

GENERAL MOLD INFORMATION

- Mold requires water, oxygen and an organic substrate. Mold does not require light and cannot grow on inorganic material such as bare concrete. The presence of mold indicates that there is a moisture problem that must be corrected. If the water problem is not fixed, the mold will return after being cleaned up.
- There are no standards or regulations for airborne concentrations of mold or mold spores.
- Maintain indoor humidity below 60% relative humidity. Ideally, indoor RH should be 30-50%.
- Water damage that is not promptly addressed could lead to a mold problem. If a leak occurs, dry the area as quickly as possible or, in any case, within 48 hours.
- Mold-contaminated material should be double-bagged in plastic garbage bags. These can be disposed of as normal waste.
- If the premises smell moldy but no mold is visible, the premises may have to be assessed for hidden mold. Hidden mold is difficult to find and needs careful remediation so as not to release the spores. Common locations where hidden mold may be found are:

Back side of drywall, wallpaper or paneling
Top of ceiling tiles
Undersides of carpet
Carpet pads
Pipe chases
Utility tunnels
Ductwork

SAFETY

- Do not touch mold with bare hands.
- Do not get mold in eyes.
- Do not breathe in mold.
- Anyone cleaning up mold should check with a physician prior to starting work if there are any existing health-related concerns.
- If in doubt, consult a professional mold removal company. A list is provided on our website.

MOLD CHECKLIST

Leaks or water damage must be repaired promptly. Mold cannot grow in the absence of water. Water problems that are not corrected could lead to the growth of mold. Evaluate all occupied and unoccupied rooms, basements, crawlspaces, attics and garages for leaks or water damage and for the presence of mold.

| Is water damage, wet areas or mold present? | Water Damage | Wet | Mold | Location |
|--|--------------|-----|----------|----------|
| Boxes, books, paper | | | | |
| Carpeting | | | | |
| Other flooring | | | | |
| Upholstered furniture | | | | |
| Drapes | | | | |
| Walls, wallboard | | | | |
| Closets | | | | |
| Ceiling tiles | | | | |
| Are there potential water problems that could cause mold growth? | Yes | No | Location | |
| Does the area smell moldy or musty? | | | | |
| Does the roof leak? | | | | |
| Are there any structural leaks (flashing, windows, etc)? | | | | |
| Are there any plumbing leaks? | | | | |
| Is ventilation adequate? | | | | |
| Is the indoor relative humidity too high? | | | | |
| Are HVAC drip pans clean and flowing freely? | | | | |
| Is the HVAC system maintained regularly? | | | | |
| Is landscaping directing water into or under the building? | | | | |
| Do gutters direct water into or under building? | | | | |