

Water and mold damage in a building can be devastating, but the most damaging issues with mold and moisture are often hidden. Mold can sometimes be visible and odor-producing while other times it can grow undetected inside the walls, under the floors, in the ceiling, or in HVAC systems. When not visible, it can leave you unaware of the potential risk.

KEY SIGNS OF MOLD

Identifying a possible mold problem means being on the lookout for often invisible clues. Facility staff should be educated on awareness. Employees may not give a second thought to a water stain on the ceiling or walls, but the impacts reach further than just an unsightly spot.

Common places mold of growth include:

- Inside walls, in between wallpaper, tiling, or on the surface
- In ceilings and attics where there may be a leak
- Underneath the floors, various floor materials, and crawl spaces
- Utility and maintenance rooms
- Around pipes and plumbing
- Roofing material when not properly installed or maintained
- Construction areas



What is top common places for mold growth in a building? The HVAC System.

Mold can quickly build-up, and while filters generally help, spores often bypass them traveling to other areas of the facility. The same air handler that feeds the lobby may also supply the medical wards, patient rooms and other common areas. Ensure regularly scheduled inspections and maintenance to keep the system working properly. Is the HVAC flowing properly? Unobstructed? Have clean drip pans? Regular filter changes?



HOSPITAL

WHEN IDENTIFYING A POTENTIAL MOLD PROBLEM BE AWARE OF:

- Areas of water damage
- Areas of discoloration
- Staining
- Leaks
- Peeling paint or wallpaper
- Areas known for high moisture or humidity
- Musty or mildew-like smells

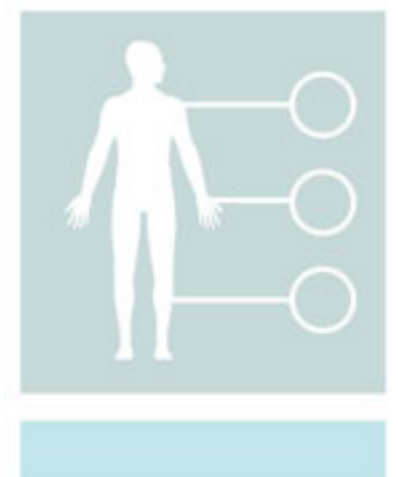


QUESTIONS YOU SHOULD BE ASKING:

- Has the building undergone recent construction or work?
- Is routine maintenance performed?
- Do I recognize all of the warning signs above?

BE OBSERVANT

What are patients and occupants saying? Is there an increase in complaints? Persistent health symptoms? Unusual or new symptoms? Zero in on symptoms such as allergies, asthma, coughing, wheezing, headaches, eye irritation, stuffy or runny nose, and other flu-like or upper respiratory symptoms. Encourage staff to pay attention to indoor air quality.



WHAT'S YOUR PLAN OF ACTION?

It goes without saying that the need to minimize mold should be of top priority in any health care facility. If there is a suspicion of mold or moisture, get in touch with a specialized assessment professional as soon as possible. **Be certain the assessor does not have a conflict of interest by also providing remediation services.**

Ensure that you have the proper procedures and plan of action in place. Develop a system for reporting and responding to complaints or suspicions of mold. Establish a response plan and then follow up to ensure any type of clean up or remediation efforts were successful.

ACTION ITEMS INCLUDE:

- **Assessing the facility – do a walk through and evaluate the building**
- **Listen to patients and occupants**
- **Identify areas of risk**
- **Develop a reporting system**
- **Develop a response system**
- **Communicate and educate staff on warning signs, areas of risk, and the systematic approach that is in place**
- **Conduct routine inspections for moisture intrusions**
- **Establish a regular maintenance plan if one is not already in place**

HOW CAN MOLD INSPECTION SCIENCES HELP PROTECT YOUR FACILITY?

Our science-based inspection and testing services performed by our experienced and licensed consultants help discover if there is a concern. We do not perform any mold remediation, but we will recommend the next steps to secure proper mold removal and can recommend third-party remediation contractors if needed.



CONTACT US TODAY AT 888.335.MOLD (6653)!

We want to meet your needs as swiftly as we can while working to identify what's going on in your medical facility. If you have any more questions about the inspection process please don't hesitate to contact us.

MoldInspectionTexas.com