



## TKEC INFORMATION BULLETIN RI-001 WATER INFILTRATION AND DAMAGE

### **MOLD GROWTH**

Mold requires three things for growth: 1. The right temperature 2. A food source 3. Moisture

### **TEMPERATURE**

Most molds experience their ideal temperature from 60 to 80 °F. These are typically the temperatures that are maintained for homes and buildings. In addition, mold likes dark areas with little airflow.

### **FOOD SOURCES**

Cellulose, wood, food substances, glue, paint, carpet, dust, drywall, paper, and most porous building materials are excellent sources of food for mold growth.

### **MOISTURE**

This is the one critical factor required for mold growth that can be controlled. Most of us do not want to maintain our buildings at the temperature extremes needed to inhibit mold growth. Nor is it possible to eliminate food sources since almost all of our building materials readily provide food for molds. *The only thing that we can control is moisture.*

This is the reason it is critical that all sources of water infiltration be corrected to eliminate mold.

### **CORRECTING WATER INFILTRATION**

Some of the more common ways that water infiltration occurs in building are:

1. Leaking roofs
2. Leaking pipes
3. Leaking windows
4. Leaking basements or crawlspaces
5. Non-functioning sump pumps (or lack of)
6. Improperly constructed vapor barriers on walls, floors, and roofs
7. Clogged gutters and insufficient number of downspouts
8. Downspouts that do not drain away from the house (They should extend at least four feet away from the foundation of the house.)
9. Sewage back-up
10. Uncontrolled humidity and subsequent condensation

All water intrusion must be dried up within 48 hours or mold growth will occur.

For sewage back-ups, this should be done within 24 hours and all compromised porous materials discarded, including carpeting, carpet padding, and furniture.

