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PORTFOLIO & PROPERTY MANAGERS

Mold Policy and Procedure Guidelines

Abstract

This document is intended for Portfolio and Property Managers.

It is important that Property Management Companies set Policy and Procedures when microbial growth is discovered within a structure. This document is a guide to establish Guidelines for Mold in Residential and Multi-Family properties while adhering to EPA Mold Remediation in Schools and Commercial Buildings for Mold.

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Microbial Growth and Health

Health Effects*

Currently, there are no federal standards or recommendations, (e.g., OSHA, NIOSH, EPA) for airborne concentrations of mold or mold spores. Scientific research on the relationship between mold exposures and health effects is ongoing. This section provides a brief overview, but does not describe all potential health effects related to mold exposure. For more detailed information, consult a health professional or your state or local health department.

There are many types of mold. Most typical indoor air exposures to mold do not present a risk of adverse health effects. Molds can cause adverse effects by producing allergens (substances that can cause allergic reactions). Potential health concerns are important reasons to prevent mold growth and to remediate existing problem areas.

The onset of allergic reactions to mold can be either immediate or delayed. Allergic responses include hay fever-type symptoms such as runny nose and red eyes.

Molds may cause localized skin or mucosal infections but, in general, do not cause systemic infections in humans, except for persons with impaired immunity, AIDS, uncontrolled diabetes, or those taking immune suppressive drugs.

Molds can also cause asthma attacks in some individuals who are allergic to mold. In addition, exposure to mold can irritate the eyes, skin, nose and throat in certain individuals. Symptoms other than allergic and irritant types are not commonly reported as a result of inhaling mold in the indoor environment.

Some specific species of mold produce mycotoxins under certain environmental conditions. Potential health effects from mycotoxins are the subject of ongoing scientific research and are beyond the scope of this document.

Eating, drinking, and using tobacco products and cosmetics where mold remediation is taking place should be avoided. This will prevent unnecessary contamination of food, beverage, cosmetics, and tobacco products by mold and other harmful substances within the work area.

What causes microbial growth?

The microbial growth equation

Microbial growth only requires a few things to grow. We've entered them into this very simple equation:

Microbial growth spores + Temperature + Food source + Moisture = Microbial growth

Seems simple enough, right? But how does this help us?

If all four of these factors are present, it's very likely that you're going to see microbial growth. But maybe we can figure out a way to change the equation that will eliminate the risk for microbial growth. Let's take a look.

Microbial growth spores

As we just mentioned before, once microbial growth spores become airborne they can go just about anywhere. They can travel indoors on people's clothes, or through an open window and even through HVAC air intakes. Microbial growth spores can even make their way into otherwise sterile environments by traveling through air ducts or non-pressurized spaces. In other words, while we can try to control the presence of microbial growth spores, any measures we take will not be 100 percent effective. So, we have to assume that microbial growth spores are a constant in the equation.

Temperature

Microbial growth need an environment between 40 and 100 degrees Fahrenheit to grow, so human-occupied buildings provide a very comfortable environment for microbial growth. Unfortunately, using temperature to control microbial growth in buildings is impractical because we, as humans, need to keep indoor temperatures between about 65 and 75 degrees Fahrenheit to be comfortable. So, temperature acts as a second constant in our microbial growth equation.

Food source

Microbial growth uses organic materials as a food source. Unfortunately, this includes just about every building material you can imagine. So microbial growth spores are present indoors, they're going to be able to find a never-ending supply of nutrients. Once again, we have a constant in the microbial growth equation.

Moisture

Microbial growth needs moisture to survive. That could mean liquid water from faucets, water-damaged building materials from a leak, or high indoor humidity levels. Moisture sources and humidity levels in a building can vary greatly depending on the temperature, weather, ventilation, and location and use of the area in question. But generally, indoor moisture is something that we have control over. That means that moisture is the **ONE FACTOR** in the microbial growth equation that will determine whether there is microbial growth.

Tenant conversations

The tenant will ask if the suspect staining is mold. There is no method to determine if the suspect staining is mold unless samples are taken and sent to a lab for evaluation. **The cleaning method being used to clean the suspect microbial growth is the same cleaning method that would be used if it is microbial growth.**

Microbial growth inspection

When a tenant reports a potential microbial growth issue, the following steps are recommended to determine the scope of work and whether an outside vendor who specializes in microbial growth needs to be contacted. The following tools are needed to adequately determine the scope of work and the moisture source attributed to the formation of the microbial growth.

