



# 5 SIGNS OF HIDDEN MOLD GROWTH

# OVERVIEW



**Most Mold is Hidden**



**Bubbling**



**Buckling & Separating**



**Cracking & Peeling**



**Rust & Efflorescence**



**Staining**



**Bonus: Mold Growth**

# MOST MOLD IS HIDDEN

**But that doesn't mean you can't find it...**

The visual assessment of a home is the most important part to identifying hidden sources of mold growth.

Contrary to popular opinion, it's not as easy as looking for currently wet or damp areas. **The truth is that an area does not have to be wet or damp RIGHT NOW for mold growth to be present.**

This common misconception often causes a problem for both inspectors and occupants. It creates a false sense of security for the occupant, and results in continued unknown mold exposure within their homes.

**When moisture dries mold doesn't die, it simply becomes dormant.** Therefore the growth that occurred remains, and can still impact your air quality and breathing zones.

**The key is to be able to identify key indicators of current OR previous water damage that may not be so obvious.** By understanding how moisture affects different building materials, you will have a better indication of where there may be hidden areas of mold growth within your home.

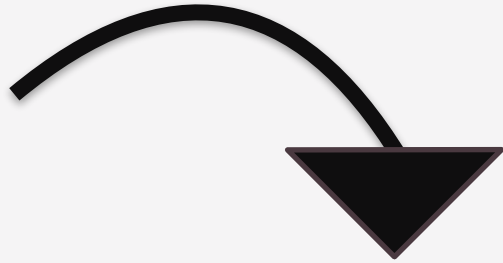
In this guide you'll see examples of 5 different categories of water damage. Once complete, you can then look through your home and get a better understanding of any potential areas of hidden mold growth.

1

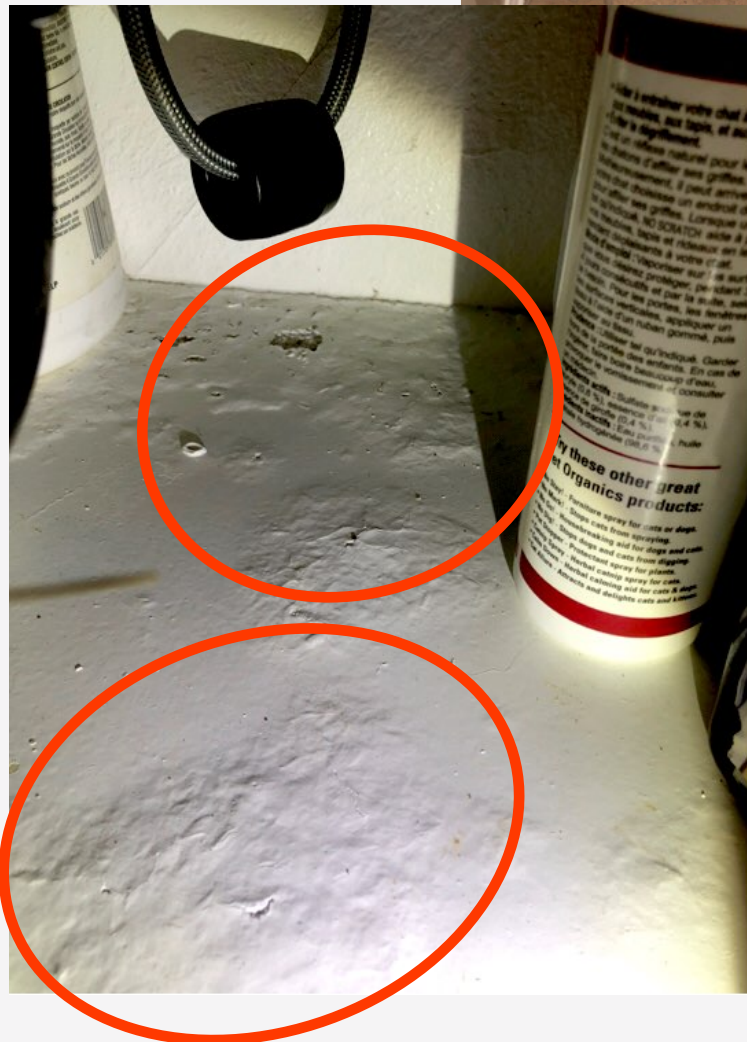
# BUBBLING

When water soaks into certain building materials it creates a visible bubbling effect.

