

DON'T BUY A HOME HAVING ANY OF TOP 12 TOXIC MOLD MAKERS

“Prevent serious and dangerous health harm to family members by not buying a house or condominium that has any of the top dozen major sources of indoor toxic mold,” recommends mold expert Phillip Fry, webmaster since 1999 of the mold information website www.moldinspector.com, Certified Environmental Hygienist, and Certified Mold Inspector.

The top twelve toxic mold creators or sources in family residences, plus many more water intrusion and mold issues, are detailed on the website www.buildingmoldinspection.com.

1. Carpeting. Carpeting and carpet padding are great mold food, and mold growth can easily hide inside carpeting and padding. Read the top 12 environmental health dangers of indoor carpeting at www.moldexpertconsultants.com/carpet_health_problems.htm.
2. Indoor swimming pool, Jacuzzi, or large fish aquarium. An indoor pool or an always-full Jacuzzi spa or a large fish aquarium continually generates high indoor humidity to drive indoor toxic mold growth.
3. Humidifier. Whether the humidifier is built into the home's heating/cooling equipment or it is a free-standing, portable unit, a humidifier increases indoor humidity and mold growth.
4. Automatic ice maker in the refrigerator. The water supply line that brings water to an automatic ice maker often goes bad, thus leaking water into, and causing hidden mold growth, into kitchen floors, walls, and cabinets.
5. Kitchen, bathroom, or dryer vents. Such vents often exhaust high humidity, mold-causing air into the insides of attics, crawl spaces, walls, ceilings, or floors, rather than directly to the outdoors.
6. Air conditioning condensation pan leaks. Air conditioning systems include a drip pan to catch water than condenses and drips from the air conditioning coils. Such drip pans are sometimes poorly installed or the pan drain pipe becomes blocked, thus allowing water flooding and mold growth into adjacent walls and ceilings.
7. Building lot sloping toward the house. If the house building lot slopes downward toward the house, rather than away from the house, there is going to be significant water intrusion into the basement, crawl space, concrete slab, and/or building foundation, and thus enabling the growth of mold resulting from such water intrusion.
8. House on the side or bottom of a hill. A residence that is located on the side of

a hill or at the bottom of a hill will be a moldy house because rain fall will cause significant ground water intrusion into the same areas mentioned above.

9. Roof overhang too short. If the roof overhang extends less than two feet beyond the walls beneath the overhang, rainfall will fall upon and run down the exterior walls to soak into the wood and masonry surfaces of such walls.

10. Leaky roof. If the roof surface or flashings around a chimney or furnace and plumbing vent pipes are degraded or poorly-maintained, water will enter into the home's attic and run downward into the insides of the ceilings, floors, and walls beneath the attic to cause huge, hidden toxic mold growth therein.

11. Crawl space. Most crawl space dirt floors suffer from water wicking upward from the ground water in the soil. In addition, rainfall frequently runs into crawl spaces. Crawl space water intrusion results in big toxic mold growth that can grow upward into the insides of the floors and walls above.

12. Leaking water supply or sewage drain pipes. Plumbing line leaks can cause massive toxic mold growth inside and on walls, ceilings, and floors.