- Moisture meter
- Humidistat
- Latex gloves
- Goggles/eye protection
- N-95 Respirator

A microbial growth inspection is going to follow a systematic process to determine the scope of work.

1. Determine area size of microbial growth problem. If total surface area affected is less than 10 square feet per (ft²), microbial growth cleanup can be done by the technician if no elevated moisture levels are discovered. If total surface area affected is between 10 and 100 (ft²), the technician is required to photo document the issue and contact Portfolio Manager to determine if an outside vendor needs to be contacted. If total surface area affected is greater than 100 (ft²), the technician is required to photo document the issue and contact Portfolio Manager to determine if an outside vendor needs to be contacted
2. Determine if the affected building materials have elevated moisture level. Place the moisture meter on the area of concern and check to see if its readings exceed 16%.

If moisture levels are elevated, further evaluation to determine moisture source is required i.e. leaking pipe, siding issues, roof leak etc. If technician is unable to determine the moisture source, contact the Portfolio Manager to determine if an outside vendor needs to be contacted. If moisture level is normal, proceed to Microbial Growth Cleanup Tips and Techniques.

3. Determine if humidity levels are elevated. Humidity levels above 60% can lead to microbial growth.

Microbial growth Cleanup Tips and Techniques

The tips and techniques presented in this section will help the technician to remediate visible microbial growth. Professional cleaners or remediators may use methods not covered in this document. Please note that microbial growth may cause staining and cosmetic damage. It may not be possible to clean an item so that its original appearance is restored.

DO's

- Fix plumbing leaks and other water problems as soon as possible.
- Dry all items completely.

- Avoid exposing yourself or others to microbial growth. Use personal protective equipment. See discussions:
 - What to Wear When Cleaning Microbial growthy Areas
- Scrub microbial growth off hard surfaces with detergent and water applied to disposable wipes, discard wipes and dry completely.
- If affected surface area has no elevated moisture levels, apply Zinzer Microbial Growth Cleaning primer and re-paint with paint which has a mildewcide additive. If area has persistent microbial growth issues, consult outside vender to determine moisture source.
- Absorbent or porous materials, such as ceiling tiles and carpet, may have to be thrown away if they become microbial growthy. Microbial growth can grow on or fill in the empty spaces and crevices of porous materials, so the microbial growth may be difficult or impossible to remove completely.

DON'T

- Spray the affected area with cleaner. This may launch microbial growth spores into air.
- Use air mover on moisture affected area with visible microbial growth. This may launch microbial growth spores into air.
- Do not paint or caulk microbial growthy surfaces. Clean up the microbial growth and dry the surfaces before painting. Paint applied over microbial growthy 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.

What to Wear When Cleaning Microbial growthy Areas

It is important to take precautions to **limit your exposure** to microbial growth and microbial growth spores.



Cleaning while wearing N-95 respirator, gloves, and goggles

- Avoid breathing in microbial growth or microbial growth spores. To limit your exposure to airborne microbial growth, always wear an N-95 respirator, available at many hardware stores and from companies that advertise on the Internet. 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 microbial growth spores from entering. To be effective, the respirator or mask must fit properly, so carefully follow the instructions supplied with the respirator. Please note that the Occupational Safety and Health Administration (OSHA)

requires that respirators fit properly (fit testing) when used in an occupational setting; consult OSHA for more information (800-321-OSHA or [osha.gov](https://www.osha.gov)).

- 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, nitrile, polyurethane or PVC. Avoid touching microbial growth or microbial growthy items with your bare hands.
- Wear goggles. Goggles that do not have ventilation holes are recommended. Avoid getting microbial growth or microbial growth spores in your eyes.

What are the main ways to control moisture in your property?

- The key to microbial growth control is moisture control.
- It is important to dry water damaged areas and items within 24-48 hours to prevent microbial growth.
- If microbial growth is a problem in your property, clean up the microbial growth and get rid of the excess water or moisture.
- Fix leaky plumbing or other sources of water.