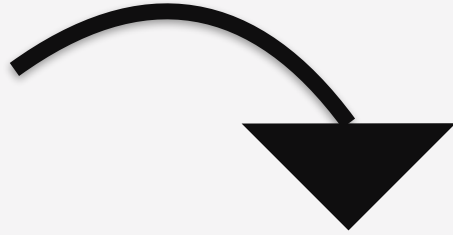
# BASEBOARD BY SHOWER



# CABINET UNDER SINK



# WINDOW SILL



# BATHROOM CABINET





# 2

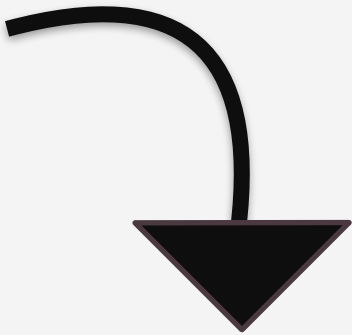
## **BUCKLING & SEPARATING**

Water can cause building materials to warp. When this happens, they can pull away from each other or create a bowing effect.

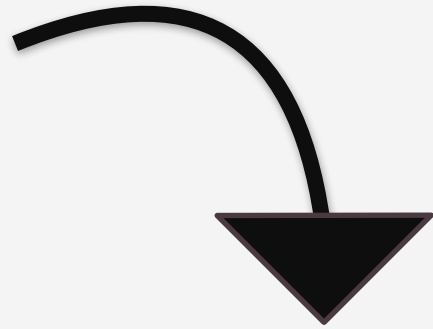
# LOFT BASEBOARD



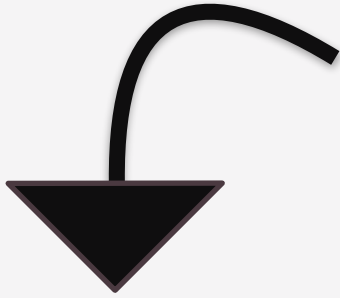
# FIREPLACE BASEBOARD



# BATHROOM BASEBOARD



# BELOW WINDOW



# 3

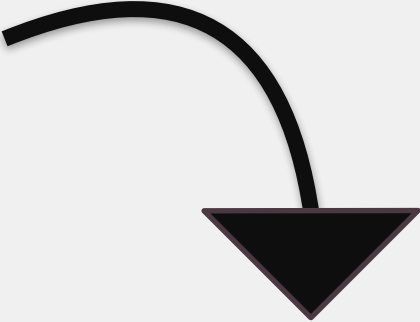
## **CRACKING & PEELING**

Water can also eat away at building materials causing them to crack, peel or rot away.

# DOOR TRIM

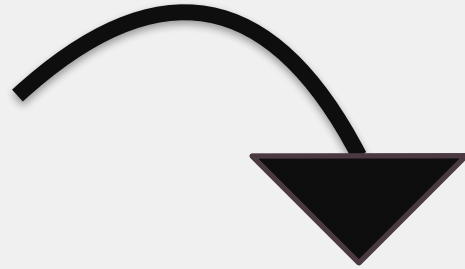


# PAINT

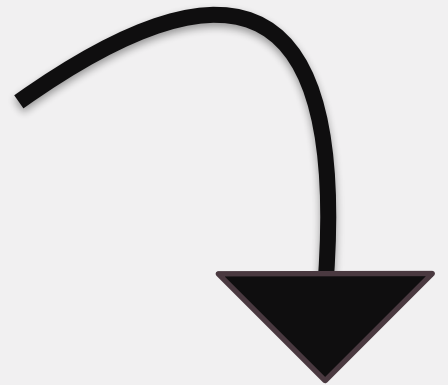




# SUPPORT BEAM



# HIDDEN PAINT

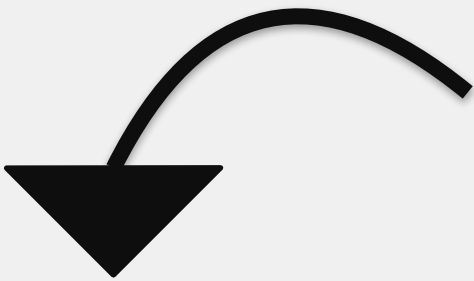


# 4

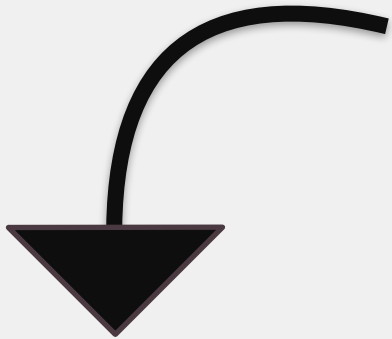
## **RUST & EFFLORESCENCE**

Water causes chemical reactions resulting in rust on metal, or a white powdery substance on concrete.

