

Mold Defense

Checklist

If you are a home seller, real estate broker, landlord, contractor, or otherwise involved with residential or commercial property, you may face liability for health problems related to toxic mold. The best defense is to eliminate the possibility of mold, or to eradicate mold growth that already exists. The following checklist can help you determine how to get started.

- ___ Maintain a clean, dry environment, and dangerous mold growth can be prevented. (The most important thing to remember is that mold needs a damp environment in order to thrive!)
- ___ Use a dehumidifier or air conditioner to keep indoor humidity levels below 40%, particularly during humid months.
- ___ Ensure that adequate ventilation is provided in all areas.
- ___ Add mold inhibiting products to paints before applying.
- ___ Clean bathrooms with anti-mold products.
- ___ Eliminate carpets in moist indoor areas, such as bathrooms and basements.
- ___ Remove or replace soaked carpet or upholstery.
- ___ Remember that mold problems cannot always be seen! Insulation or the interiors of walls can foster mold growth if allowed to become damp. Have a professional evaluate whether a problem exists.
- ___ Remove drywall, insulation, or other affected materials if a mold problem occurs inside walls or in other inaccessible locations. The source of the dampness should be eliminated or repaired, and all materials completely replaced.
- ___ Replace old materials with non-cellulose/low-nitrogen products. Use these types of materials in new construction.
- ___ Remove accessible patches of mold with a chlorine-bleach solution. Use eye protection, rubber gloves, and a respirator mask and scrub the mold away.
- ___ Look for badly sealed windows or doors, leaky roofs and pipes, and holes and cracks in the structure for possible danger spots.
- ___ Make sure the water is thoroughly dried up after a flood to avoid mold growth.
- ___ Keep all buildings on a maintenance schedule that includes inspection for mold problems. Any identified problems or risks should be addressed promptly.