Water in your property can come from many sources. Water can enter your property by leaking or by seeping through basement floors. Showers or even cooking can add moisture to the air in your property. The amount of moisture that the air in your property can hold depends on the temperature of the air. As the temperature goes down, the air is able to hold less moisture. This is why, in cold weather, moisture condenses on cold surfaces (for example, drops of water form on the inside of a window). This moisture can encourage biological pollutants to grow.

There are many ways to control moisture in your property:

- Fix leaks and seepage. If water is entering the house from the outside, your options range from simple landscaping to extensive excavation and waterproofing. (The ground should slope away from the house.) Water in the basement can result from the lack of gutters or a water flow toward the house. Water leaks in pipes or around tubs and sinks can provide a place for biological pollutants to grow.
- Put a vapor barrier over dirt in crawlspaces to prevent moisture from coming in from the ground. Be sure crawlspaces are well-ventilated.
- Use exhaust fans in bathrooms and kitchens to remove moisture to the outside (not into the attic). Vent your clothes dryer to the outside.

- Use dehumidifiers and air conditioners, especially in hot, humid climates, to reduce moisture in the air, but be sure that the appliances themselves don't become sources of biological pollutants.
- Raise the temperature of cold surfaces where moisture condenses. Use insulation or storm windows. (A storm window installed on the inside works better than one installed on the outside.) Open doors between rooms (especially doors to closets which may be colder than the rooms) to increase circulation. Circulation carries heat to the cold surfaces. Increase air circulation by using fans and by moving furniture from wall corners to promote air and heat circulation. Be sure that your house has a source of fresh air and can expel excessive moisture from the property.
- Pay special attention to carpet on concrete floors. Carpet can absorb moisture and serve as a place for biological pollutants to grow. Use area rugs which can be taken up and washed often. In certain climates, if carpet is to be installed over a concrete floor, it may be necessary to use a vapor barrier (plastic sheeting) over the concrete and cover that with sub-flooring (insulation covered with plywood) to prevent a moisture problem.

Moisture On Windows

Excess humidity for a prolonged time can damage walls especially when outdoor air temperatures are very low. Excess moisture condenses on window glass because the glass is cold. Other sources of excess moisture besides overuse of a humidifier, may be long showers, running water for other uses, boiling or steaming in cooking, plants, and drying clothes indoors. A tight, energy efficient house holds more moisture inside; you may need to run a kitchen or bath ventilating fan sometimes, or open a window briefly. Storm windows and caulking around windows keep the interior glass warmer and reduce condensation of moisture there.

How to Evaluate Bathroom Fan

An improperly functioning bathroom fan is a major cause of excess moisture in the property which may lead to potential microbial growth. A properly functioning bathroom fan will pull moisture from bathroom when occupant is showering. To check if bathroom fan is functioning correctly, simulate a shower. The proper technique is to turn on bath fan, turn shower on with hot water running, close the door and wait 5 minutes. Open bathroom door if the mirror is steamed up or you see a swirling mist of moisture, then the bathroom fan is not functioning correctly. Also, it is important that all bath fans turn on when light fixture is switched on. **NOT ON A SEPARATE SWITCH.**

Resources List

<https://www.osha.gov/dts/shib/shib101003.html>

<https://www.epa.gov/mold/mold-remediation-schools-and-commercial-buildings-guide>

Table 2: Guidelines for Remediating Building Materials with Mold Growth Caused by Clean Water*

