SafeAir Certified Mold Inspection Inc Publishes New Guide on Mold Disputes in Rental Properties

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SafeAir Certified Mold Inspection Inc has published a new educational resource titled ?Mold in a Rental Property: Rights, Responsibilities, and What Georgia Law Says.? The guide addresses mold issues in rental properties and the responsibilities of tenants and landlords under Georgia law. Released in June 2026, it is intended to help property owners, tenants, and property managers better understand how mold-related disputes can arise and what documentation may help resolve them.

The new resource explains that Georgia does not have a specific state law governing mold in residential rental properties. It outlines how existing habitability requirements and maintenance obligations may apply when water intrusion, plumbing failures, roof leaks, or other property conditions contribute to mold growth.

?Mold complaints can quickly become disputes when there is no clear documentation of what happened or what caused the problem,? said Alex Laldin, Marketing Director for SafeAir Certified Mold Inspection Inc. ?The purpose of this guide is to explain the process in plain language and help both tenants and landlords

understand the value of independent information before assumptions are made.?

According to the guide, mold concerns in rental housing often involve questions about responsibility for moisture conditions that allow mold to develop. The publication explains that determining the source of moisture is often a critical step because mold growth is typically linked to underlying water problems rather than the visible mold itself.

The resource also highlights the importance of written communication and recordkeeping. It encourages tenants to document visible conditions, report concerns in writing, and keep copies of correspondence. The guide notes that landlords may benefit from maintaining records of maintenance requests, inspections, repairs, and responses to reported issues.

Another focus of the publication is the role of independent mold testing. The guide explains how laboratory analysis can provide information about mold species, spore concentrations, and moisture conditions within a property. It notes that documented findings may help both parties establish an objective understanding of conditions when disagreements arise.

The publication also discusses common circumstances that can contribute to mold growth in rental housing. These include plumbing leaks, roof damage, HVAC system issues, condensation, and other moisture-related conditions. The guide explains that responsibility may vary depending on the facts of each situation and the actions taken after a problem is discovered.

In addition, the resource addresses common misconceptions surrounding mold disputes. It explains that visual observations alone may not provide enough information to determine the extent of a problem and that home testing kits may not provide the same level of documentation as professional laboratory analysis. The guide encourages property stakeholders to rely on verifiable information when evaluating reported mold concerns.

The release comes as property owners and tenants continue to face questions about indoor environmental conditions and maintenance responsibilities. By bringing together information about documentation practices, property maintenance, and mold testing, the guide aims to provide a useful reference for individuals dealing with mold-related concerns in rental housing.

SafeAir Certified Mold Inspection Inc states that the publication was developed based on the company's experience conducting mold inspections and testing for residential properties. The guide is intended as an informational resource and emphasizes the importance of evaluating each situation based on documented conditions and property-specific facts.

SafeAir Certified Mold Inspection Inc provides mold inspection and testing services. The company conducts independent assessments and laboratory-based testing to help identify mold-related conditions and moisture issues in residential properties. Its educational resources cover topics related to indoor environmental conditions, mold investigations, and property documentation practices.

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For more information about SafeAir Certified Mold Inspection Inc, contact the company here:SafeAir Certified Mold Inspection IncJeremy Shelton4046950673inspection@safeairtesting.com2210 Defoor Hills Rd NW, Atlanta, GA 30318, United States

SafeAir Certified Mold Inspection Inc

SafeAir Certified Mold Inspection Inc provides professional mold inspections, testing, and indoor air quality services. We?re committed to accurate results, fast service, and protecting your home or business from hidden mold and air quality issues.

Website: https://safeairmoldtesting.com/

Email: inspection@safeairtesting.com

Phone: 4046950673