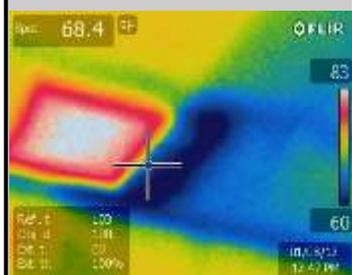


MOLD in the Attic... A deal Killer?



Mike's using a thermal imaging camera. It detects temperature differences. Water evaporates at a cooler temperature.



This is what Mike sees on that camera. It shows temperature differences. Notice the blue area, it's showing water.



This is one type of meter we use. It reads moisture content.

Hi, I'm Mike Hogan, owner of First Call Restoration. It's March, and I have started the count down to spring. I'm going to brush off the cob -webs on my fishing poles. By March I've about had it, and want to start fishing again. I hope for many it'll be time to start looking for a home.

I can't tell you how many times I get a call from a Realtor worried their deal just fell through. The home inspection didn't go that great. Mold was found in the attic and the buyers are in a panic.

There are some key points to consider here beyond the obvious question of, "How much is this going to cost?"

First and perhaps most importantly, how did the mold end up growing there? Attics are ventilated to the outdoors by means of gable vents, or a combination of soffit and ridge vents. The construction of an attic is designed to have air exchange from the outside in and vice versa. It allows heat to dissipate rather than building up under the roof deck. This means a ventilated attic

is effectively an outdoor space with a roof, so mold spores outside are coming in. Now we know how the mold got there, but why is it growing in the attic only and not in my living room? And why isn't mold in every attic?

There are a few things that need to occur for there to be mold growth. First, *mold*



1 million spores can fit on the head of a pin.

spores. Second, a food source. We know attics have ample amounts of *organic material* to serve as it's food source. The third item needed is what makes the difference between mold existing or not. Quite simply, it all revolves around moisture.

Where's the moisture coming from? Well the most obvious, leaky roof. Less obvious, it could be moisture getting through improper vapor barriers, or open penetrations from plumbing, electrical or HVAC etc. Weather permitting, ice dams

can cause moisture issues too. Ice dams are caused by snow melting and refreeze at the eaves. You remember last year with those huge icicles hanging from roof lines. I've been told probably the most common cause of moisture entering the attic is improperly vented bathroom exhaust fans. I see this ALL the time. Venting the exhaust fan into the attic can cause SERIOUS moisture issues, as well as deterioration of the roof sheathing.

Now back to, how do I get this house sold? **Call First Call Restoration!** The first thing that needs to be done is properly venting the exhaust outside where it belongs! I will explain exactly what needs to be done and the cost. I'll make them feel at ease and ready to close the deal.

"We don't leave until the mold does."

