

What About Mold?

Mold has become a buzzword and many businesses are beginning to tie their products in with mold to increase their sales by playing on the customer's fears. There are many excellent web sources for scientific mold explanations, and there are a growing number of experts and "experts" out there on mold. We are neither experts nor "experts".

We want to establish clearly that there are no single steps or products out there to rid your house of mold in one easy step, including any of our products. However, the fight against mold is a battle with many fronts, and an arsenal of weapons to keep humans on the winning side of the ongoing battle. You may nip mold in the bud with your daily cleaning, or if the problem is severe you may have to call in a hygienist to test your house, followed by a professional, certified mold remediation company.

In laymen's terms, mold is everywhere and will never be totally eradicated. It is an absolutely natural thing, but out of control, and in the wrong environment it can be harmful. With our energy efficient building procedures, and ecological moves of taking lead and mercury (used as mildewcides in the past), out of paint and other materials, we have outsmarted ourselves and are starting to have mold problems. Add to that the fact that people are too busy to do old-fashioned "spring cleaning", mold is now in boom times.

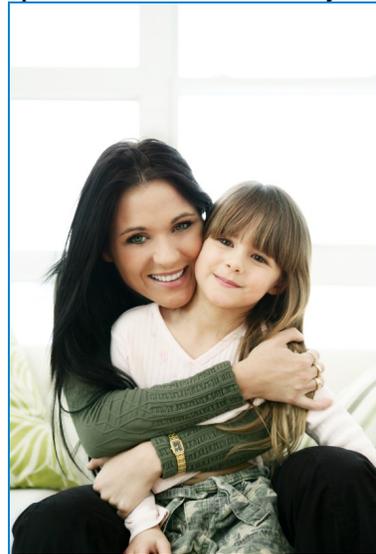
When it moves into your house, if you don't get it out soon by removing mold growth materials such as carpets, wet drywall, clothes, cardboard boxes and books in the basement, it will be like letting your brother in law move in. He will be harder to get rid of later, and he'll pass the word to the rest of the relatives that you are a push over, and that they can move in to. So, once mold starts to get established in your house, you usually have to resort to a professional mold remediation company.

Lesson #1. Keep up with your good cleaning habits, and don't store porous, moisture absorbing items in the basement. Mold feeds on cellulose, which includes books, cardboard, particleboard (this comes with its own imported mold). The new "molded" 6 panel doors are also a great mold culture because of the cheap manufacturers' prime paint on them. If you install these, paint them ASAP with Zinsser Kitchen & Bath paint as recommended in lesson #3.



Lesson #2. If you must store things in the basement, use sealed plastic containers, or throw the item out, give it to a relative, or take it to a good will location, or sell it at a yard sale. In other words, if you don't have time to clean it, consider getting rid of it. If your life's dream has been to build a cedar closet in the basement (bad move), put a radiator in there, or a dehumidifier, or air condition it, or put in Damp-chasers. Or take the clothes out, move your brother in law in there and shut off the heat, and/or take out the dehumidifier.

Lesson #3. If you have a finished basement, always keep some heat source down there to help drive out moisture, and thus keep mold at bay. If you are starting to finish off a basement, use as many non-absorbent, non-cellulose materials as possible. One example is to frame out the



walls with steel studs instead of wood studs. For flooring materials, use tile, linoleum, seamless flooring, or a floor system recommended by the manufacturer for subterranean installation. (Note: a non absorbent floor material on a cement floor with no thermal barrier WILL SWEAT during summer days when the dew point nears the outside temperature.) If you want added warmth to the floor, use area rugs, which can be removed easily and cleaned. Removable rugs also provide a thermal barrier to prevent condensation on tiled, painted, or linoleum floors in the basement. Dry-Cor underlayment panels are an excellent consideration when deciding to finish a concrete basement floor. For paint on the walls and trim, it is very highly recommended that you only use Zinsser Kitchen & Bath paint, as the manufacturer guarantees no mildew as long as two coats are applied. I have used their product and it lives up to its claims. It is available nationwide. Accept no substitutes.

Lesson #4. This is probably the most important one. If you have a leak in the house from any cause, take care of it *immediately* and *thoroughly dry out* any enclosed areas, such as between walls. Almost all of the headline grabbing mold stories started with leaks left to themselves or not properly cared for. Here is where it is advisable to call your insurance company and have a restoration contractor do the job professionally.

Rule #1 Check your homeowner's policy and be sure that mold coverage is in there, without exclusion. It may save you thousands of dollars later. We are not mold experts and our machines will not get rid of mold.

Many of our customers have noticed the musty smell in their basement improving very soon after the unit is installed. However, in some basements the source of the smell may be extensive and may have to be removed, such as washing items. Housewives know that when they wash clothes, if they forget and leave them in the machine for two days and then dry them that they come out musty smelling. They then have to cycle them through the washer again and dry them the same day, or they will have a smell. Your basement is no different. Clean means fresh smelling.

MBS MAKES NO CLAIMS OF REMOVING OR PREVENTING MOLD. Mold is ubiquitous. Even most mold remediation contractors state in their contracts that mold can reappear within 48 hours after their remediation efforts. **IT IS SOLELY THE HOMEOWNERS RESPONSIBILITY** to monitor the conditions and dynamics of their house and do the necessary cleaning, or take appropriate corrective actions if mold is discovered.

MBS units provide a constant flow of air, thus evacuating any built up moisture in the basement or crawl space. Simply put, they are one of many tools in the battle against mold establishing a beachhead. Mold is ubiquitous, and **MBS MAKES NO CLAIMS OF REMOVING OR PREVENTING MOLD.** If mold is quite prevalent in your home, go back to the beginning and read again.