Material or Furnishing Affected	Cleanup Methods [†]	Personal Protective Equipment	Containment
SMALL – Total Surface Area Affected Less Than 10 square feet (ft²)			
Books and papers	3	Minimum N-95 respirator, gloves, and goggles	None required
Carpet and backing	1, 3		
Concrete or cinder block	1, 3		
Hard surface, porous flooring (Linoleum, ceramic tile, vinyl)	1, 2, 3		
Non-porous, hard surfaces (Plastics, metals)	1, 2, 3		
Upholstered furniture & drapes	1, 3		
Wallboard (Drywall and gypsum board)	3		
Wood surfaces	1, 2, 3		
MEDIUM – Total Surface Area Affected Between 10 and 100 (ft²)			
Books and papers	3	Limited or Full Use professional judgment, consider potential for remediator exposure and size of contaminated area	Limited Use professional judgment, consider potential for remediator/occupant exposure and size of contaminated area
Carpet and backing	1, 3, 4		
Concrete or cinder block	1, 3		
Hard surface, porous flooring (Linoleum, ceramic tile, vinyl)	1, 2, 3		
Non-porous, hard surfaces (Plastics, metals)	1, 2, 3		
Upholstered furniture & drapes	1, 3, 4		
Wallboard (Drywall and gypsum board)	3, 4		
Wood surfaces	1, 2, 3		
LARGE – Total Surface Area Affected Greater Than 100 (ft²) or Potential for Increased Occupant or Remediator Exposure During Remediation Estimated to be Significant			
Books and papers	3	Full Use professional judgment, consider potential for remediator exposure and size of contaminated area	Full Use professional judgment, consider potential for remediator/occupant exposure and size of contaminated area
Carpet and backing	1, 3, 4		
Concrete or cinder block	1, 3		
Hard surface, porous flooring (Linoleum, ceramic tile, vinyl)	1, 2, 3, 4		
Non-porous, hard surfaces (Plastics, metals)	1, 2, 3		
Upholstered furniture & drapes	1, 3, 4		
Wallboard (Drywall and gypsum board)	3, 4		
Wood surfaces	1, 2, 3, 4		

Table 2 continued

*Use professional judgment to determine prudent levels of Personal Protective Equipment and containment for each situation, particularly as the remediation site size increases and the potential for exposure and health effects rises. Assess the need for increased Personal Protective Equipment, if, during the remediation, more extensive contamination is encountered than was expected. Consult Table 1 if materials have been wet for less than 48 hours, and mold growth is not apparent.

These guidelines are for damage caused by clean water. If you know or suspect that the water source is contaminated with sewage, or chemical or biological pollutants, then the Occupational Safety and Health Administration (OSHA) requires PPE and containment. An experienced professional should be consulted if you and/or your remediators do not have expertise in remediating contaminated water situations.

*Select method most appropriate to situation. Since molds gradually destroy the things they grow on, if mold growth is not addressed promptly, some items may be damaged such that cleaning will not restore their original appearance. If mold growth is heavy and items are valuable or important, you may wish to consult a restoration/water damage/remediation expert. Please note that these are guidelines; other cleaning methods may be preferred by some professionals.

CLEANUP METHODS

Method 1: Wet vacuum (in the case of porous materials, some mold spores/fragments will remain in the material but will not grow if the material is completely dried). Steam cleaning may be an alternative for carpets and some upholstered furniture.

Method 2: Damp-wipe surfaces with plain water or with water and detergent solution (except wood—use wood floor cleaner); scrub as needed.

Method 3: High-efficiency particulate air (HEPA) vacuum after the material has been thoroughly dried. Dispose of the contents of the HEPA vacuum in well-sealed plastic bags.

Method 4: Discard – remove water-damaged materials and seal in plastic bags while inside of containment, if present. Dispose of as normal waste. HEPA vacuum area after it is dried.

PERSONAL PROTECTIVE EQUIPMENT (PPE)

Minimum: Gloves, N-95 respirator, goggles/eye protection

Limited: Gloves, N-95 respirator or half-face respirator with HEPA filter, disposable overalls, goggles/eye protection

Full: Gloves, disposable full body clothing, head gear, foot coverings, full-face respirator with HEPA filter

CONTAINMENT

Limited: Use polyethylene sheeting ceiling to floor around affected area with a slit entry and covering flap; maintain area under negative pressure with HEPA-filtered fan unit. Block supply and return air vents within containment area.

Full: Use two layers of fire-retardant polyethylene sheeting with one airlock chamber. Maintain area under negative pressure with HEPA-filtered fan exhausted outside of building. Block supply and return air vents within containment area.

Table developed from literature and remediation documents including *Bioaerosols: Assessment and Control* (American Conference of Governmental Industrial Hygienists, 1999) and *IICRC S500, Standard and Reference Guide for Professional Water Damage Restoration* (Institute of Inspection, Cleaning and Restoration, 1999); see Resources List for more information.

