



# MONTHLY

News and Views from the Connecticut Association of Home Inspectors, Inc.

October 2005

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## MOLD

4 Articles from the Environmental Assessment Association

Submitted by Bernie Caliendo

### County of San Bernardino Reaches \$512,150 Mold Settlement

#### County settles with homeowners on mold

BLOOMINGTON -- San Bernardino County has agreed to pay 12 homeowners \$512,150 as compensation for property and mold damage because of flooding, a lawyer for the residents said. The settlement was reached this week for the people who live on Linden Avenue in Bloomington, said Mike O'Brien, their lawyer. The flooding happened after heavy rains in February 2003, leaving a foot of water in their homes. He said the case is notable because of Hurricane Katrina and the likelihood of lawsuits given the levee failures in New Orleans. The homeowners said the drainage system at the north end of Linden was not able to handle the heavy rains, which had caused at least four floods during 20 years. Since the February rains, the county has redesigned and rebuilt the Linden drainage system to prevent future floodings, O'Brien said.

### Bleach may neutralize mold allergens

Researchers at National Jewish Medical and Research Center have demonstrated that dilute bleach not only kills common household mold, but may also neutralize the mold allergens that cause most mold-related health complaints. The study, published in the September issue of *The Journal of Allergy and Clinical Immunology*, is the first to test the effect on allergic individuals of mold spores treated with common household bleach.

"It has long been known that bleach can kill mold. However, dead mold may remain allergenic," said lead author John Martyny, Ph.D., associate professor of medicine at National Jewish. "We found that, under laboratory conditions, treating mold with bleach lowered allergic reactions to the mold in allergic patients."

The need for denaturing or neutralizing mold allergens is a critical step in mold treatment that has not been fully understood. Currently, most recommendations for mold remediation call for removal since dead mold retains its ability to trigger allergic reactions, according to Dr. Martyny.

The researchers grew the common fungus *Aspergillus fumigatus* on building materials for two weeks, and then sprayed some with a dilute household bleach solution (1:16 bleach to water), some with Tilex(R) Mold and Mildew Remover, a cleaning product containing both bleach and detergent, and others only with distilled water as a control. They then compared the viability and the allergenicity of the treated and untreated mold.

The researchers found that the use of the dilute bleach solution killed the *A. fumigatus*

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## Meeting Dates

**Oct 26** *Heating* - John Doht, Rheem Heating Systems

**Nov 16** (Tentative) *Ventilation Seminar*

**\*\* Note:** Early date due to Thanksgiving

**Holiday Inn**  
**201 Washington Ave**  
**North Haven**  
**(203) 239-6700**

## President's Corner

Bernie Caliendo

**I**'m back! Not that I went anywhere, but I am looking forward to serving as President of CAHI again. We would like to thank the past administration and directors who have served the association with the countless hours it takes to keep things going.

I am setting some aggressive goals for myself and the organization in this coming year. I hope we can achieve these goals together. They include wanting to provide top notch continuing education in all aspects of our profession for our monthly meetings; increasing the membership; organizing special seminars and trips in which I hope many of you take advantage of; encouraging use of our member's-only message board; and making sure members are taking advantage of the many "members benefits". CAHI is here to serve you and enhance your knowledge.

I hope you will all get involved. If anyone knows of, or wants, a particular subject or speaker to give CAHI a presentation, please contact our Education Committee. Take advantage of the reward for supplying a newsletter article that gets published in our newsletter. Visit our web site frequently and make sure your personal/business information is up to date.

If you have any questions, concerns or suggestions, or would like to help the organization, consider serving on our board. Please do not hesitate to contact me by phone, email or see me in person, or contact any other Director.

This is your organization, get involved!

### October Keynote Speaker

**T**his month's meeting topic is **Heating**.

Our meeting will feature John Doht, Rheem Heating Systems as the speaker, presenting a seminar on high efficiency and technologies in the heating system.

John gave CAHI a great presentaiton about 5 years ago and is more than happy to come back with a presentation on new technologies and products. Learn what you need to know when you see state-of-the-art high-efficiency heating systems. You may have and/or will see these systems in homes built yesterday, today and tomoroww. Last time we wouldn't let John go home as we all had a ton of questions.

2 hours of Continuing Education Credits

### New Board Member Appointed

On behalf of the organization and the Board, we would like to welcome & congratulate Tom Hauswirth of Beacon Fine Home Inspections, LLC on becoming the newest addition to CAHI's Board of Directors.

