

Mold Inspections –Are NOT performed by the **Carroll County Bureau of Housing**.

The Carroll County Bureau of Housing periodically receives questions concerning mold and requests for inspection and/or testing for mold(s).

The Carroll County Bureau of Housing **DOES NOT** inspect for the presence of mold inside rental properties nor do we have the authority to require mold testing. Although, the Carroll County Livability Code does not address identifying mold, the Carroll County Bureau of Housing inspector 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 Livability Code (e.g. broken pipes, improper grading/drainage, clogged condensate lines, turning off A/C unit, etc.). You may contact the Carroll County Bureau of Housing at 410-386-3600 for assistance regarding water damage.

Mold

There are currently no U.S. Government or Maryland State Regulations concerning mold in rental housing. There are however, recommendations concerning mold remediation provided by the Environmental Protection Agency (EPA). Recommendations can be found at the EPA website <https://www.epa.gov/mold>

The following is an excerpt from the EPA: **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.**