

# HomeMatters

Loss prevention tips for all your home matters provided by:  
**Friedman Associates**



## Keep Mold Out of Your Home

Mold...it's the four-letter word that probably creates the most dread for a homeowner to hear. Mold is a particularly insidious problem that can both destroy your home and can be a detriment to your health. Try these prevention to tips to keep mold out of your home.

### Mold Exposure Prevention Tips

Molds are organisms that breakdown animal matter and dead plants. To reproduce, mold develops spores, which are not visible to the naked eye but travel easily through the air and into your home. When they land in a moist environment, spores begin to grow, causing you a major headache.

Though most molds grow outdoors, they can travel inside by way of open windows and doors, air conditioning systems and on pets, clothing and shoes. Once inside your home, mold needs a moist food source such as lint, ceiling tiles or wallpaper to grow.



## Safety First

A mold problem can cause serious health effects, especially for those who suffer from allergies, asthma, young children, the elderly and those with prior respiratory conditions.

Symptoms of mold sensitivity include:

- Eye irritation
- Nasal stuffiness
- Shortness of breath
- Wheezing
- Mold infections in the lungs (in rare cases)

If you or a family member is experiencing some of these health symptoms, consult a physician for an evaluation and diagnosis.

What's a homeowner to do? Mold can grow just about anywhere so it's necessary to control the moisture in your home as well as the air filtration system. In addition, try these prevention techniques:

- Clean up any water damage or flooding thoroughly and immediately. Make sure everything completely dries out by not relying simply on evaporation to do the trick. Instead, use a dehumidifier and a wet/dry vacuum to remove water quickly.
- Remove carpeting that cannot be dried out within 48 hours. If your carpet was contaminated by sewer water or flood compliments of Mother Nature (as opposed to an overflowing toilet for instance), it needs to be replaced.
- Repair basement cracks so that moisture cannot seep in.
- Use a dehumidifier and/or air conditioner to reduce indoor moisture, especially during humid months of the year.
- Fix plumbing leaks immediately and thoroughly. Mold will begin to grow within 24 to 48 hours after a leak.
- Empty the drip pans in your air conditioner, refrigerator and dehumidifier on a regular basis to prevent water buildup.
- Run the exhaust fan for 20 minutes prior and after showering or consider using a humidistat controlled fan that turns off when the moisture is ventilated from the area.
- Add mold inhibitors to paints.

To learn more about your homeowner liabilities and ways to prevent losses, contact us today.

**Friedman Associates**

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