Tom's experience and skills will benefit the association in serving on some key committees with an enthusiasm that is required to help CAHI obtain our goals.

**Welcome aboard Tom!**

### CAHI Annual Holiday Party

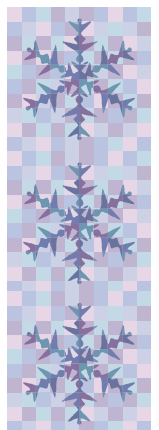
Saturday, December 10, 2005

6:30 pm until ?

Our annual Holiday Party will be at the Yankee Silversmith in Wallingford with cocktails, hors d'oeuvres, buffet dinner, and dessert. As always, a good time of conversation, food and drink will be had by all. We have had larger and larger turnouts in the last few years. Let's top it this year. A menu will be published as soon as we get it from the restaurant.

Cost: 50.00 per couple

Contact Bernie or Barry to sign up ASAP, it's coming quick.



## Important Notice



Effective October 1, 2005, it is illegal in Connecticut to use your hand-held cell phone while driving. The only allowable devices consist of headset units or remote units.

All devices **MUST** be **HANDS FREE!**

The new state statute was approved by the legislature and signed by the Governor this past session. Fines can be imposed if you are caught. Don't ruin your day. The "hands-free" accessories cost much less than the fines being levied.

believe, however, that there is good evidence that bleach does have the ability to significantly reduce the allergenic properties of common household mold under some conditions."

This study was partially funded by a grant from The Clorox Company.

### **Mold overtakes flooded city in a foul flourish; Even homes spared by rising waters under attack by the damaging spores**

NEW ORLEANS -- A throng of visitors has invaded the French Quarter, but they aren't tourists.

They're mold spores, and they're taking hold and growing furiously everywhere. On antiques in shuttered shops. On the white tablecloths of

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empty cafes and restaurants. On the walls and furnishings of boutique hotels. On the green-spiked Cole Haan high heels and alligator pumps in a Canal Street department store window.

spores. When viewed using an electron microscope, the treated fungal spores appeared smaller, and lacked the surface structures present on healthy spores. In addition, surface allergens were no longer detected by ELISA antibody-binding assays, suggesting that the spores were no longer allergenic.

The National Jewish researchers then allergy-tested eight Aspergillus-allergic individuals with solutions from the bleach and Tilex-treated building materials. Seven of the eight allergic individuals did not react to the bleach-treated building materials, and six did not react to the Tilex-treated building materials. This evidence suggests that, under laboratory conditions, fungal-contaminated building materials treated with dilute bleach or Tilex may have significantly reduced allergic health effects.

"This study was conducted under controlled laboratory conditions. In order to assure that the bleach solutions will function similarly under actual field conditions, additional experiments will need to be conducted," said Dr. Martyny. "We do

At the Hotel Provincial on Rue Chartres, which advertises "the grace and charm of old world elegance," gray mold has invaded about 50 rooms. It is growing on the claw legs of antique tables and on the gilt frames of mirrors and art prints.

"It's starting in the rooms that weren't even damaged now," said Scott Boswell, owner of Stella restaurant across the courtyard from the hotel, as he led a tour.

More than three weeks after Hurricane Katrina flooded much of this city, residents and business owners face another insidious calamity. Hot, humid

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## Connecticut Law Seminar

**January 14, 2006 8:00 - 11:00 am**

CAHI is sponsoring the Connecticut Law Seminar required for license renewal at the Holiday Inn, exit 12 off I-91 in North Haven, CT from 8:00 to 11:00 am. Again our Attorney Kent Mahwinney will be presenting the seminar. Once you hear Kent you can't stop listening. He has a wealth of knowledge in Connecticut law. We will be serving pastries & refreshments during the breaks. Don't wait to get this seminar under your belt. Sign up NOW. 3 hour CT Law attendance certificates will be issued at the conclusion of the seminar.

Fee: \$99.00

**REWARD**  
**\$25.00**

Guest Speaker  
or  
Newsletter Article



CAHI will pay \$25.00 to any member who provides us with a guest speaker for one of our monthly meetings or for any article that is submitted and used in the monthly newsletter.

Your guest speaker's name and contact number should be given to Woody Dawson (203) 272-7400 or Barry Small (860) 655-6383 (barrysmall@yahoo.com).