Checklist for Mold Remediation

Investigate and evaluate moisture and mold problems

- Assess size of moldy area (square feet)
- Consider the possibility of hidden mold
- Clean up small mold problems and fix moisture problems before they become large problems
- Select remediation manager for medium or large size mold problem
- Investigate areas associated with occupant complaints
- Identify source(s) or cause of water or moisture problem(s)
- Note type of water-damaged materials (wallboard, carpet, etc.)
- Check inside air ducts and air handling unit
- Throughout process, consult qualified professional if necessary or desired

Communicate with building occupants at all stages of process, as appropriate

- Designate contact person for questions and comments about medium or large scale remediation as needed

Plan Remediation

- Adapt or modify remediation guidelines to fit your situation; use professional judgment
- Plan to dry wet, non-moldy materials within 48 hours to prevent mold growth (see Table 1 and text)
- Select cleanup methods for moldy items (see Table 2 and text)
- Select Personal Protection Equipment - protect remediators (see Table 2 and text)
- Select containment equipment - protect building, occupants (see Table 2 and text)
- Select remediation personnel who have the experience and training needed to implement the remediation plan and use Personal Protective Equipment and containment as appropriate

Remediate moisture and mold problems

- Fix moisture problem, implement repair plan and/or maintenance plan
- Dry wet, non-moldy materials within 48 hours to prevent mold growth
- Clean and dry mold materials (see Table 2 and text)
- Discard moldy porous items that can't be cleaned (see Table 2 and text)

Questions to Consider Before Remediating

- Are there existing moisture problems in the building?
- Have building materials been wet more than 48 hours? (See Table 2 and text)
- Are there hidden sources of water or is the humidity too high (high enough to cause condensation)?
- Are building occupants reporting musty or moldy odors?
- Are building occupants reporting health problems?
- Are building materials or furnishings visibly damaged?
- Has maintenance been delayed or the maintenance plan been altered?
- Has the building been recently remodeled or has building use changed?
- Is consultation with medical or health professionals indicated?

Avoid Exposure to and Contact with Mold

- Use Personal Protective Equipment (PPE)

For more information

- www.epa.gov/mold

For details, see text (of *Mold Remediation in Schools and Commercial Buildings*). Please note that this checklist was designed to highlight key parts of a school or commercial building remediation and does not list all potential steps or problems.

Attic Mold – A Guide to Proper Remediation and Prevention



NEW ROOF AFTER 5 MONTHS WITHOUT PROPER VENTILATION

Attic mold is extremely common within our Northwest climate. The correct way to properly remediate the mold and correct the moisture source can be hard to know, depending on your point of view. While many individuals have heard horror stories regarding mold being a major health issue, the fact is attic mold rarely affects the indoor air quality. However, if not addressed, the moisture can reduce the life expectancy of the roof and cause extensive damage to the roof sheathing, framing, firewalls and in some cases interior ceiling drywall.

What is the first step if mold has been identified in your attic? Methods of attic mold remediation and correction vary widely and too many times fail, resulting in additional costs to property owners. The first step is to schedule a professional attic assessment with a contractor that has an extensive knowledge of proper ventilation, roofing products, insulation, and current mold remediation best practices.

Attic mold prevention. Attic mold can grow unnoticed for years. If left unchecked, mold can negatively affect your property's value and lead to costly repairs. It is a good practice to conduct annual attic inspections during the winter months to rule out potential moisture intrusion issues including roof leaks that may lead to organic growth.

The #1 reason for attic mold is condensation. Hot moist air rises into the unconditioned attic space and condensates on the cold roof sheathing creating an ideal environment for mold growth. This concept is easily explained by imagining a cold glass of ice water on a hot summer day. On the outside of the glass we can see condensation. This is what happens when hot humid air escapes into the attic without proper ventilation. Condensation can become so heavy that the roof sheathing is perpetually wet and begins to rot and degrade. In worst case scenarios, the attic condensation can be so extreme will water will drip down saturating the insulation and ceiling drywall.



Is the attic ventilation inadequate and/or improper? Proper ventilation is the most important part of the attic assessment but also the most controversial. How much is enough ventilation? Can you over ventilate? Just because the ventilation is to code, it may not be sufficient to prevent mold growth. Current Oregon building code allows for 80% of airflow to be exhaust and 20% to be intake. However, the [NRCA](#) (National Roofing Contractor Association) guidelines recommends the amount of ventilation in static ventilation systems be balanced 50/50 between the soffits or eaves and the upper portion of the space being ventilated. In a balanced ventilation configuration, ambient outside air enters the attic via intake vents such as soffit, eave or edge vents. Moisture-laden air passes through the attic and then exits the attic through exhaust vents at or near the peak of the roof. In addition, the NRCA recommends designers provide at least 1 square foot of Net Free Ventilation Area, NFVA for every 150 square feet of attic space (1:150 ventilation ratio) measured at the attic floor level (ceiling). This is double current building code and, in some structures,, it is impossible to ventilate to this standard.

