

Attic Mold - FAQ

Attic Mold is extremely common with our Northwest climate. Attic mold is generally directly attributable to 3 basic causes:

- Lack of adequate ventilation or improper ventilation.
- Existing or past roof or flashing leaks.
- Improperly exhausted bath fans and or dryer vents.

Most people realize the importance of insulating an attic, but few realize that the ventilation of the attic is equally important. If the attic has in-adequate ventilation, the warm air of the home will rise into the attic and in cold weather, moisture will condensate on cold surfaces (like attic roof sheathing). This moisture provides a perfect situation for mold growth.

Our mission is to aid homeowners or prospective homeowners by conducting attic mold inspections and informing the homeowners of potential causes and remediation methods.

Health Concerns

Mold becomes a potential health concern depending upon an individual exposure. Typically, walk-in attics allow air exchange between the interior of the residence and attic air each time they are entered. They also can be drafty around trim, door jams, etc., thereby increasing exposure to mold spores. On the other hand, a properly installed hatch entrance, which is not used for any regular purpose, allows very little exchange between attic air and interior air. Thereby minimizing exposure to mold spores.



Analysis & Correction

The most important step in attic mold remediation is to identify the cause of the mold. If you remove the mold but do not fix the source of the moisture, then most likely, the mold will come back. An attic inspection should identify the cause of the mold as well as calculate ventilation using FHA industry guidelines. It is important that the attic is ventilated properly, not only to prevent mold growth, but to extend roof life expectancy. Manufacturers of composite roofing require proper ventilation or they can limit the warranty to 10 years.

Remediation

The purpose of mold remediation is to **REMOVE** the mold to prevent human exposure and damage to building materials and furnishings. It is necessary to remove the root structure, "Hyphae", of the mold not just remove the visible mold. Dead mold is still allergenic, and some dead molds are potentially toxic.

According to the EPA - Do not paint over Mold!

Our Process

Certified Indoor Environmental does not **PAINT** (encapsulate) over the mold - **WE REMOVE THE MOLD!** In addition to our remediation process, the **CAUSE** of the mold is identified with corrective steps to prevent mold from returning. Once the attic mold has been remediated, our Certified Master Technicians will fog and HEPA vacuum the attic area as needed to remove the mold spores.

Mold Removal 3-Step Safeguard

Require from your mold contractor:

1. All mold is to be removed and **not** encapsulated, in other words, **not PAINTED OVER** with a solid colored product.
2. Contractor to identify and **FIX** the cause of mold - otherwise it will come back.
3. Mold remediation to be performed by a licensed contractor that carries General Liability Insurance but also carries **Mold and Pollution Insurance**.