Mold Inspections

While performing our standard home inspection we do a mold inspection for no additional charge. The mold inspection is a visual inspection. If we find possible signs of a water leak we will inspect further to see if water leak is still active. We will open up the air conditioning air handlers to see if there are signs of mold inside the unit. When we find these and other "red flags", we suggest that a Swab Sampling test be performed, to determine if there is actual mold and if so, the type of mold present. If the Swab sample comes back positive for mold, then the indoor Air Quality Test is recommended.

Swab Sampling

When a suspicious substance is observed taking a swab sample is recommended to verify that the substance is mold. The sample is sent to a lab to determine if it is mold, and if so, identify the species.

Indoor Air Quality Testing

Indoor air quality tests are the most useful type of test to take to determine if there are hidden mold problems. They are not 100% effective, but are a good indication of whether there are excessive amounts of mold spores inside the house compared to outside. Testing involves pumping air into several cassettes, and sending them to a laboratory to analyze. The lab will compare the amount of mold spores inside the home to the amount outside. They will identify the species of mold spores and give a brief description of the types that are present. General characterization of mold is made with respect to their most common impact to human health. Many genera of molds have species with varying characteristics.

Introduction to Molds

Molds produce tiny spores to reproduce. Mold spores waft through the indoor and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. There are molds that can grow on wood, paper, carpet, and foods. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or un-addressed. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture.

Basic Mold Cleanup

The key to mold control is moisture control. It is important to dry water damaged areas and items within 24-48 hours to prevent mold growth. If mold is a problem in your home, clean up the mold and get rid of the excess water or moisture. Fix leaky plumbing or other sources of water. Wash mold off hard surfaces with detergent and water, and dry completely. Absorbent materials (such as ceiling tiles & carpet) that become moldy may have to be replaced.

Eight Things You Should Know About Mold

Potential health effects and symptoms associated with mold exposures include allergic reactions, asthma, and other respiratory complaints.

There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture.

If mold is a problem in your home or school, you must clean up the mold and eliminate sources of moisture.

Fix the source of the water problem or leak to prevent mold growth.

Reduce indoor humidity (to 30-60%) to decrease mold growth by: venting bathrooms, dryers, and other moisture-generating sources to the outside; using air conditioners and de-humidifiers; increasing ventilation; and using exhaust fans whenever cooking, dishwashing, and cleaning.

Clean and dry any damp or wet building materials and furnishings within 24-48 hours to prevent mold growth.

Prevent condensation: Reduce the potential for condensation on cold surfaces (i.e., windows, piping, exterior walls, roof, or floors) by adding insulation.

In areas where there is a perpetual moisture problem, do not install carpeting (i.e., by drinking fountains, by classroom sinks, or on concrete floors with leaks or frequent condensation).