

PREVENTING MOLD FROM TAKING HOLD

NORTHBROOK, Ill. (October 19, 2009) – Whether you're buying or selling, the infestation of mold needs to be taken seriously. It could become an expensive problem for buyers and sellers, and toxic molds can lead to a number of serious health problems including asthma attacks; skin rashes; and irritated eyes, nose and throat.

Molds usually exist in dark, damp areas, such as dirty heating ducts, basements and older roofs. "Mold can significantly delay a home sale and lead to a costly fix if not caught right away or during a home inspection," said Fran Broude, president and COO, Coldwell Banker Residential Brokerage. "Sellers should inspect for mold in a home before it goes on the market, and buyers should look for it with a home inspector."

To prevent mold from taking hold, follow this advice:

- **Act quickly on leaks or floods.** When water enters the home, act quickly to dry the area. If floors, carpeting or walls are dried within 48 hours, mold most likely will not grow. If major water damage occurs such as flooding or pipe leaks, consult with a professional on the best way to clean up the affected area.
- **Reduce Humidity.** Measure humidity by purchasing an inexpensive instrument that gauges the amount of moisture in the air, aiming to keep indoor humidity below 60 percent. The devices are available at most hardware stores.
- **Prevent condensation.** Condensation is a leading cause of mold growth and can be prevented by keeping the home well-ventilated and the air moving by opening doors, windows and using fans, as needed. If condensation appears on windows, pipes or walls, dry the wet surface and reduce the moisture or water source by adjusting the inside air temperature.

Coldwell Banker Residential Brokerage, a leading residential real estate brokerage company serving Chicagoland, Northwest Indiana, Southeast Wisconsin and Southwest Michigan, operates 58 offices with more than 3,800 sales associates. Coldwell Banker Residential Brokerage is part of NRT LLC, the nation's largest residential real estate brokerage company. NRT, a subsidiary of Realogy Corporation, operates Realogy's company-owned real estate brokerage offices. For more information, please visit www.coldwellbankeronline.com.