

Recognition, Evaluation, and Control of Indoor Mold

The original paper [contains](#) 905 sections, with 10 passages identified by our machine learning algorithms as central to this paper.

Paper Summary

SUMMARY PASSAGE 1

Built-In Water

Well-sealed plastic sheeting with ventilation underneath may also help. Assessing mold and moisture problems during building inspection requires careful observation as well as an understanding of building science. Sometimes a walk-through inspection of exposed surfaces is all that is needed to determine the cause, location, and extent of fungal growth.

SUMMARY PASSAGE 2

Health And Safety Of Investigators During Mold Investigations

• At any time when destructive testing for mold is to be conducted. This is especially important if there is a possibility for exposure to asbestos or other compounds commonly found in wall and ceiling areas. • Any other investigation of any portion of a structure that is thought to have significant indoor mold growth, or any situation in which the investigation itself may result in significant release of fungal spores into the environment.

SUMMARY PASSAGE 3

Water Intrusion Sources

A study conducted by the Canadian Mortgage and Housing Corporation found that although human activity can cause moisture problems within a residence, the ability of the house to handle that moisture may make the most difference between mold growth and no mold growth. (5) It was found that most houses cannot process large amounts of moisture without having moisture, mold, and dust mite problems. The study recommended ensuring that basements and crawl spaces stay dry, using windows that are constructed to reduce condensation, and not using woodburning appliances or storing wood inside to significantly reduce the likelihood of mold problems.

SUMMARY PASSAGE 4

Use Of Air Sampling In Building Assessment

In addition to determining whether or not visible fungal growth has degraded indoor air quality, air sampling is also appropriate (1) when air sampling helps determine the presence, location, and/or extent of suspected hidden mold growth; and (2) when it is part of a post remediation quality assurance (QA) strategy.

SUMMARY PASSAGE 5

Situations In Which The Available Samples Do Not Allow

Another common problem in interpreting the results of sampling occurs when the person who performed the critical physical inspection lacks sufficient understanding about the construction and building performance in the type of building under investigation. A lack of knowledge of common patterns of moisture failures or sources of mold in the building type can lead to a problem in a large building, for example, when the investigator does not properly judge the need to take air or settled dust samples. A related issue is poor documentation of the results of the physical inspection.

SUMMARY PASSAGE 6

Kinds Of Surveys

The goal of moisture and/or mold remediation is ultimately to return the structure as closely as possible to its pre-damaged condition. During mold remediation accumulated fungal particulate derived from indoor growth will be minimized as a result of cleaning efforts. As outdoor air Remediation: Scope, Roles, and Risk Communication cycles through the building over time, deposited particulate reflects and is dominated by outdoor phylloplane species, not by fungal particulate resulting from indoor growth (the typical preremediation condition).

SUMMARY PASSAGE 7

Roles In Remediation

There are essentially three roles in every mold or moisture remediation project:

SUMMARY PASSAGE 8

Problems Associated With Using Quantity Of Mold As A Remediation Metric

If moisture is a key risk factor (2,3) , then the presence of moisture (regardless of the presence of mold growth), and an appropriate moisture metric, should determine the need for remediation. Dampness/moisture damage observations rather than area of mold growth would be most helpful, as discussed further in this chapter. (4) Table 16.2 is intended to provide guidance on whether the damage is of "high" or "low" severity.

SUMMARY PASSAGE 9

Review Of Current Guidance On Containment Based On Extent Of Visible Contamination

The presentation in early guidance documents focused attention on toxigenic or pathogenic organisms present in buildings. (1,2) After the revision of the New York guidelines in 2000, the focus shifted to remediation of mold and moisture damage regardless of the kinds of fungi present. This addressed the risk posed to sensitive populations, considered the potential for many molds to be toxigenic under the right circumstances, and addressed health as well as toxigenic effects (for example, mold is a known allergen and a known asthma trigger).

SUMMARY PASSAGE 10

Performance Criteria

Physical inspection to identify moisture and/or visible mold growth is an essential step in determining the scope of remediation. From this, an inventory of areas (square feet) with active and past mold growth requiring removal will be produced. Additional areas requiring removal, such as "sinks" of settled spores that cannot be cleaned, may also be included in this inventory.