



# Home Tips



• CHRISTIAN BUILDING INSPECTORS, INC., 3697 HABERSHAM LANE, DULUTH, GEORGIA 30096, 770-849-0920 • JULY 2015 •

## Q & A

### EPA's Guide To Mold – Part 2

#### Mold Cleanup Guidelines

The tips and techniques presented in this section will help you clean up your mold problem. Professional cleaners or remediators may use methods not covered in this publication. Please note that mold may cause staining and cosmetic damage. It may not be possible to clean an item so that its original appearance is restored.

- Fix plumbing leaks and other water problems as soon as possible. Dry all items completely.
- Scrub mold off hard surfaces with detergent and water, and dry completely.



- Absorbent or porous materials, such as ceiling tiles and carpet, may have to be thrown away if they become moldy. Mold can grow on or fill in the empty spaces and crevices of porous materials, so the mold may be difficult or impossible to remove completely.
- Avoid exposing yourself or others to mold.
- Do not paint or caulk moldy surfaces. Clean up the mold and dry the surfaces before painting. Paint applied over moldy surfaces is likely to peel.
- If you are unsure about how to clean an item, or if the item is expensive or of sentimental value, you may wish to consult a specialist. Specialists in furniture repair, restoration, painting, art restoration and conservation, carpet and rug cleaning, water damage, and fire or water restoration are commonly listed in phone books. Be sure to ask for and check references. Look for specialists who are affiliated with professional organizations.

#### Limit Your Exposure

It is important to take precautions to limit your exposure to mold and mold spores.

- Avoid breathing in mold or mold spores. In order to limit your exposure to airborne mold, you may want to wear an N-95 respirator, available at many hardware stores and from companies that advertise on the Internet. (They cost about \$12 to \$25.) Some N-95 respirators resemble a paper dust mask with a nozzle on the front. Others are made primarily of plastic or rubber and have removable cartridges that trap most of the mold spores from entering. In order to be effective, the respirator or mask must fit properly, so carefully follow the instructions supplied with the respirator.
- Wear gloves. Long gloves that extend to the middle of the forearm are recommended. When working with water and a mild detergent, ordinary household rubber gloves may be used. If you are using a disinfectant, a biocide such as chlorine bleach, or a strong cleaning solution, you should select gloves made from natural rubber, neoprene, nitrite, polyurethane, or PVC. Avoid touching mold or moldy items with your bare hands.



- Wear goggles. Goggles that do not have ventilation holes are recommended. Avoid getting mold or mold spores in your eyes.

#### Moisture, Mold Prevention and Control Tips

- When water leaks or spills occur indoors - ACT QUICKLY. If wet or damp materials or areas are dried 24-48 hours after a leak or spill happens, in most cases mold will not grow.
- Clean and repair roof gutters regularly.
- Make sure the ground slopes away from the building foundation, so that water does not enter or collect around the foundation.

- Keep air conditioning drip pans clean and the drain lines unobstructed and flowing properly.
- Keep indoor humidity low. If possible, keep indoor humidity below 60 percent (ideally between 30 and 50 percent) relative humidity. Relative humidity can be measured with a moisture or humidity meter, a small, inexpensive (\$10-\$50) instrument available at many hardware stores.
- If you see condensation or moisture collecting on windows, walls or pipes - ACT QUICKLY to dry the wet surface and reduce the moisture/water source. Condensation can be a sign of high humidity.



**Actions that will help to reduce humidity:**

- Vent appliances that produce moisture, such as clothes dryers, stoves, and kerosene heaters to the outside where possible. (Combustion appliances such as stoves and kerosene heaters produce water vapor and will increase the humidity unless vented to the outside.)
- Use de-humidifiers when needed.

- Run the bathroom fan or open the window when showering. Use exhaust fans or open windows whenever cooking, running the dishwasher or dishwashing, etc.
- Reduce the humidity by using the air conditioning.
- Increase ventilation or air movement by opening doors and/or windows, when practical. Use fans as needed.
- Cover cold surfaces, such as cold water pipes, with insulation.
- Increase air temperature.

For more information on mold related issues, including mold cleanup and moisture control/condensation/humidity issues, visit: [www.epa.gov/mold](http://www.epa.gov/mold).

This document is available on the Environmental Protection Agency, Indoor Environments Division website at: [www.epa.gov/mold](http://www.epa.gov/mold).

If you have a question, comment, or home tip, send to us at [rod@cbiga.com](mailto:rod@cbiga.com). We reserve the right to edit published questions for length.

## Quote Of The Month

**“WORRYING WON’T STOP THE BAD STUFF FROM HAPPENING. IT JUST STOPS YOU FROM ENJOYING THE GOOD STUFF.”**

- CHARLIE BROWN

## A Tip Of The Hat To:

### Ray Hammond

*Duffy Realty*  
10 Cumming Street  
Alpharetta, Georgia 30009  
678-300-2883



*Thank You*

# ● CHRISTIAN BUILDING INSPECTORS, INC. ●

● Member: ASHI, GAHI, ICC ●

● International Code Council Residential Combination Inspector No. 5185008-R5 ●

● Fully Insured With Errors & Omissions and Liability Insurance ●

● Office: 1-888-257-0365 or 770-849-0920, Fax 770-849-0540, Cell 404-697-4129 ●

● Web Page: <http://www.christianbuildinginspectors.com>, Email: [rod@cbiga.com](mailto:rod@cbiga.com) ●



- |                |               |                    |
|----------------|---------------|--------------------|
| ● Site         | ● Interior    | ● Air Conditioning |
| ● Drainage     | ● Exterior    | ● Attic            |
| ● Foundations  | ● Appliances  | ● Roofing          |
| ● Floor Slabs  | ● Ventilation | ● Radon            |
| ● Crawl Spaces | ● Electrical  | ● Termite Letters  |
| ● Basements    | ● Plumbing    | ● Warranty         |
| ● Structural   | ● Heating     | ● New Homes        |