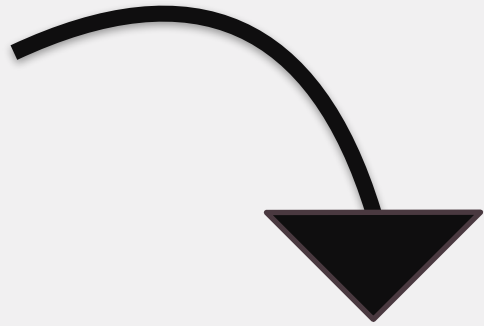
# UNDER REFRIGERATOR



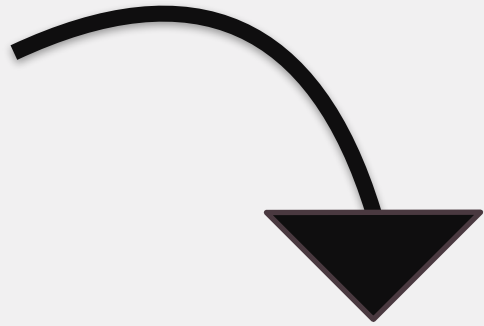
# DRYWALL NAILS



# DRYWALL TRIM



# FOUNDATION WALLS



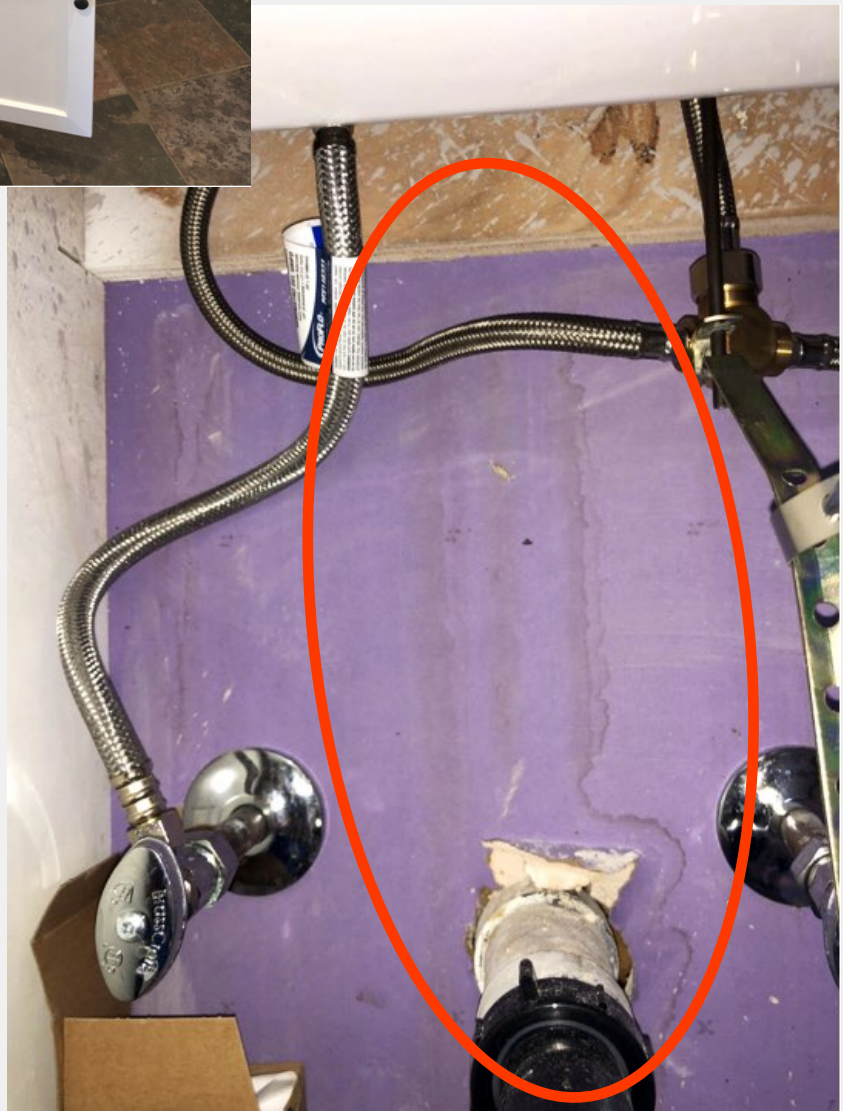
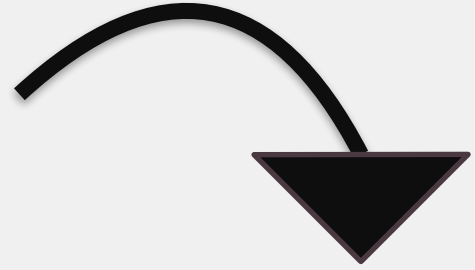
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## STAINING

This may be the most obvious sign of water intrusion, but often times staining is overlooked because there is no visible mold growth.



