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MOLD: A GROWING CONCERN

- Protect your biggest investment
- Live healthier
- Because you are buying not only a home, you are also buying the air in it

1.

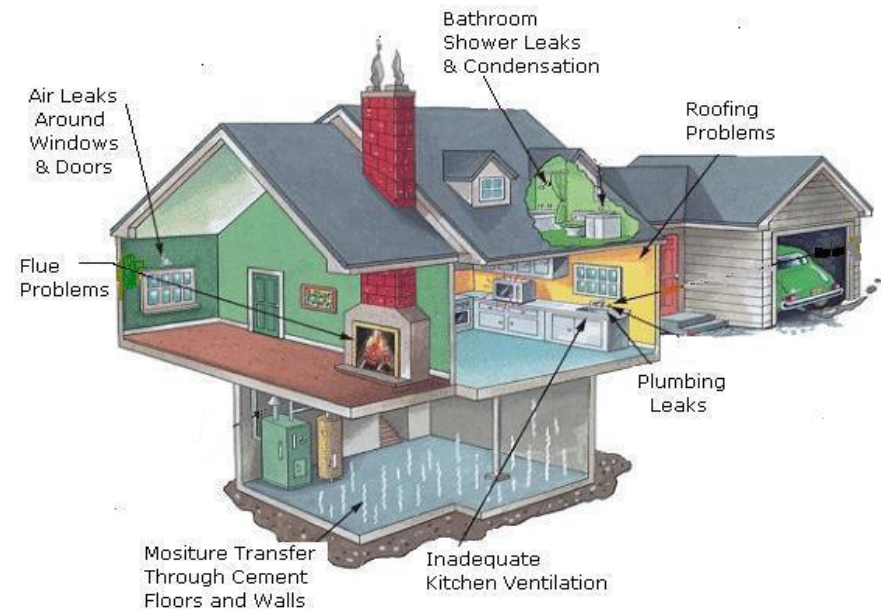




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Did you know?

- Most people spend as much as 90% of their time indoors and are not aware of the health hazards created by mold.





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What is Mold? What is a Mold Spore?

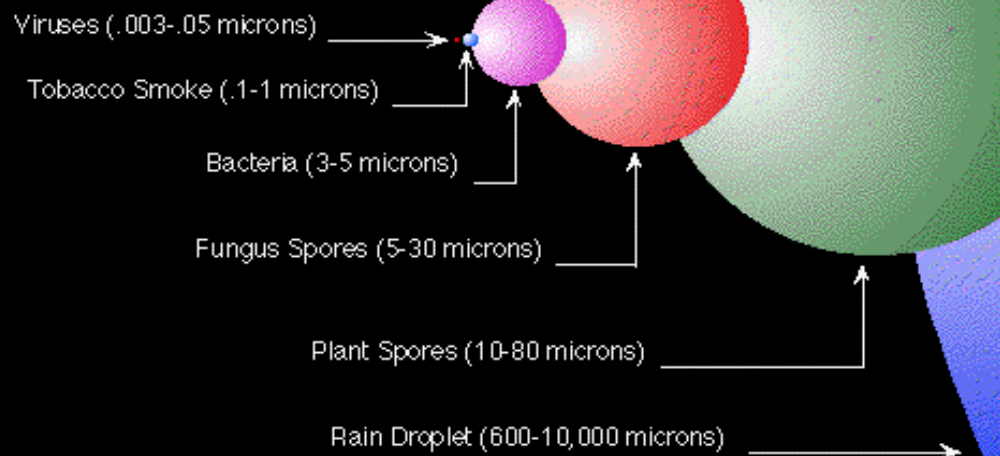
- Mold eats and destroys normal building materials used in your home when they get wet
- Mold reproduces and spreads by shedding microscopic mold spores in the air.
- Mold spores travel through the air and we breathe them in – sometimes in large enough amounts that are unhealthy.
- Indoor mold types that can damage your home and health include:
Aspergillus / Penicillium / Trichoderma / Stachybotrys /
Chaetomium / Ulockaduyn / Cladosporium / Alternaria / Curvularia



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Relative Size Scale of Particles in Air

Mold spores are extremely small when airborne and can be inhaled





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What Does Mold do when Growing in Buildings?

- Ruin building materials
- Destroy personal possessions
- Can cause allergies
- Can trigger asthma



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Mold Facts you Need to Know

- Water is the problem. Mold is the result of excessive water
- Mold can grow and produce spores in as little as 24 – 48 hours
- Most thrive in temperatures we feel comfortable in
- Airborne mold can be inhaled
- Presence of mold growth can impact your health at home, the office or school



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How Can I Be Exposed to Mold?

