



STEPS FOR MAINTAINING A HOME FOLLOWING MOLD REMEDIATION

- Replace ALL return vent filters when the remediation equipment is removed. Use high-quality, pleated paper filters and change them **at least** once a month. Change your filters more frequently if you have children or pets.
- Be sure to keep humidity **below 60%** in the home & crawl space during summer. This may require installing dehumidification equipment or fans.
- Indoor humidity should be maintained between 30% - 40% in winter to prevent condensation from forming on windows and exterior walls.
- If the home is not occupied for any period of time, keep the heat & air conditioning “on” and at normal temperatures. Homes left vacant with little or no conditioning – even for a long weekend - can develop fungal growth.
- Check the crawl space at least four times a year to be sure there are no visible signs of plumbing leaks, moisture intrusion through the foundation, or fungal growth on the floor system
- Keep the crawl space clean. Never store wood, building materials or boxes in the crawl space as these provide food for mold and block air circulation.
- Keep crawl space vents **closed** when outdoor humidity is over 70%, which is common in the summer months in North Carolina. Open vents when humidity is under 70%. The only time you should close foundation vents in the winter is when outdoor temperatures dip into the teens.
- Check downspouts for leaks, holes or clogging and be sure water flows away from the foundation. A downspout extension is very affordable and often times all that is needed.
- Be careful that sprinklers do not soak the ground near the foundation or spray the side of the house.
- Be sure wick holes at the brick are not blocked by landscaping materials
- Check the dryer vent and bathroom fans at least twice a year to be sure they are properly vented to the outside of the house.
- Have your HVAC ductwork checked by a contractor twice a year and after any duct cleaning service. ESG provides duct tightness testing that will determine if ducts are leaking; leaks not only waste energy but can allow contaminants into a home.
- **Always** call a professional water remediation contractor when more than one gallon of water overflows an appliance or toilet, or buy a wet-vac and a moisture meter and be sure materials are thoroughly & carefully dried (if you dry wood too quickly, it can buckle or crack). You would be surprised how many people believe they have soaked up all of the water, only to find out they missed some and now have a mold issue.
- The Department of Energy states that is a good idea to have your home scanned with a thermal imaging camera once a year. This process will help spot a water leak from outside or inside of the home before it manifests itself. A side benefit of a thermal scan is that you become aware of insulation issues and learn how to save money on energy costs. Note: ESG provides thermal imaging services for residential and commercial properties.

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