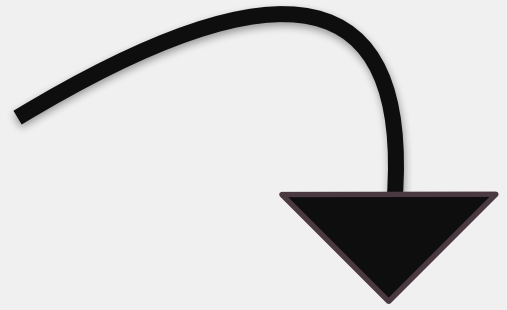
# WALL UNDER SINK



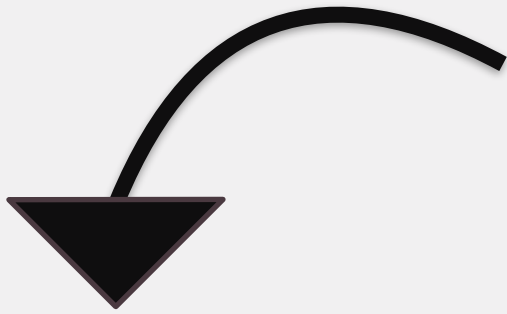
# CEILING BELOW BATHROOM



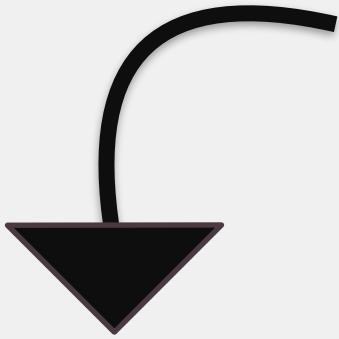
# CEILING / WALL JOINTS



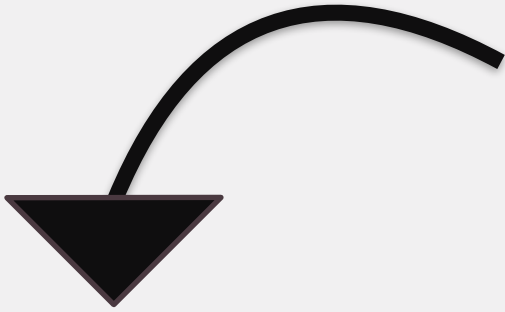
# BASEBOARD BY WASHER



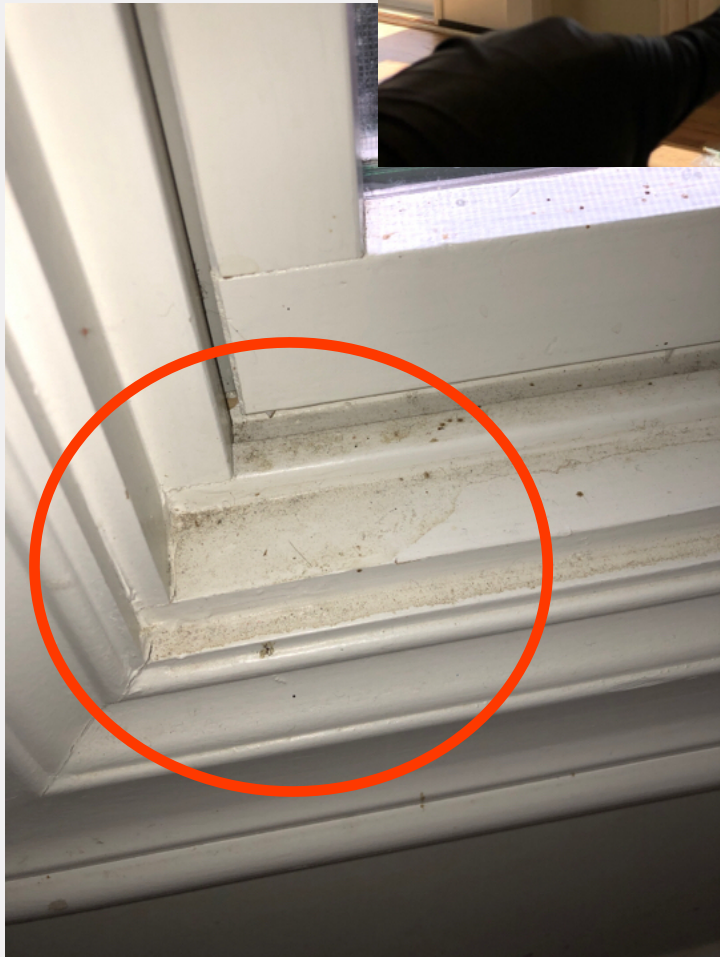
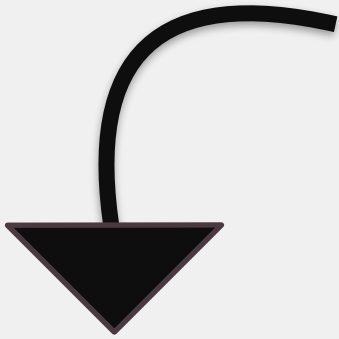
# WALL BELOW WINDOW



