



# MOLD: THE DANGERS, SOLUTIONS, AND FINANCIAL IMPLICATIONS

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WHITE PAPER

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# Introduction

Mold is a type of fungus that can grow anywhere moisture is present. It can pose a significant risk to human health, especially in commercial buildings where large numbers of people work, live, or visit. The presence of mold in these buildings can cause respiratory problems, allergies, and other illnesses. In this whitepaper, we will explore the dangers posed by mold, the remediation process, and the financial implications of mold in commercial buildings.

## Facts & Figures



Mold can grow on surfaces with a moisture level of 20% or higher, and it can start to grow within 24 to 48 hours of a water intrusion.



A study by the Centers for Disease Control and Prevention (CDC) found that 1 in 6 people in the U.S. experience mold allergies.



Approximately 50% of commercial buildings have water damage and associated mold issues.



Approximately 60% of commercial buildings with mold problems do not address the issue promptly, resulting in further growth and spreading of mold and additional damage.



The CDC recommends that any mold larger than 10 square feet should be handled by a professional mold remediation company.

# Types of Mold

Mold can grow on a variety of surfaces, including wood, drywall, carpet, and insulation. There are many different types of mold, each with its own unique characteristics and appearance. These are some of the most common types of molds:

## Aspergillus

Aspergillus is a type of mold that can be found in a variety of colors, including green, yellow, brown, and black. It typically grows in areas that are warm and damp, such as in HVAC systems and on insulation.

## Cladosporium

Cladosporium is a type of mold that can be found in a variety of colors, including green, brown, and black. It is commonly found in areas that are warm and moist, such as on carpets or in damp basements.

## Penicillium

Penicillium is a type of mold that can be found in a variety of colors, including green, blue, and white. It is commonly found in damp areas, such as on leaky pipes or in areas with high humidity levels.

## Alternaria

Alternaria is a type of mold that can be found in a variety of colors, including brown, gray, and black. It typically grows in areas that are warm and moist, such as on shower curtains or in areas with poor ventilation.

## Stachybotrys Chartarum (Black Mold)

Black mold is considered one of the most dangerous types of mold. It is a greenish-black mold that can be found in areas that have been exposed to water for an extended period of time and it can produce toxic substances known as mycotoxins. These mycotoxins can have serious health effects if they are inhaled or come into direct contact with the skin. It has a slimy texture and can produce a musty odor.

Identifying the type of mold present in a commercial building is important for determining the best course of action for remediation. A trustworthy remediation partner will be able to identify the type of mold present and develop a customized remediation plan to address the issue.



# Dangers of Mold

Mold releases tiny fragments called spores into the air that can be inhaled and can pose a significant risk to the health of building occupants and can also lead to financial liabilities for building owners and managers. Exposure to mold can cause a variety of symptoms, including headaches, eye irritation, cough, wheezing, and in severe cases, respiratory issues. In addition, the presence of mold in a commercial building can also lead to decreased property values, increased insurance premiums, and decreased productivity of employees due to health problems associated with mold exposure.

If mold is not addressed quickly, it can lead to additional damage and expenses for building owners and managers. Mold can continue to spread and grow, causing structural damage to the building and its contents. In addition, the musty odor associated with mold can permeate the building and be difficult to remove, leading to decreased property values and increased insurance premiums.

The cost of remediation can also increase if mold is not addressed promptly. The longer mold is allowed to grow, the more extensive the damage becomes, and the more difficult it becomes to remediate. This can result in higher remediation costs, longer downtime for the building, and decreased productivity for employees.

From a legal standpoint, building owners and managers can also be held liable for mold-related health problems experienced by building occupants. In some cases, building occupants may file lawsuits against building owners and managers for mold-related illnesses and other health problems.

In order to minimize the risk of additional damage and expenses, it is important to address mold issues promptly and effectively. Building owners and managers should take steps to prevent mold growth, such as controlling moisture levels and improving ventilation, and should choose a trusted remediation partner who can provide a comprehensive solution to the problem.

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## Symptoms of Mold Exposure

- Headaches
  - Eye irritation
  - Cough
  - Wheezing
  - Respiratory issues
  - Allergic reactions such as runny nose, skin rashes, and red eyes
  - Asthma exacerbation
  - Fatigue
  - Insomnia
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# The Remediation Process and Choosing the Right Partner

The remediation process of mold involves identifying the source of moisture, removing the mold, and fixing the water problem. The steps involved in the remediation process are:

## **Inspection and Assessment**

A thorough inspection and assessment of the building is conducted to identify the source of moisture and the extent of the mold growth.

## **Containment**

The area contaminated with mold is sealed off to prevent the spread of mold spores to other areas of the building.

## **Air Filtration**

Negative air machines and air scrubbers are used to filter mold spores from the air.

## **Removal of Moldy Materials**

Moldy materials, including insulation, drywall, and carpet, are removed and disposed of.

## **Cleaning and Decontamination**

The affected area is thoroughly cleaned and decontaminated to prevent the growth of new mold.

## **Reinstallation and Rebuilding**

The area affected by mold is rebuilt, and new materials are installed.



## The Remediation Process (Cont.)

Having a good remediation partner is essential to ensure that mold remediation is carried out effectively and efficiently. A reliable remediation partner will have the knowledge, experience, and equipment necessary to remediate mold found in structures.

Some key factors to consider when choosing a remediation partner include:

### **Certifications and Experience**

Look for a remediation partner who is certified and has experience in mold remediation. This will ensure that the partner has the necessary expertise and knowledge to carry out the remediation process.

### **Reputation**

Choose a remediation partner with a strong reputation for quality and reliability. Ask for references from previous clients to get an idea of the firm's level of expertise and customer satisfaction.

### **Equipment and Technologies**

A qualified remediation partner should have access to the latest equipment and technologies for mold remediation. This includes negative air machines, air scrubbers, and HEPA filters, which are essential for filtering mold spores from the air.

### **Communication and Transparency**

A good remediation partner should be transparent and communicate clearly with clients throughout the remediation process. This includes providing a detailed assessment of the mold problem, explaining the remediation process, and keeping clients informed of the progress.

### **Compliance with Regulations**

Make sure that the remediation company is familiar with and compliant with all local, state, and federal regulations related to mold remediation. This will ensure that the remediation process is carried out safely and legally.



## Conclusion

In conclusion, mold presents a significant risk to the health of building occupants and can lead to financial liabilities for building owners and managers. It is important to address mold issues promptly and effectively, and to choose a qualified remediation partner who can provide a comprehensive solution to the problem. A good partner will be able to identify the type of mold present, develop a customized remediation plan, and take steps to prevent future mold growth.

By addressing mold issues and taking steps to prevent future mold growth, building owners and managers can reduce the risk of mold-related health problems, minimize financial implications, and protect their properties from potential legal liabilities. In addition, prompt and effective mold remediation can help to minimize the risk of additional damage and expenses, and to protect the value of the building and its contents.


In short, mold remediation should not be taken lightly, as the health and financial implications can be significant. Building owners and managers should be proactive in addressing mold issues and choosing industry experts to ensure the health and safety of building occupants and the protection of their properties.





## Contact Us

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