Articles must be e-mailed to Rich Kobylenski (rkoblenski023@earthlink.net) and should be a PDF or Word document. Articles should pertain to our industry.

We will review articles for content and reserve the right to edit, use and/or refuse them.

## Tid Bits

- ✓ Plan on seeing *new* Romex style wiring that is color coded. Orange for 10ga, Yellow for 12ga and White for 14ga.
- ✓ Florida's legislature passed Home Inspector licensing which was piggy-backed with a requirement for mold certifications. However, Governor Jeb Bush's veto on June 22, 2005 prevented the bill from taking effect October 1<sup>st</sup>. The bill also had some mandatory million dollar mold liability insurance requirements.

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New Orleans has become a giant mold factory.

"Mold is literally growing all over the city right now," said Carl Clayton, a New Orleans developer. 'No way to stop it'. Even homes spared from high water are at risk after three weeks with no air conditioning, Clayton said. And the longer residents are barred from returning, the more their homes will decay.

"Some of these houses are going to have black mold growing up the walls and over the ceiling, and there's no way to stop it," he said. "It will eat up the drywall and destroy it. ...At some point, even the houses that could be saved will have to be torn down."

If residents and business owners in the Big Easy haven't learned already, they will find that getting rid of the furry stuff eating away at their wallboard and furnishings is labor-intensive, costly and sometimes a health threat.

## Thank You CAHI Members!

I would like to thank all of the members that responded with donations for the Gulf Coast region relief and recovery effort. Your generosity is remarkable and is very much appreciated.

I know that some have given in other ways, at your churches, synagogues, Red Cross, Salvation Army and countless other places. The response to the Board of Directors request to donate to The Church World Services through The UCC Connecticut Conference, through the Association was commendable, and generated two letters to the Association. One was from the Conference Minister, Rev. Davida Foy Crabtree. Her expression of personal gratitude in part read that "your gifts have been sent to support Church World Service efforts, whose initial commitment has enabled spiritual, emotional and material care for survivors and responders alike, as well as the coordination of volunteer efforts".

Jim Morgan, Associate Conference Minister wrote, "Addressing the widespread devastation wreaked by the hurricane will require years of sustained effort, a task to which the UCC is committed. Please use the UCC web site, [www.ctucc.org](http://www.ctucc.org) to obtain up-to-date information and to learn how you can continue to make a difference. Your generous response has helped shape a part of the solution by putting your faith into action".

Please don't forget that this will be a long recovery and people will continue to need our help to get back to some part of normal.

Thank you,

Pete Petrino, Treasurer, CAHI

"It's going to be a huge problem," said Martin King, a technical adviser to the Association of Specialists in Cleaning and Restoration, a Maryland-based trade group for restoration contractors.

"Mold spores are everywhere," said Claudette Reichel, a professor and housing specialist at Louisiana State University's AgCenter. "They are nature's recyclers. They break down materials like trees and plants and organic matter."

Dave Keith, co-founder of K2 Environmental, a California company that specializes in repairing flood and mold damage,

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said houses with serious mold problems essentially must be stripped down to the framing. Wallboard, linoleum and insulation must be disposed of, along with furnishings such as rugs, drapes and bedding -- almost everything that got wet or even damp.

Once a badly damaged house is stripped to the studs and other framing materials, the wood must be sanded and then disinfected with a bleach solution to kill remaining spores. Then the house must be thoroughly dried with fans or dehumidifiers. "It's basically rebuilding the house from the inside," Keith said.

Some efforts will fall short. Anu Dixit, an assistant professor at the Saint Louis University School of Public Health, studied molds after Missouri River flooding. She found that mold returns in about one-third of affected houses, even after treatments.

"People with allergies and asthma should not be involved in cleanup, and anyone whose immune system is compromised," Reichel warned. Some molds produce toxins that can cause serious health problems, including liver damage and cancer.

In New Orleans' Carrollton neighborhood, mold has dimbed to shoulder height in the house where brothers Karry and Felton Crowley grew up. The mold has formed felt-like blooms on clothing, furniture and nearly everything else up to 5 feet off the floor.

"Anytime you have sewage back up into your house and then sitting there for days, you got bacteria and mold growing all in there," said Karry Crowley, 48, who works in the engineering department for the New Orleans Public Library.

