



Mold Protection

Abstract

This article describes mold prevention techniques that are intended for residential customers to review when creating a proactive remediation plan. This document also outlines restoration steps when a loss has been incurred.

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Mold Remediation

Got Mold? Concerned about indoor exposure to mold has been increasing as the public becomes aware that exposure to mold can cause a variety of health effects and symptoms, including allergic reactions.

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.

After the repairs have been completed, **Mold Remediation** is performed to ensure that your home or business doesn't come upon a surprise for you later. Mold Remediation may include the following:

- Identify sources of moisture that allow mold growth
- Remedy moisture sources that cause mold growth
- Dehumidify and dry structures to limit new mold growth
- Remove mold growth and spores, (mold remediation) from structure and contents and furnace duct systems
- Remediate for mold contamination where spore are discovered and mold growth is not evident.
- Perform mold treatments
- Repair structure as needed
- Give final clearance testing
- Redecorate, paint, carpet etc.

Mold Prevention Tips

The Key to mold control is moisture control. Solve moisture problems before they become mold problems!

- Fix leaky plumbing and leaks in the building envelope as soon as possible
- Watch for condensation and wet spots. Fix source(s) of moisture problem(s) as soon as possible.

- Prevent moisture due to condensation by increasing surface temperature or reducing the moisture level in air (humidity). To increase surface level in air, repair leaks, increase ventilation (if outside air is cold and dry), or dehumidify (if outdoor air is warm and humid).
- Keep heating, ventilation, and air conditioning (HVAC) drip pans clean, flowing properly, and unobstructed.
- Vent moisture-generating appliances, such as dryers, to the outside where possible
- Maintain low indoor humidity, below 60 % relative humidity (RH), ideally 30-50%, if possible.
- Perform regular building/HVAC inspection and maintenance as scheduled.
- Clean and dry wet or damp spots within 48 hours.
- Don't let foundations stay wet. Provide drainage and slope the ground away from the foundation