

Mold in Florida, A Growing Concern

The state of Florida is one of mold's favorite places to live in. Although molds can be found anywhere, mold relies on humid environments, or moisture and a food source such as building materials, dust, wood, paper or other organic materials. Most mold types are likely to grow on a porous surface with high moisture content within the first 24-48 hours.

A tremendous percentage of all the properties in the state of Florida face some kind of moisture problem, many of those are a result from hurricane damages causing water intrusion in the property, many of those homes with water damages worsen during the period with no electricity, those thousands of homes with no power for a prolonged period of time are unable to run their air conditioner systems and properly remove humidity.

Proper maintenance and functioning of your A/C system is crucial for a healthy indoor environment, having your A/C unit serviced on regular basis may prevent you from a lot headaches in regards to mold.

When an A/C system is not functioning properly, weather is not cooling enough or not removing humidity properly, condensation problems may occur. Air conditioner systems are one of the most important things to inspect during a mold inspection since any contamination would most likely spread out among the entire property, possibly triggering allergic reactions, upper respiratory problems and many health hazards to those occupants susceptible to mold exposure.

Indoor air quality assessments in Florida such as mold testing, mold inspections and even mold remediation or removal have become a multi million dollar industry in the past few years due to all the media hype, newer studies on mold exposure and recent hurricane activity. Because of this dramatic growth in the industry a lot of companies have been taking advantage of this demand, and the fact that no laws, regulations or specific protocols for mold testing and or mold removal have been passed. When choosing a mold testing company this are the things you should look for:

- No conflict of interest (do not use a company that does both remediation and testing)
- Look for companies that use the latest in technology such particle counters, infrared thermal cameras, moisture meters...
- Make sure they are Certified Indoor Environmentalist or at least Certified Mold Inspectors.
- Make sure they inspect the A/C system, attic, exterior, behind plumbing fixtures, and moisture detection among entire property. Having a specific area tested with out investigation and environmental testing on the rest of the property is no on your best interest (a lot findings are not visible to the naked eye) that is why top of line equipment must be used.
- Pick a company that uses an accredited laboratory or have a microbiologist in staff.
- Make sure they provide a comprehensive report and lab results interpretation for a better understanding of the results and findings.

In conclusion mold is everywhere including indoor environments but not all species or quantities are safe for occupants in fact some species in large quantities could be very dangerous to some individuals. By doing a mold inspection and mold testing you would know what you and your loved ones are breathing in, before it can become a bigger problem.

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