

Healthy and Clean Air For Your Indoor Environment

What is Acceptable Air Quality?



WHAT IS INDOOR AIR QUALITY?

Facts & Statistics
Particulate Matter & How It Affects Health
Air Pollutants - Sources & How to Reduce Them

STRATEGIES TO IMPROVE IAQ

Allergy Pollutant Sources
What are Volatile Organic Compounds?
Carbon Monoxide Sources & Health Effects
Ventilation & Air Cleaners

AIR TESTING METHODS

Air Tests/Report Comparisons
What are the Best Ways to Disinfect Against Viruses (Ex. Covid-19)?

MOLD

Home Inspection Uncovers Mold, What Now?
Health Effect & EPA Protocols
Mold Remediation Methods

REPAIR ADDENDUM

What To Do If You Represent the Buyer
How To Protect Your Client



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Managing Partner at Certified Indoor Environmental

Steps For Home Owners

Learn How To Improve Indoor Air Quality

1 - Keep a Clean & Tidy Home

- No need to become fussy but tidying and cleaning the place where you live is obviously an effective action to improve air quality.
- Clean Smart.
- Use eco-friendly, non-toxic cleaners and supplies.
- Invest in a very good vacuum with strong suction, rotating brushes, and a HEPA filter, which traps smaller particles and allergens that regular vacuums miss. Try vacuuming and mopping floors at least once a week.
- Minimize carpets or choose low-pile rugs. Vacuum at least once a week, including walls, carpet edges, and upholstered furniture. Wash or change your vacuum filter regularly.
- Buy a reusable microfiber dust mop, which are good reaching into the nooks and crannies that the vacuum can't reach. Wipe down tops of doors, window frames and sills weekly with a damp cloth. Wash curtains often.
- Use a doormat to prevent dirt from entering your home and/or ask people to take off their shoes when they visit you.



2 - Ventilate

- Airflow is crucial for good indoor air quality. Getting airflow through your house will remove stagnant air and refresh the interior air. One option is to simply open the doors and windows of your home to rejuvenate the indoor air quality. Open the windows for 5 to 10 minutes. Do it on an everyday basis, even if you don't know exactly how polluted the air is inside your home.

3 - Keep Your Sheets & Clothes Clean

- Dust mites are a leading cause of poor air quality. They can irritate your nose and throat leaving you feeling tired and lethargic.
- Dust mites can often linger in the fabric of your homes such as bedding, cushions, and curtains. It is important that you clean these items regularly in low allergenic washing soap.
- Use good quality dust-mite-proof pillow, mattress, and box spring covers in the bedroom, organic if possible. Avoid carpet in the bedroom completely. Wash sheets and blankets once a week in 130degree hot water. Keep clothing off the floor and shoes out of the room.

Learn How To Improve Indoor Air Quality

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4 - HVAC Filters

• Clean or change all the filters in your house regularly, particularly those for your heater or furnace, air conditioner, air purifier, and vacuum. Filters with higher MERV ratings need to be changed more often at least every three months. Follow the manufacturer's instructions and stay up to date.

5 - Miscellaneous

- Adjust your humidity levels accordingly with a moisture or humidity gauge, available at most hardware stores. Ideal in-home humidity levels should hover around 45%. Anything under 30% is too dry, over 50% is too high and can contribute to mold growth. To increase humidity, use a vaporizer or humidifier. To decrease humidity, open the windows (if it's not humid outside), turn on a fan or air conditioner, or use a dehumidifier.
- Stay away from synthetic air fresheners and petroleum-based wax candles. Opt instead for homemade air fresheners, simmer pots, and all-natural soy or beeswax candles which won't emit any harmful chemicals.
- Use a HEPA air purifier. Make sure to get an air purifier that does not produce ozone, and one that does eliminate VOCs that off-gas from paint, furniture, and cleaning chemicals. Check out this guide on how to shop for an air purifier that best suits your needs.
- Get some green plants, particularly one or more of the plants on this list from NASA. Just one of these plants for every 50 feet in your home could help reduce VOCs and improve air quality.
- Groom your pets regularly.
- Paint with low or no VOC paint. Always choose non-toxic adhesive, finishes, and varnishes where possible. (A reputable manufacturer should be upfront about the ingredients.) Be informed about the different materials that go into a piece of furniture, and what is likely to off gas.



We hope you enjoyed our presentation today! Please visit our website at www.certifiedie.com for key resources specifically for our Real Estate Partners.

Write a Repair Addendum That Protects Your Clients

We are often asked to perform mold remediation on real estate transactions. It is important to ensure that the buyer's agent writes the repair addendum correctly to include identifying and correcting the cause of the mold. If the problem is not corrected it is likely the mold will return potentially creating a problem for the buyer. In addition, many companies will encapsulate or "paint over the mold" which is NOT recognized by the EPA as a proper mold remediation method.

At Certified Indoor Environmental, we often hear the seller object to correcting the moisture source. They may state that the report did not ask for the issue to be fixed, therefore they are not going to pay for anything that is not listed of the repair addendum.

Repair Addendum Suggestions

- Contractor to identify source of moisture causing microbial growth, correct the moisture source, and provide a 5-year warranty against future microbial growth
- Contractor to remove mold from the structure and not paint over or encapsulate microbial growth
- Contractor to provide a ventilation analysis which meets FHA 1x150 ventilation guidelines and ensures attic is vented to FHA standards
- **MOLD REMEDIATION TO BE PERFORMED BY CERTIFIED INDOOR ENVIRONMENTAL** and attach the estimate

Should my contractor carry mold and pollution insurance? Most remediation companies use pesticides to kill the mold. If the pesticide is used incorrectly or a spill happens, pollution coverage protects the homeowner. Mold coverage is a minimum for any firm offering mold remediation.

CDC, EPA and Industry Guidelines:

The purpose of mold remediation is to REMOVE the mold to prevent human exposure and damage to building materials and furnishings. It is necessary to remove the mold contamination, not just to kill the mold. Request a company which removes the mold, not encapsulates or "paints over" the mold.

Certified Indoor Environmental is not a licensed real estate broker or agent. Please review all repair addendum text with your principal broker.

