

# MOLD PREVENTION AND ASSESSMENT

IN SOUTH TEXAS, HUMIDITY IS HIGH. ANYWHERE THAT AIR CAN ENTER THE HOME, MOISTURE CAN ENTER. MOLD REQUIRES ORGANIC MATERIAL AND MOISTURE TO PROPAGATE. USE THESE TIPS TO PREVENT MOLD PROBLEMS FROM OCCURRING.

## THE FOLLOWING PRACTICES CAN HELP PREVENT MOLD GROWTH:

- DURING SUMMER MONTHS AND WARMER TEMPERATURES, SET HVAC THERMOSTAT TO 75 OR LOWER (COOLING). MOST INDOOR MOLDS REQUIRE A MINIMUM INDOOR AIR TEMPERATURE OF 70F WITH A HUMIDITY LEVEL OF AT LEAST 55%. YOUR HVAC SYSTEM IS A DEHUMIDIFIER AND WILL KEEP INDOOR TEMPERATURE AND HUMIDITY AT ACCEPTABLE LEVELS.
- ENSURE THAT ALL WINDOWS ARE CLOSED AND LATCHED. ALSO VERIFY ALL WINDOWS ARE SEALED.
- CHECK SEALS AROUND DOORS AND REPLACE MISSING OR DAMAGED WEATHER STRIPPING.
- CHECK THE WALLS OF THE HOME FOR PENETRATIONS THROUGH THE EXTERIOR SIDING AND SEAL PROPERLY.
- CHECK THE ATTIC SPACE, LOOK FOR PENETRATIONS IN THE ROOF OR ANY OTHER SIGNS OF MOISTURE INTRUSION. A QUICK GLANCE IN THE ATTIC COULD SAVE TIME AND MONEY IF AN AREA OF CONCERN IS FOUND IN THE EARLY STAGES OF THE ISSUE.
- CHECK PLUMBING FITTINGS, FAUCETS, FIXTURES, TUBS, SINKS, SHOWERS AND TOILETS FOR LEAKS. ALSO CHECK DRAINS, SHOWER PANS, AND ANY DRIP PANS LOCATED WITHIN THE HOME (HVAC, WATER HEATER, ETC.) FOR SIGNS OF STANDING WATER.

## WHEN SHOULD MOLD TESTING BE CONSIDERED

- WHEN VISIBLE MOLD IS NOT PRESENT, BUT THERE IS A MUSTY ODOR. MOLD INSPECTIONS AND TESTING CAN REVEAL WHETHER THERE IS ELEVATED MOLD AND WHERE THE ISSUE IS LOCATED.
- IF HIGH MOISTURE LEVELS HAVE BEEN DISCOVERED IN WALLS, BELOW WINDOWS, AT BASEBOARDS, AND/OR AROUND WATER FIXTURES AND HVAC LINES.
- IF THERE HAVE BEEN PAST PLUMBING OR WATER ISSUES AND THERE IS A SUSPICION THAT MOLD MAY EXIST IN THE AIR AND/OR BEHIND WALLS.
- MOLD CLEARANCE TESTING SHOULD BE CONDUCTED TO ENSURE THAT A PREVIOUS MOLD ISSUE HAS BEEN ADEQUATELY REMEDIATED AND MOLD LEVELS HAVE RETURNED TO ACCEPTABLE LEVELS.
- CONCERNS REGARDING A HEALTH ISSUE THAT CANNOT BE DIAGNOSED, BUT THE CONDITION COULD BE RELATED TO MOLD (ASTHMA-LIKE SYMPTOMS, COUGHING, SNEEZING, HEADACHES, ETC).
- IF YOU ARE PURCHASING A HOME AND HAVE RESPIRATORY HEALTH CONDITIONS SUCH AS ASTHMA, COPD, BRONCHITIS, EMPHYSEMA, OR OTHER RESPIRATORY/IMMUNITY CONDITIONS

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