

Home Maintenance: Protecting Your Investment

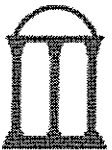
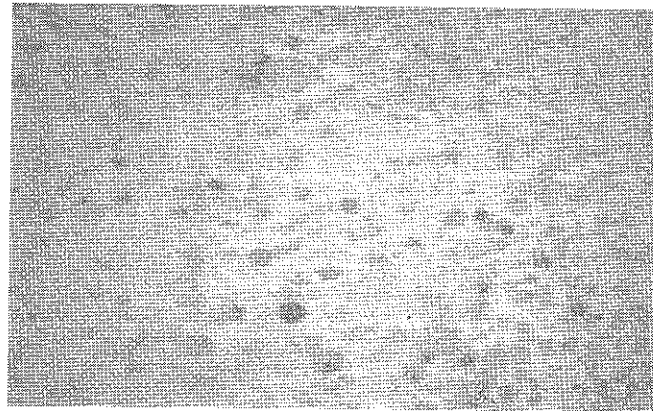
Managing Mold



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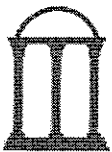
Mold Spores are Everywhere!

- ❖ Colonies of spores thrive wherever you find moisture and organic matter
- ❖ What are the organic materials in your home?
 - Wood, paper, carpet, insulation, drywall, etc.



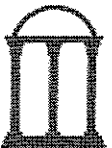
Should you worry about mold?

- ❖ Research indicates that some allergies are associated with molds
 - An allergic reaction may include sneezing, runny nose, red eyes or sore throat.
- ❖ Not everyone is affected.
 - People at greatest risk are those with severe allergies, asthma or respiratory problems.



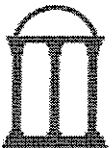
Common Indoor Molds

- ❖ Cladosporium
- ❖ Penicillium
- ❖ Alternaria
- ❖ Aspergillus



What about “Black Mold?”

- ❖ Just because the mold in your house looks black, does not mean you have a toxigenic mold
- ❖ Black mold – *Stachybotrys chartarum*
 - Greenish-black
 - Not that common
- ❖ This type of mold is more likely to be found on cellulose (water, paper, etc.) that has been very wet for at least a week.
 - For example, in a house that has been flooded.



If you find mold in your home, should you always test it?

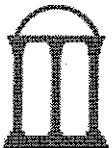
❖ No

- Routine testing is not recommended by either the Centers for Disease Control (CDC) or the Environmental Protection Agency (EPA)

❖ Why not test?

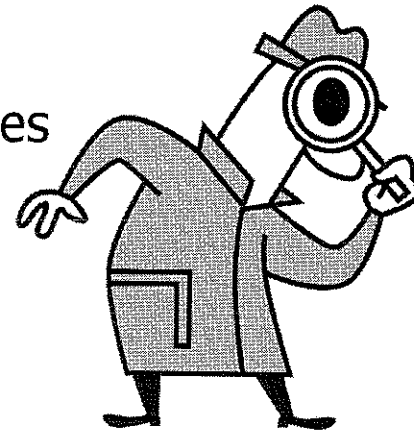
- Testing can be costly and unnecessary in most instances
- Test results do not tell you where the moisture that produced the mold is coming from

- ❖ Home testing kits are available, but not very reliable



Where does mold hide?

- ❖ If your home has a mildew smell, look for mold:
 - behind wallpaper (especially vinyl)
 - behind drywall or paneling
 - top side of ceiling tiles
 - under carpeting and rugs
 - on furniture
 - on walls
 - inside ductwork
 - in roofing materials above ceiling tiles



**Mold indicates excess
moisture**

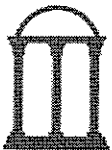
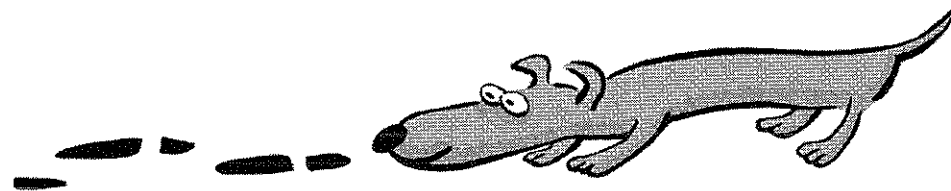
**You need to find the source of
moisture and eliminate it**



