

## **Mold Testing For Peace of Mind by Phil Redrow**

Since the late nineties and early 2000's and after major lawsuits, the public awareness about mold and moreover "black mold" has increased dramatically. To most multi-family/residential property owners, the issue of mold as a potential expense makes them cringe. In most cases, it is easier to ignore opening that "can of worms", cross your fingers that no legal action will take place and pray that things will just be fine.

A reasonable alternative to hoping and praying just might be employing a company that does "testing only" to evaluate your property. This may conversely give you peace of mind or make you aware of a potential conflict that can impact the situation either health-wise or legally. The cost is usually nominal and allows you to consider the appropriate course of action relative to your situation. Also, you can rest assured the company has no profit motive with respect to remediation. In other words, they are not trying to parlay testing into an expensive clean-up, therefore making it an objective effort.

Tens of thousands of residential living quarters experience some kind of water related damage every year. Roofs leak, water heaters burst, plumbing breaks, drains back-up, fires are extinguished with water. By whatever means, water is getting into ductwork, attics, ceilings, behind cabinets, and under finished floors. Absent of remedial intervention, that water develops mold.

Our company has conducted thousands of site investigations throughout Southern California and encountered mold in almost all types of structures from humble homes to extravagant ones, from skyscrapers to warehouses. As such, we have grown to understand the complexities associated with mold issues and related affects.

It is important to state that other factors may contribute to poor indoor air quality. Non-biological contaminants including asbestos, radon, tobacco smoke, pesticides, lead and carbon monoxide head up the list. There are also bacteria, mites, and their fecal material and a host of allergens that invade our living space.

Any reputable firm should work closely with their clients to investigate their buildings as well as offering solutions to any issue that may surface. This can all be done in a non-alarmist approach and give you peace of mind. It's possible that you worry about a potential situation that doesn't even exist, and it's good to put that kind of doubt to rest.

*Phil Redlow is with Andersen Environmental and may be reached at 310-464-7095.*