- Breathing in spores from the air
- Skin contact from handling moldy items
- Eating moldy foods
- Contact with moldy clothing, carpet, drapes, furniture, fabric & leather



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Health Effects of Mold Exposure

- Allergic Reaction (Most Common)
 - Caused by inhalation or direct contact with mold
- Asthma (Second Most Common)
 - Mold spores can trigger an attack and make asthma worse
- Hypersensitivity
 - Developed after acute or chronic exposure
- Opportunistic Infections
 - Cause disease in rare circumstances



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RED FLAGS: WHEN & WHERE TO TEST

If you answer YES to any of the following questions, it is recommended you TEST right away.



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Have you Had a Recent Indoor Water Event?

- 50% of all homes have been water compromised (even brand new homes)
- Common causes:
 - Recent severe storm (wind and rain)
 - Construction defects
 - Poor filtration in HVAC
 - Plumbing problems
 - Improper insulation, ventilation or grading
 - Basement floods or leaks
 - Roof / ceiling leaks
 - Presence of items that are damaged by water



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Have You Seen Visible Mold?

- Any substance growing that is:
 - Velvety
 - Slimy
 - White
 - Black
 - Green
 - Pink
 - Smelly
 - Discolored





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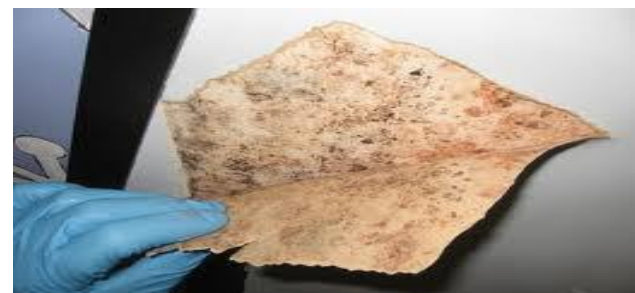
Where to Check for Visible Mold

- Bathroom
 - Around the bathtub or shower
 - Around & under sink
 - Under & behind toilet
 - Around bathroom vanity
- Kitchen
 - Around & under the sink where leakage might occur
 - Behind and under refrigerator
- Floors, wall cavities and ceilings directly above or below a bathroom or kitchen
- Attic & basement spaces
- Laundry area
- Around water heater
- Around & inside AC unit & vents
- Garage (especially when directly attached to entrance of home)
- Clothing
- Carpet & rugs
- Behind vinyl wall coverings
- Surface walls behind furniture



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Places You Might Not Have Checked





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Do You Experience Any Sensitivity?

- Exposure to Mold is known to cause:
 - Itching or irritation of the eyes, nose, throat or skin.
 - Burning sensation on skin or rashes
 - Sinus infections or congestion (runny nose)
 - Musty odor
 - Respiratory problems (sneezing or coughing)
 - Frequent or onset headaches or migraines
 - Changes in breathing patterns
 - Fatigue



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Why Should You Test?

- To answer the questions, “Do I have a hidden mold growing in my home?”
- To know what kind of mold you may have
- To avoid unseen potential health risks
- To maintain the healthy state of your home
- As an added service for your customers and to make more money
- To avoid future expense of a massive remediation
- Peace of mind when buying or selling a house



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Mold Testing Made Simple

- Your home inspector has been trained and educated by PRO-LAB® to collect the appropriate samples
- Your home inspector will take one air sample per 1000 square feet, including a control sample outside
- Your home inspector will also collect a swab or tape sample from any visible mold growth
- You will get quick and accurate results
- You do not have to do anything, your home inspector will take care of everything for you



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PRO-LAB Solutions

- PRO-LAB is an American Industrial Hygiene Association (AIHA) accredited laboratory
- PRO-LAB is an ISO 17025 accredited laboratory
- NVLAP National Voluntary Laboratory Accreditation Program
- PRO-LAB has professionals on staff to answer your questions and help guide your solutions
- Fast turnaround times that fit your needs
- Easy to read laboratory mold reports



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CONCLUSION

- Protect your property and possessions
- Identify the **RED** Flags that can indicate a water problem
- The value of testing is that it identifies and determines the cause of a mold problem
- Testing is the first step in correction of a mold problem
- Be proactive and find problems before they get large and expensive
- Mold testing is not a real estate deal breaker – it can be cleaned