Tearing out

Henry St. Amank, who owns Saint Construction in nearby Metairie, cleaned out a lawyer's office in the Mid-City area, where the water left a mark 2 feet up the

## Continuing Education **Bus Trip**

CAHI is sponsoring another bus trip on

**Friday, October 21, 2005**

We will be visiting the *Stevenson Lumber* Mill in Monroe, CT for a tour of the manufactured lumber plant. We will then proceed onto Westchester, NY for a tour of the *Westchester Modular Home Factory* where everything from design to final production can be observed. Again CE credits will be received. If you have not signed up yet, please e-mail Bernie at [ctinspect@yahoo.com](mailto:ctinspect@yahoo.com) A.S.A.P!

Bus **Pick Up Points** - look for "Post Road Stages" bus

- **7:00 am** - Buckland Hills commuter parking lot across the main street from Home Depot, behind Exxon gas station & John Harvards Brew House.
- **7:30 am** - Exit 13 off I-91 in North Haven at the commuter lot.
- **8:00 am** - Long Wharf commuter lot. Enter the FIRST LOT.
- **Stevenson Lumber Mill**, 1585 Monroe Turnpike, Monroe, CT - At the junction of Rte 34 & 111. Tour scheduled for around 9am ANYONE who is closer to the lumber mill in Monroe should be there by 9:00 and can leave their vehicle there and ride the bus to Westchester.

Departure from Westchester after the tour will be around **2:00 pm**.

inside walls. St. Amank started four days ago, but the mold had already traveled to 4 feet high.

St. Amank and his crew ripped out the carpet, baseboards, doors and trim and marked the lower 4 feet of drywall for removal. They will soak the exposed framing with a mold-killing solution and allow it to dry before completing the repairs, which will take six weeks and cost about \$25,000.

At American Fashions Mens Wear, contractor George Hocutt of Decatur Holdings positioned a 4-foot fan in the doorway and hauled out display cases and trash bags filled with soggy, mildewed merchandise. "I've been remodeling houses for 20 years, and this is the worst I've ever

seen," he said.

*Parker and Dorell reported from New Orleans; Kenworthy from Denver*

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### Louisiana State University AgCenter Recommendations for Mold Remediation

#### Avoid Mold Hazards In Flood-damaged Home

A flood-damaged home requires special attention to avoid or correct a "population explosion" of mold, says LSU AgCenter expert Dr. Claudette Reichel. "Mold is likely to multiply on materials that stay wet for more than two or three days," cautions Reichel, adding this means many residents in storm-affected areas will face a problem.

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"Even worse, the longer mold is allowed to grow, the greater the hazard and the harder it is to control," she says. "So as soon as floodwaters recede and it is safe to return, don't delay cleaning up and drying things out."

The LSU AgCenter housing specialist says to take photographs to document damages for insurance purposes and then get started cleaning up as soon as you can return to your home.

"It is not wise to wait for the adjuster to see it in person," Reichel advises. "Most homeowners insurance policies do not cover mold damages or cleanup costs."

Reichel explains that exposure to mold – particularly in the long term – can have adverse health effects.

"Molds produce spores that float and spread easily through the air, forming new mold growths or colonies when they find the right conditions – moisture, nutrients and a place to grow," she says. "Although there is wide variation in how people are affected by mold, long-term exposure or exposure to high levels of mold is unhealthy for anyone."

Exposure to mold can trigger allergic reactions and asthma attacks, may suppress the immune system or have other effects, according to experts. Some types of mold also can produce mycotoxins under certain conditions, which can be present in live and dead spores and fragments in the air.

Although there can be problems from mold, the LSU AgCenter expert says mold testing usually is not needed and is rarely useful to answer questions about health concerns.

"Some insurance companies and legal services may require sampling as a form of documentation," she says. "And professional mold remediation contractors may test before and after cleanup to provide evidence of the cleanup's effectiveness. But you don't have to test just for the sake of testing."

To prevent mold growth after flooding, Reichel says to follow these tips:

- ✓ Remove wet carpeting right away. It's best to discard it, but if you choose to salvage carpet, clean, disinfect and dry quickly with professional equipment or outdoors. Never reuse flooded padding.

