



PREVENT MOLD BEFORE IT'S TOO LATE

By Walker Novak / January 2006

In some States it is required that the owner selling their home provide answers to water based issues on a form when selling the property. Know that when a Home Inspector comes to your property and finds water leaks that you were or were not aware of, and then the buyer backs out of the deal, it is now the sellers responsibility to inform ALL future potential buyers of the water issues found. It's not as easy to get out of this anymore. There will be buyers who are going to remodel and they won't care and will fix the problems during the remodel. But then there are the other buyers who are possibility going to sue because they found mold. Not always does one even know they're letting mold grow in their homes. Most molds come from water and dampness. Mold can only really exist where the conditions will remain at least damp if not wet. If you are aware of any water where it normally shouldn't be that's a potential mold problem. Prevent the following and you might just be saving yourself hundreds of thousands of dollars. If it is damp or wet do your best to dry out that area. If this means removing drywall to open the wall then that is what must be done. If it's a wet carpeted floor, pull the carpet up and throw out the carpet pad. Carpet padding holds germs and should be discarded and new padding installed. Remember water or dampness in walls might be several stud bays wide. Call us to come to your home to check for wetness behind walls.

Eliminate the following potential mold problems NOW before it's too late.

- Landscape graded up hill from the house and water can't run off
- Roof run off water or no gutters and water running down the side of your house
- Gutter down spout leaders that don't make the water run away from your house
- Leaking exterior hose bibs
- Known household leaks that aren't really a big deal, you hope, but it will become a big deal
- Any drains where the water is not reaching its intended release point
- Water leaking out from ANY walls no matter how little unless you can determine its source was a one time leakage. In this case there probably won't be enough water to keep it damp.
- Leaking hot water heaters
- Leaking roofs
- Irrigation / lawn and landscape spraying against the house
- Leaking sink p-traps and arms
- Sink faucets
- Where the water runs onto the counter usually behind the faucet
- At either end of the faucet water supply
- Surface hung sinks where water leaks under the edge
- Tub drains
- Shower drains

- Toilets that over-flow
- Toilets should seldom if ever overflow
- If they do something is wrong
- Get a new toilet or have a plumber find out what is wrong
- Leaking toilets
- At the base
- At either end of the water supply
- Leaking washing machine hoses
- Leaking swimming pools or spas above or under ground
- Surface ground water coming from higher ground
- Surface ground water coming from a neighbors yard—this is your neighbors responsibility to remedy