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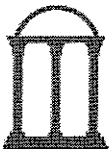
Track down the source

- ❖ High indoor humidity
- ❖ Water Leaks
- ❖ Poor drainage
- ❖ Unclean household conditions



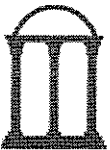
Reducing Indoor Humidity

- ❖ Keep indoor humidity level between 30–60%
- ❖ Maintain an indoor temperature of 71 degrees or higher
 - Studies hypothesize that a thermostat set lower than 71 degrees contributes to moisture problems
- ❖ Limit the flow of outdoor air when outside humidity level is high
- ❖ Improperly sized air conditioning equipment
 - Studies show that air conditioning equipment that is too large or too small for the home can contribute to excess moisture



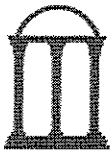
Reducing Indoor Humidity *(cont.)*

- ❖ Improve ventilation
 - Use kitchen fan when cooking
 - Use bathroom fan when bathing
 - Vent dryer to the outside (not under the house)
- ❖ Decrease bathing time
- ❖ Don't leave pots of water boiling on the stove
- ❖ Do less laundry and only full loads
- ❖ Open windows when outdoor humidity is low



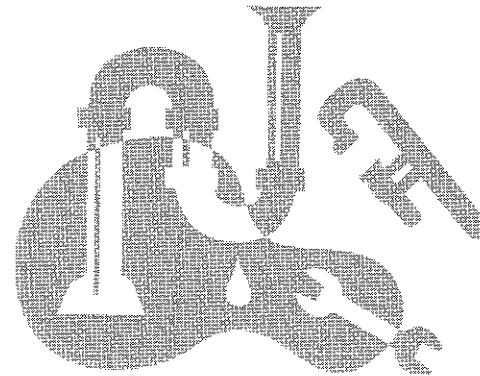
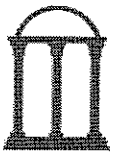
Reduce Indoor Humidity *(cont.)*

- ❖ Decrease moisture transfer rate
 - Seal air leaks around windows and doors
- ❖ Use Vapor Retarders
 - Apply to warm side of a wall to avoid condensation
 - Cover the ground in the crawl space
- ❖ Ventilation
 - Vents in crawl space
 - Inlet vents in the eaves to allow cool air to flow in
 - Ridge vents on the roof to release warm air



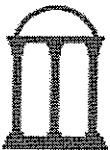
Repairing and Preventing Leaks

- ❖ Fix leaky pipes
- ❖ Check for leaky pipes under the house and in the basement
- ❖ Keep air conditioner drip pans clean and drain lines unobstructed

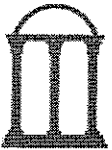


Improve Drainage

- ❖ Direct water away from the foundation of your house
 - Extend downspouts
 - Slope ground around the house away from the foundation
 - 2% grade all the way around the foundation, extending out at least 10 feet
- ❖ Keep gutters clean

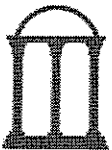


You won't be able to eliminate all
the mold in your home.



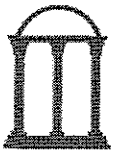
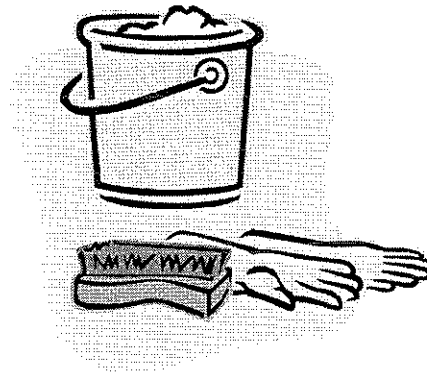
Mold Removal Steps

1. Locate and eliminate the source of water or moisture
2. Dry wet materials
 - Porous Materials
 - May have to be discarded
 - Paper and books
 - Cornstarch or talcum powder



Mold Removal Steps

3. Clean non-porous surfaces
 - Use rubber gloves and goggles
 - Wash with detergent and water, then dry thoroughly
4. Disinfect surfaces
 - $\frac{1}{4}$ - $\frac{1}{2}$ cup bleach per gallon of water
 - Wipe on and allow to dry, then rinse with clean water





Close the door
on mold!

