

A HEALTHY HOME IS A HAPPY HOME

As a homeowner, you are in charge of the environment inside your home. A simple checklist is all you need to protect your house and its residents from mold.

- ✓ Periodically check the attic and roof for leaks. If a leak occurs, have it fixed immediately.
- ✓ Check the attic venting to ensure the vents are free of obstructions such as bee hives or stored items.
- ✓ Run bath exhaust to exterior walls, not to the soffit.
- ✓ Check plumbing under sinks, dishwashers, under bathrooms from the basement or in access panels.
- ✓ Check rain gutters and make sure the downspouts are clear and do not empty at the foundation.
- ✓ Keep the landscape grade sloping away from the building.
- ✓ Run dehumidifiers in damp basements. The relative humidity should be no more than 55%.

It only takes 48 to 72 hours for mold to start growing under ideal conditions.

QUESTIONS? CALL OR EMAIL

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MOLD PREVENTION

CAUSES & PREVENTION OF MOLD



COMMON CAUSES OF MOLD CONDITIONS IN THE ATTIC

Roof leaks, poor ventilation, and improperly installed insulation will cause excessive moisture or actual wet conditions in an attic, conditions which are ripe for rampant mold growth.

Roof Leaks

Poor roof conditions or improperly installed flashing can allow moisture to enter the attic.

Inadequate Ventilation

Moist air from the rest of the building collects in the attic. Without enough ventilation, the moisture can build up and allow mold to flourish.

Improperly Installed Insulation

One of the most common causes of mold issues in the attic is the improper installation of insulation.

Homeowners often add extra “kraft faced” insulation to an attic with pre-existing kraft faced insulation. The kraft face acts as a moisture barrier, which should face the warm side of the building.

Adding an extra moisture barrier traps condensation between them, thus adding moisture to the air.

Always use insulation specifically rated as attic insulation, and be sure to cover the entire area, but don't block vents. Uninsulated areas will cause heat loss and moisture buildup at the same rate in that area.

The Trouble With Whole Fans

Typical air currents in a building move air from the lower levels up through the attic, so you wouldn't think that attic mold could contaminate the living area.

However, whole house fans built into the ceiling of the main living space can overload the attic space if the amount of attic ventilation is not equal to the fan. What goes in must come out, and contaminants such as mold, dust, and asbestos are pushed back into the living area.

PREVENTION OF ATTIC MOLD CONDITIONS

Proper ventilation is the number one remedy for moisture issues in an attic. Ensure that there is enough ventilation and that insulation is kept away from the eaves and roof sheathing to prevent blocking air flow.

The easiest way to increase airflow is to install a powered vent, which is controlled by temperature and humidity. These vents are the best line of defense for controlling air quality and humidity conditions.

COMMON CAUSES OF MOLD CONDITIONS IN THE LIVING AREA

Moisture can penetrate the home from the exterior due to improper landscape grading or an aging foundation. Ensure a soil pitch of 1 inch for every foot away from the building. For foundation problems, fill small cracks or get professional help for larger issues.

There are plenty of other potential causes for mold throughout the interior of the home, including the following:

- Unattended plumbing leaks
- Water running under bathroom or kitchen fixtures
- A/C unit condensate leaking into the HVAC ductwork
- Uninsulated air handlers for A/C installed in the attic
- Humidifiers set too high in the Winter months

Each of these can cause moisture problems either directly, or by introducing excess amounts of moisture into the air.

CORRECTION & PREVENTION OF INDOOR MOLD PROBLEMS

No mold remediation project will be successful without correcting the conditions that caused the mold growth in the first place.

An expert mold assessment will find the causes of mold growth and suggest remedies for interior and exterior conditions that promote the growth of mold.

Humidity Control

A maximum relative humidity of 50% to 55% is acceptable, though an attic knee wall space which is not vented to the outdoors should be at 45%. The moisture level you detect will vary depending on how and where you measure it.. and should be low enough to avoid condensation on the cooler surfaces near the perimeter.

