

INFORMATION ON MOLD

Mold inspections are **NOT** performed by the Frederick County Housing Department personnel. We periodically receive questions concerning mold and requests for inspections and/or testing for mold.

The Frederick County Housing Department does NOT inspect for the presence of mold inside rental properties nor do we have the authority to require mold testing. **There are currently no agencies within Frederick County Government with employees who are trained for the inspection and/or identification of mold.**

Although the Frederick County Housing Department does not address identifying mold, our inspectors may be able to assist you with identifying the source of any water entering habitable portions of your rental dwelling which could be a violation of the Frederick County Minimum Livability Code for Renters. You may contact them at 301-600-1023.

There are commercially available environmental air quality companies that can test for mold using specialized equipment and trained personnel. Check the telephone directory or the internet for local businesses. Keep in mind that you must pay for these services.

MOLD

Standards or thresholds for airborne concentrations of mold, or mold spores, have not been set. Currently, there are no Environmental Protection Agency (EPA) regulations or standards for airborne mold contaminants. However, there are recommendations concerning mold testing and remediation provided by the EPA. Additional resources can be found on their website at <http://www.epa.gov/mold>.

The following is an excerpt from the EPA website: **Ten Things You Should Know about Mold**

1. Potential health effects and symptoms associated with mold exposures include allergic reactions, asthma and other respiratory complaints.
2. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture.
3. If mold is a problem in your home or school, you must clean up the mold and eliminate sources of moisture.
4. Fix the source of the water problem or leak to prevent mold growth.
5. Reduce indoor humidity (to 30-60%) to decrease mold growth by:
 - Venting bathrooms, dryers and other moisture-generating sources to the outside
 - Using air conditioners and de-humidifiers
 - Increasing ventilation
 - Using exhaust fans whenever cooking, dishwashing and cleaning
6. Clean and dry any damp or wet building materials and furnishings within 24-48 hours to prevent mold growth.
7. Clean mold off hard surfaces with water and detergent, and dry completely. Absorbent materials such as ceiling tiles, that are moldy, may need to be replaced.
8. Prevent condensation: Reduce the potential for condensation on cold surfaces (i.e., windows, piping, exterior walls, roof, or floors) by adding insulation.
9. In areas where there is a perpetual moisture problem, do not install carpeting (i.e. by drinking fountains, by classroom sinks, or on concrete floors with leaks or frequent condensation).
10. Molds can be found almost anywhere; they can grow on virtually any substance, providing moisture is present. There are molds that can grow on wood, paper, carpet, and foods.