Check for attic bypass leaks. Ceilings are full of opportunities for air leaks, not only around the perimeter where ceilings meet walls, but also via the many penetrations points that are common in the ceiling. They include gaps around electrical and plumbing chases, recessed ceiling lighting, chimneys, and holes for ducting, wiring and pipes. If not properly sealed and insulated at the edges, warm air from the structure can escape into the attic. This leads to severe energy loss, as well as moisture problems in the attic.

Ensure kitchen, bathroom and laundry fans exhaust outside the structure. Prior Oregon building code allowed the fan ducts to be connected to an exhaust vent. Over time these vents get clogged with debris allowing moisture to escape into the attic. Kitchens, bathrooms and laundry rooms produce a lot of warm, humid air which should be vented outside the structure. If this air escapes into the attic, it creates a moisture source ideal for mold growth. New building code mandates these vents are connected to a dedicated stem vent ensuring warm moist air is being vented outside the structure.

Is the insulation adequate? The attic floor must be properly insulated to avoid drafts and moisture that escape from your living space and rises into the attic. Also keep in mind that the attic hatch needs to be insulated and properly sealed.

Often not addressed areas inside the structure: There are situations when the attic is properly vented and moisture issues inside the structure overwhelm the attic ventilation system. Managing moisture levels can be divided into two basic areas. The first step is to reduce excess sources of moisture by insuring exhaust fans have the correct CFM's (cubic feet per minute) for the space being vented/exhausted and is operating correctly. The second is having a good air barrier between the heated portion of the living space and the attic. Plumbing vent pipes, chimneys, recessed lights and attic access are examples of penetrations that need to be carefully air-sealed. Also, the number of occupants and living habits including cooking, showering, watering plants, drying clothes and excessive use of heat can overwhelm even the best designed attic ventilation systems.

A full assessment of the attic and interior is recommended if attic mold is identified. If the ventilation system wasn't properly designed and you are close (within a few years) of a full roof replacement, plan on implementing these changes as part of the roof replacement. However, if the roof replacement project is further out, consider upgrading the ventilation immediately to help prolong the roof life.

Attic mold remediation methods. Unfortunately, not all mold remediation methods are effective or follow EPA recommended guidelines. According to the EPA "The purpose of mold remediation is to **REMOVE** the mold to prevent human exposure and damage to building materials and furnishings." This means all visible mold staining and the root structure "hyphae" of the mold must be removed. Encapsulation or "Painting" is not a recognized method of mold remediation. Protective barriers or anti-microbial paints have a limited shelf life and fail over time if the moisture source has not been properly addressed. Simply stated mold needs moisture to grow. Fix the moisture source and you will never have mold growth.



The above photo is an example of Certified Indoor Environmental before and after treatment. The mold is completely removed from the roof sheathing. No need to encapsulate or paint over the mold.



The photo on the left is an example of improper remediation. The contractor failed to remove the mold staining in the attic and then applied an encapsulant covering up the mold. The encapsulant had a mold inhibitor to prevent future mold growth. As you can see in the photo mold is growing on the protective coating and visible staining is seen through the encapsulant.

Mold inhibitors and protective barriers will break down over time if the moisture source has not been properly corrected.

Should I test for mold? There is quite a bit of public confusion when it comes to mold testing. Consumers are paying hundreds of dollars to mold testing companies under the guise that they need to know if the discoloration is really mold, what species of mold is present or to properly remediate it or to determine what health concerns may exist. Generally, it is not necessary to identify the species of mold and the CDC (Centers for Disease Control and Prevention) does not recommend routine sampling for molds. Current evidence indicates that allergies are the type of diseases most often associated with molds. According to the EPA, no matter what type of mold is present, you should remove it.

Certified Indoor Environmental assesses and remediates thousands of attics a year using the latest methods in mold remediation while identifying and correcting the source of moisture.

