannot be completely dried and cleaned.
- Identify rising or lateral damp and engage a professional if needed

i More information

Healthy WA [Mould and Dampness](#)

Department of Health [Mould and Dampness](#)

Mould Cleaning Australia [What are the Signs of Mould in Your House](#)

REIWA [Investor responsibilities when it comes to mould](#)

Cleaning & Removal Method

Warm soapy water using a household detergent or diluted white vinegar are usually enough. Ensure the surface is dried completely once cleaned.

Harsher products such as bleach can be used, be sure to follow the product instructions and consider what the area or item is made of.

If the mould is not readily removed and the item cannot be discarded, use diluted bleach solution (250mls of bleach in 4 litres of water) to clean the surface.

When using bleach, protective equipment is recommended: PVC or nitrile rubber gloves; safety glasses; and safety shoes. Make sure the area is well-ventilated while you are cleaning with bleach.

Absorbent materials, such as carpet may need to be professionally cleaned or replaced if they are contaminated with mould.

Should I get my house tested for mould?

Mould growth is usually visible and therefore it is not necessary to test for mould in the home, however, it may be in hidden areas such as wall or ceiling cavities. If you suspect mould in your home try to identify where the mould is and or the source of moisture that is allowing the mould growth. Common locations are:

- Wet areas; bathroom, laundry, kitchen
- Rooms that are not well ventilated or have high humidity
- Inside air conditioning units
- Areas with water leaks, water damage or have been flooded

Seek the advice of a medical doctor if you're concerned about your health being impacted by mould.

What if I'm renting?

Both tenants and landlords have responsibilities when it comes to mould in rental properties.

Moisture entering the house from the outside environment (via roof leaks for example) and moisture generated from indoor activities should be restricted. Sufficient ventilation is also important.

Make sure you identify any potential mould prior to moving in and alert the real estate / landlord. If you have found mould since moving in, you will likely need to attempt to remove it yourself. Tenants are responsible for reporting maintenance issues, included suspected maintenance issues that may be causing mould growth.

If you believe you have taken measures to ensure good ventilated and mould is still an issue, you should inform the real estate agency or landlord.



Where can I get further help as a tenant?

Consumer Protection

consumer@dmirs.wa.gov.au or 1300 30 40 54

Online resource [Renting a home](#)

Legal Aid WA

Online resource [Residential tenants](#) or

1300 650 579

Circle Green Community Legal

Online resource [Tenancy](#) or 08 6148 3636



Did you know?

A landlord could be in breach of a rental agreement if mould develops due to a lack of maintenance or repairs, for instance a broken exhaust fan or window (meaning a room can't be ventilated), damp walls caused by plumbing issues, or a leaky roof, broken pipe or flood damage. A tenant could be in breach if mould develops because they don't ventilate a bathroom using an exhaust fan or by opening a window, if they dry clothes indoors and don't air the room afterwards, get carpet wet and fail to dry it out properly, or leave water pooling on tiles.

If you believe your landlord or agent hasn't reasonably responded to a request to fix mould-related problems, you can issue a breach notice to the landlord and apply to the Magistrates Court for a court order for repairs or compensation, such as a reduction in rent until the repairs occur.

If all reasonable measures, as outlined above, have been undertaken but mould regrowth continues to occur, then you can contact the City's Environmental Health Team on (08) 9439 0200 or health@kwinana.wa.gov.au for further advice. Please note, an Environmental Health Officer may ask for evidence that the on-going mould is causing health impacts (e.g. medical certificates), as well as proof of remediation works undertaken by you and/or attempts to resolve matter with landlord.