



Environmental Solutions Group

Leading people, companies and communities to live, work and prosper in a sustainable environment.

Moisture and Mold Evaluation: 10 Signs You May Need a Professional

Not all moisture issues require professional assistance, however, you should consider calling in an expert if you observe any of the following conditions in your home or place of business:

You believe there to be visible mold growing on building materials or goods inside the building.

While it is true that mold is found nearly everywhere outdoors, it should not be growing inside buildings and especially inside mechanical air equipment. As some types of mold are pathogens, there could be health consequences associated with indoor mold growth – a professional should be able to assist you in determining if your building is affected and how to remove any fungal hazards safely.

You see water sitting on the soil in your crawl space.

It is not unusual to have a little moisture in a crawl space, especially following a rainy season. When the water evaporates onto the floor system, however, it can lead to abnormal conditions including mold growth on the joists and ductwork. A professional can guide you on how to approach this issue, especially if they determine it has affected your indoor environmental quality.

You are buying or moving into a new home or office building.

Purchasing a property is a significant investment and it is best to know of any environmental issues (including moisture or mold) prior to signing paperwork. It is also important to be well-informed prior to signing a lease for a business office or rental home.

There is a noticeable musty odor, especially when the windows and doors have been shut.

Many of our clients contact us when they notice a moldy odor but do not see anything unusual. Since most individuals are able to smell mold spores long before they see established growth

You or a neighboring unit have had a water leak.

Mold only takes 48 hours to begin to grow and bacteria take less than 8 hours once moisture is present. Identifying and repairing the leak is paramount, however, tracking the moisture is equally important so damp materials do not remain. A professional can map the moisture trail using meters and thermal imaging and recommend the appropriate drying plan and then verify that the moisture has been dried properly.

Your allergies or asthma are worse when inside your home or office building.

This is often an indication that allergens are present, and mold is a very common allergen along with pet dander, insect parts and pollen. A professional can test the air in your building for all of these items to rule out any potential environmental hazards.

The building feels damp to you.

A professional can measure relative humidity, monitor mechanical equipment and detect the moisture content of building materials to determine if the building is considered a damp space. Dampness, alone, can cause microbial growth and lead to health consequences.

You see condensation on the inside of your windows or on walls.

Moisture on walls or windows is not normal and an indication of possibly serious issues with the mechanical air system or proper airflow or ventilation in the building. A professional can determine why you have moisture on wall/windows and advise you how to reduce the moisture levels in your property.

Your pets are sick much of the time.

Cats are especially susceptible to fungal pathogens in the air, and other animals can also be affected long before humans. A professional evaluation can help determine if your animal's health is being affected by mold.

You observe water at or near the foundation following rain events or after sprinklers have been used.

Many of us believe that exterior walls are designed to protect us from moisture, however, walls that are repeatedly moistened by sprinklers or blowing rain or have inadequate wicking can become damp. This will eventually cause damage to wall structures and impact indoor environmental quality.

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