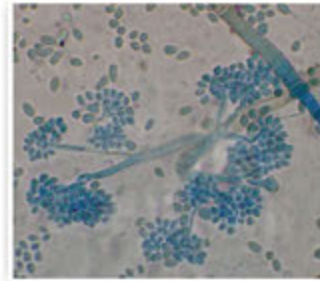




WHAT IS MOLD?

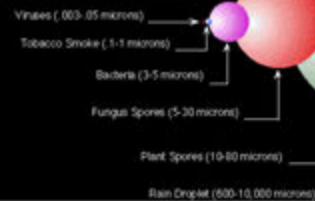
- ▶ Mold is considered a sub-group of the Fungi Kingdom
- ▶ Mold are asexual fungi
- ▶ Present on clothing, carpet, air we breathe, everywhere
- ▶ Types Include: Aspergillus, Penicillium, Botrytis, Stachybotrys, Fusarium, etc
- ▶ Produce spores that are extremely small and can be airborne



MOLD FACTS

- ▶ Water is the problem, mold is the symptom
- ▶ You Can't get rid of mold
- ▶ Rare occurrences of a mold spore may not be significant

Relative Size Scale



WHAT DOES MOLD DO?

- ▶ Decay dead plant material
- ▶ Produce mycotoxins
- ▶ Some are pathogenic, toxigenic, allergenic
- ▶ Many commercial uses, e.g., medicine, food, commercial products



MOLD IN HISTORY

- ▶ Leviticus 14:37-55 (House Plague)
- ▶ Mushroom poisonings happen every day from eating wild mushrooms
- ▶ Ergot poisoning (St. Anthony's "fire" and Salem Witch Trials)
- ▶ Irish potato famine caused millions of Irish to immigrate to US because a mold killed the staple crops (potato)

WHAT DOES MOLD NEED TO GROW?

- ▶ Can grow at temperatures as low as -70° C and over 50° C
- ▶ Most thrive at between 18 - 32° C
- ▶ Need moisture, food source, and amiable temperature

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Or, if you would like to speak with us directly, please call
914-261-6159 or 914-316-2002



JUST ADD WATER AND THEY GROW!



MOLD IN BUILDINGS

- ▶ Mold have found a great climate and plenty to eat in buildings
- ▶ Almost no competition or predators
- ▶ Really are a natural part of the building
- ▶ Some types are very common indoors, e.g., Cladosporium, Stachybotrys, Penicillium, Aspergillus

MOLD CONTAMINATION

- ▶ Presence of active growth (past or current) of mold can impact your health
- ▶ Airborne mold can be inhaled



MOLD EXPOSURE

- ▶ Breathing in spores from the air
- ▶ Skin contact from handling an item that has mold growing on it
- ▶ Eating without washing your hands after handling moldy objects



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HEALTH EFFECTS OF MOLD

- ▶ **Allergic reaction** = by far the most common, inhalation of spores or touching
- ▶ **Asthma** = mold spores can trigger or make asthma worse
- ▶ **Hypersensitivity pneumonitis** = develop after acute or chronic exposure
- ▶ **Opportunistic infections** = invasion into an immunocompromised host
- ▶ **Mycotoxic** = fungal poisons, only anecdotal evidence for humans
- ▶ **Glucans** = Organic Dust Toxic Syndrome (ODTS) flu-like symptoms

"RED FLAGS" REASONS FOR TESTING

- ▶ Question #1: Have you had a recent water incursion?
- ▶ Visible mold: velvety, slimy, white, black, green, pink, smelly
- ▶ Up to 50% of all homes have been water compromised
- ▶ Discoloration, high RH (above 60%)
- ▶ Construction defects, HVAC and plumbing problems, improper venting or grading
- ▶ Human sensitivity: itchy eyes, burning sensation on skin, musty odor, change in breathing pattern reported by occupant or you

WHY SAMPLE?

- ▶ Answer the question, "Do I have mold growing in my home?"
- ▶ Are people being exposed higher amounts of mold than what is in the background?
- ▶ Solve building defects (e.g., dryrot, warping, etc.) during inspection

WHERE IS MOLD FOUND?

- ▶ Food / Clothing
- ▶ Inside HVAC systems and duct work
- ▶ Front and back side of drywall
- ▶ Basements, Kitchens, Washer / Dryer area and bathrooms

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"SICK BUILDINGS"

- ▶ Buildings don't get sick, people do
- ▶ One building can't contaminate another one
- ▶ "Sick" buildings can't be cured
- ▶ Key to fungal growth in buildings is excess moisture



FREQUENTLY ASKED QUESTIONS

- ▶ What kind of mold do I have and is it toxic?
- ▶ How did the mold get in my house?
- ▶ How can I tell if there is mold in my house?
- ▶ How can I stop mold from growing in my house?
- ▶ How is mold tested for and measured?
- ▶ How can we clean up the mold?
- ▶ How can we prevent it from returning?
- ▶ What are the risks?



THE "SO WHAT"

- ▶ Water is the problem, mold is the symptom
- ▶ Consider hidden water damage
- ▶ Check for visible water damage
- ▶ Test when "Red Flags" are present



REAL ESTATE DEALS **DO NOT** NEED TO BE BROKEN!

Testing is the first step Bring your home back to pre-loss conditions If there is mold growth in the home you must ave a professional remediation company clean up the mold and fix the water problem.

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