

Today's Topic:

Mold: When should I worry if I see mold?

Mold Basics: According to the EPA, mold is a type of fungus that's a "natural part of the environment and can be found almost anywhere that moisture and oxygen are present."

There are mold spores in the air, both outside and inside the home. Eliminating all mold spores indoors is nearly impossible, **but controlling indoor moisture will significantly reduce the likelihood that mold spores will become active and grow.**

Identifying Mold: You can often smell or see a mold problem. It usually gives off a musty smell. Visually, you might see spots of black, pink, or green discoloration.

One common area where a homeowner or inspector might see mold is in the kitchen or a bathroom. Grout, caulk, cabinets, drywall, and shower curtains are a few places you might see mold.

Preventing Mold: Since mold needs moisture to grow, it's essential to identify and control moisture. This includes finding and repairing any water leaks.

A few ways you can prevent mold growth include using an exhaust fan, opening a window, and cleaning areas with consistent moisture on a regular basis.

Mold Cleanup: Remember, the source of the moisture must be identified and corrected before cleanup can begin.

The EPA and OSHA recommend a homeowner can do mold clean up on their own if the affected area is no more than 10 sq ft. (approximately 3 ft. by 3 ft.). The EPA suggests following these [Cleanup Tips and Techniques](#).

For mold that covers more than 10 sq ft., consult a mold remediation company.

The Bottom Line: There's no denying that mold can lead to an unhealthy environment, and you should proceed with caution.

Fortunately, most of the mold I see on inspections are small spots under sinks and around showers and tubs. By following the EPA's recommended cleanup techniques, these small mold spots can be eliminated with little to no risk.

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