

HOME BUYERS BEWARE, MOLD MAY BE LURKING

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Imagine, you have just closed on buying a home, and for some of you, this is your first home. You are beginning your move in process, and are now paying closer attention to the home that you just purchased. Finding special places for all of your belongings, and dreaming how wonderful it is going to be in your “new” place. You are finding yourselves becoming more and more familiar with the home. Then all of the sudden, it appears, MOLD!

You ask yourself, is that really mold? Was it there when you first looked at the home? For most of us when we buy a home, we are more concerned about the sizes of the rooms, how operational the kitchen is going to be, what the bathrooms look like, how big the yard is, etc. We rarely will be looking for the big problems that may be lurking. Of course, a mass majority of the people buying a home will have a whole house inspection completed, which will encompass many things that may be wrong with the home, HVAC, plumbing, electrical, windows, siding, roofing, etc. What the whole house inspection doesn't generally include is a thorough mold assessment.

Many of the whole house inspectors out there know what mold is, and some of the better ones will actually note areas within the home that have blatant visible mold that even if you were paying close attention, you would see. Is that enough though? Mold does not have to be blatantly visible to be causing an issue within a home. Mold inspections completed by certified inspectors give you added protection. The mold inspector is there looking for one thing, MOLD! He or she will concentrate 100% of their effort on looking for that one misfortune that even the best built home sometimes cannot escape.

I have lost count of the times that I have had inspections ordered from a potential buyer, that no issues were suspected, but upon my assessments I uncovered issues. Some are small, but yet some have turned out to be quite significant, potentially saving my clients from a financial hardship and a real headache, no pun intended.

The fact is mold issues are not generally cheap to fix. Catching the issue before you purchase the home may save you time, money, and most importantly a potential health risk to you and your family. Many people after purchasing their home unfortunately do not see the issue before it attacks their health. It isn't until months later, and numerous trips to the doctor, that they finally realize that their health issues are stemming from their “new” home.

Financially speaking, think of mold issues just as you would think of, “is that old furnace going to last another year?” Fixing a mold issue is not going to be cheap just as replacing

our furnace won't be cheap either. The big difference is that you will not likely experience any health issues when your furnace goes out, but neglecting to rid your home of a mold issue will indeed impact your family's health.