- ✓ Cut away wet wallboard and remove all wet and damp insulation right away – even if wallboard appears to dry. Wet insulation will stay wet far too long, leading to the growth of hidden unhealthy mold and decay fungi inside the walls.
- ✓ Clean with non-phosphate detergents (any phosphate residue is mold food). If you disinfect, follow directions carefully and never mix bleach with ammonia or acids (vinegar). Disinfectants can kill molds, but they do not prevent regrowth.
- ✓ Do all you can to speed the drying of subfloors, slabs and wall framing before replacing insulation, wallboard and flooring. Use air conditioning or heaters, fans, and, better yet, a dehumidifier. Water damage restoration contractors with special equipment (dehumidifying blowers) can provide the fastest drying.
- ✓ Test the moisture content of studs and sheathing (using a moisture detector) before replacing insulation. Wood should drop below 20 percent moisture content by weight before you close the wall. Do not use vinyl wallpaper. It prevents further drying of the inside of the wall by blocking air flow.

Concerning how to clean up the mold that may already exist, the LSU AgCenter expert offers these suggestions:

Refer to the EPA guidelines that can be found in "A Brief Guide to Mold, Moisture and Your Home" or "Mold Remediation In Schools and Commercial Buildings," available online at <http://www.epa.gov/mold>.

- ✓ Minimize your exposure during cleanup. People are mainly exposed to mold by breathing spores or fragments, but you can also be exposed through skin contact. Wearing gloves and a respirator that can filter mold spores (N-95 or better) is recommended.
- ✓ Isolate work area and ventilate to outdoors. Disturbing mold colonies can cause a massive release of spores, so seal off the contaminated area from the rest of the house. If power is on, use a fan to exhaust air to the outdoors.
- ✓ Remove and discard moldy materials. Porous moldy or sewage-contaminated materials should be removed, bagged and thrown away – including gypsum wallboard, insulation, plaster, carpet/carpet pad, ceiling tiles, processed wood products and paper. To minimize the spread of spores, cover moldy material with plastic to contain spores before removing and discard it. Even if

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- not moldy, all wet fibrous insulation and other materials that are unlikely to dry quickly enough should be removed and replaced.
- ✓ Clean surfaces. Surface mold on nonporous materials such as hard plastic, concrete, glass, metal and solid wood usually can be cleaned. Cleaning must remove, not just kill, the mold, because dead spores can still cause health problems.
  - ✓ After cleaning, you may choose to use a disinfectant to kill any mold missed by the cleaning. In the case of sewage contamination, disinfection must be performed. Contact your local health department for appropriate advice. On colorfast, nonmetal surfaces, you may disinfect with a solution of 1/4 to 1/2 cup bleach per gallon of water. Do not use in the air system. Milder, less corrosive disinfectants include alcohols, disinfecting cleaners and hydrogen peroxide. Always handle with caution. Never mix bleach with ammonia, and test on a small area.

- ✓ Speed dry. Dry all wet materials as quickly as possible. Use air conditioning or heat with fans and dehumidifiers, if possible. New mold colonies can form in as little as three days if materials stay wet. Wood and other materials that may look dry can still be wet enough to support regrowth.
- ✓ Remain on mold alert. Continue looking for signs of moisture or new mold growth. If mold returns, repeat cleaning and consider using speed drying equipment and moisture meters. Regrowth may signal that the material was not dry enough or that it should be removed. Rebuilding should wait until all affected materials have dried completely.

For more information on restoring your flooded home, see the "Storm Recovery Guide" or "Cleaning Your Flood Damage Home" publications that are available from LSU AgCenter or at [www.lsuagcenter.com](http://www.lsuagcenter.com).

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## Contact CAHI

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E-mail: [ctinspect@yahoo.com](mailto:ctinspect@yahoo.com)

Web: [www.ctinspect.com](http://www.ctinspect.com)

### CAHI Executive Board

<b>President</b>	<b>Bernie Caliendo</b> , Windsor (860) 285-0332
<b>Vice-President</b>	<b>Rich Kobylenski</b> , Coventry (860) 724-3272
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### CT Home Inspection Licensing Board

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Dana Fox	CAHI
Bruce Schaefer	ASHI
William Stanley	ASHI
Susan A. Connors	Attorney
J. Andre Fornier	Realtor

The Licensing Board meetings are held at 9:30 am, Department of Consumer Protection, Room 117, 165 Capitol Avenue, Hartford.

*The public is always welcome.*

E-mail Bernie Caliendo for the latest meeting schedule at [bsurehomeinspect@juno.com](mailto:bsurehomeinspect@juno.com)

**Artemis**  
Publications

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