

# 10 MOLD

things you should know about

# top 5 FACTS

for REALTORS

# MOLD HEALTH EFFECTS

from

- 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 growth 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, you must clean up the mold and eliminate all problem sources of moisture.
- 4** Fix the source of the water problem or leak to prevent mold growth.
- 5** Reduce indoor humidity to 30-50% to decrease mold growth by:
  - Venting bathrooms, dryers, and other moisture generating sources to the outside
  - Using air conditioners and dehumidifiers to increase 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 that are moldy, such as ceiling tiles, 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., 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.

- 1** Every house has mold.
- 2** Not all molds can cause harmful health effects.
- 3** Most mold problems in the home can be prevented.
- 4** The key to solving any mold problem is identifying and correcting the water sources.
- 5** A pre-settlement Mold Assessment can save you money and reduce the risk for litigation.



## Health Effects from Mold Exposure:

Young children, the elderly, people with compromised immune systems, and pre-existing allergies or asthma are most susceptible to molds.

Exposure to certain species of molds has been known to cause the following:

- Asthma
- Sinus Infections
- Runny nose, itchy eyes, sore throat
- Nausea
- Headaches
- Respiratory issues
- Fatigue



# MOLD CLEAN-UP

# MOLD RESOURCES

# MOLD FACTS

## Mold Inspections vs. Mold Testing

Whether you are buying or selling a home, renting properties, or own commercial real estate, a mold inspection is a must! All inspections include a complete evaluation of both the interior and exterior of your home. A variety of testing methods are often used to determine the quantity and type of mold that may be present. These tests are sent to a forensic laboratory for analysis, we will be able to provide you with a detailed report of our findings and recommendations for remediation if necessary.

## Visual Inspection:

A visual inspection is the first step in identifying a possible mold problem. Typically, equipment such as a boroscope, to view inside ductwork or behind walls, moisture meters and infrared moisture detectors are used to help identify hidden sources of mold growth.

## Air Sampling:

Air Sampling determines the type and quantity of airborne mold spores in a building. Air Sampling is necessary if the presence of mold, allergens or toxins is suspected. The type and quantity of mold present in a building can determine if further investigation or possible remediation is necessary.

## Tape/Swab Sampling:

Tape/Swab samples are collected from suspicious growths found in or around a building. The suspicious growth is gently wiped with a sterile swab or tape lift, sealed, then shipped to a forensic laboratory for analysis.

## Recommendations and Laboratory Results:

Based upon a visual inspection, air sampling, and Tape or Swab sampling your mold inspector will provide you with a complete detailed report with the laboratory analysis and results for your use. He will also supply you with recommendations for clean-up, if necessary.

Federal Emergency Management Agency  
[http://www.fema.gov/pdf/reg-v/fema\\_mold\\_brochure\\_word](http://www.fema.gov/pdf/reg-v/fema_mold_brochure_word)

U.S. Environmental Protection Agency  
[http://www.epa.gov/iaq/molds/mold\\_remediation.html](http://www.epa.gov/iaq/molds/mold_remediation.html)

Occupational Safety and Health Association  
<http://www.osha.gov>

Wheresthemold.com for Mold Cleaning,  
Testing & Prevention Products  
<http://www.wheresthemold.com>



## Certified Mold Inspections & Testing

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