# FLOOR BY DOOR



# WINDOW SILL



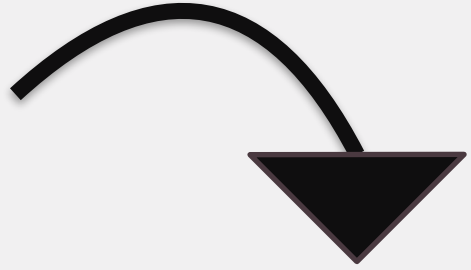
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## MOLD GROWTH

Not all mold growth is obvious. It can grow in multiple colors and textures. And it can easily be mistaken for dirt or dust.



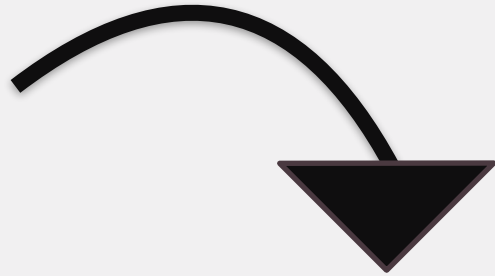
# CEMENT FLOOR



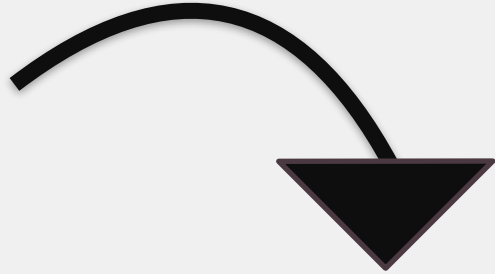
# BELOW FLOORING



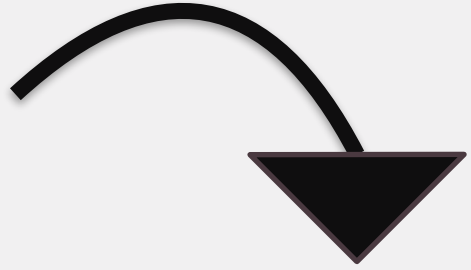
# BASEBOARD



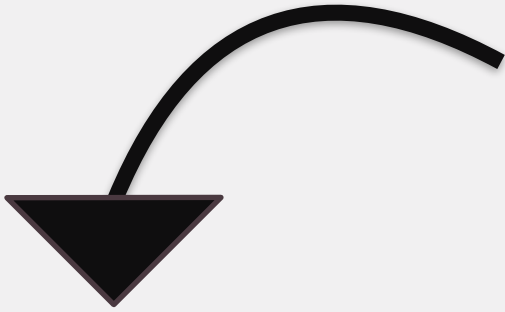
# CABINET WALL



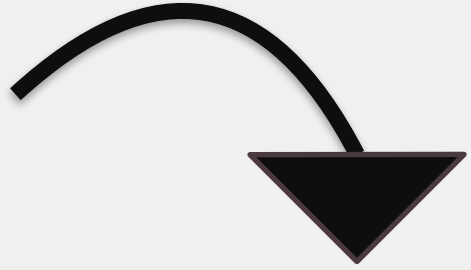
# CABINET FLOOR



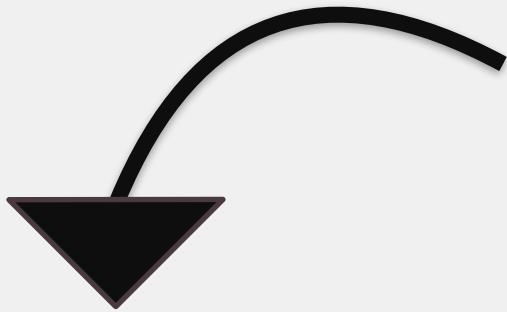
# CEILING



# CROWN MOLDING



# FURNITURE





# CLOTHING

