

Pacific West Home Inspections

Residential & Commercial Building Inspections

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The Professional Inspector

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Good News For Housing Market

More Canadians plan to buy a new home by 2012, says RBC study

THE CANADIAN PRESS

TORONTO - A new study by the Royal Bank suggests more Canadians are very likely to buy a new home in the next two years.

Ten per cent of the 2,047 people surveyed for the 17th annual RBC home ownership study said they plan to buy a home by 2012 - up from seven per cent two years ago.

The bank says 15 per cent of those in the 18-to-24 bracket say they are very likely to buy - almost double the level recorded in 2009.

The RBC study also found that 91 per cent of Canadian homeowners believe a home is a good investment, the highest level in 12 years.

One-quarter of those surveyed, 26 per cent, said they expect their home to be their primary source of income when they retire.

In addition, 44 per cent of Canadians who plan to buy a new home in the next two years plan to take a fixed rate mortgage.

"With the Canadian housing market showing continued vigour, it's not surprising that Canadians feel more confident in the long-term value of owning a home," said RBC senior economist Robert Hogue.

"Exceptionally low mortgage rates and improved affordability have been key reasons for the resurgence in the housing market this past year."

Indoor Air Quality And Mold

"I don't feel very well at different times when in the home" or, "I smell something moldy- like in the house" or "My children are always feeling sick and coughing a lot" or "I suspect mold somewhere in the house, can we check the air".

This is an issue that I come across frequently from my clients and they always ask about should I have the air within the home tested for mold due to either a strange smell in the air or for health reasons. Occupants of the home could be suffering and expressing symptoms such as continuous coughing, running nose, hay fever like symptoms, always feeling run-down and/or groggy, or worse, feeling just plain sick all the time. My answer to their question is always no, as testing the air is basically not the first step to take to find what the problem could potentially be. Many times after performing a thorough indoor air quality investigation within the home, I usually find what is or could be causing the way the occupancies of the home to feel the way they do and usually the source. This could be anything as

simple as chemical loads such as laundry, bathroom and kitchen cleaning products used and stored in the open, poor to no ventilation with the use of fans in the kitchen and bathroom venting to the exterior, pets such as dogs and cats with open bowls of food, smoking indoors, several plants within the home where mold can grow within the damp soils, water or moisture entry into the home where unsuspected mold can grow, no maintenance to the furnace such as filter replacement twice per year or inspection of the heat exchanger. These are a few of the most common causes to poor indoor air quality within the home I find that can cause home owners to feel sickly or just plain run down and really, most of the time it is not a mold problem which most tend to feel is the probable cause.

Firstly a thorough indoor air quality investigation (IAQ) should be undertaken within the living spaces of the home, garage area and around the exterior of the home. Once completed, the IAQ investigation will help determine if there are indoor air problems and to identify the sources and provide solutions.

The following is a fact sheet from Canada Mortgage And Housing Corp (CMHC) from their series "About Your House".

[Should You Test the Air in Your Home for Mold?](#)

Introduction

Molds are microscopic fungi, the very tiny members of the same family that includes mushrooms and yeasts. They grow and reproduce rapidly. Molds can be useful — penicillin comes from one type of mold. Other molds help humans make some foods and beverages.

Mold can also be harmful. It can damage and even ruin materials, such as paper, cardboard and fabrics. Mold can affect your health and your family's health. Health experts say that molds can cause allergic reactions and illnesses, depending on the type of mold, the amount and degree of exposure and the health condition of a home's occupants. Pregnant women, infants, the elderly and people with a respiratory disease or a weakened immune system, are at risk when exposed to mold.

If you suspect there is mold in your home that is causing health problems, you can do a preliminary examination of your home yourself. [The Clean Air Guide](#) and [Clean-up Procedures for Mold in Houses](#) have checklists that you can use. You may be able to find the problem yourself. If you are unsure, you may want to hire a professional to help you. You do not want to renovate until you have verified the problem and the causes.

The first thing that comes to people's minds when they suspect mold is to have the air of the house tested. This involves collecting an air sample and sending the sample to a laboratory for analysis.

Testing for Mold

It determines how the remediation should be done, who should be doing it and what kind of isolation strategies and protective equipment are needed to protect the workers, the occupants and their furnishings.

A thorough investigation based on building-science principles is more helpful than testing the air. An air sample test does not pinpoint sources of moisture, tell you why you have a mold problem or suggest ways to fix it. A trained investigator determines causes and suggests ways to remediate and repair problems. An investigator who follows the CMHC Residential Indoor Air Quality Investigation Procedure provides you with a written report that includes recommendations.

In the majority of cases, the homeowner has everything needed to proceed to remediate the problem. You don't need to know what kind of mold is growing before making a plan to remove it. The solution is the same whether the mold is a toxic mold or a common type of mold.

There may be some situations where mold testing may be necessary: for instance, you are involved in litigation and your lawyer wants to have the molds identified, or someone in the house is sick and the family physician has asked for mold tests, or you believe the information is essential in making some important decisions.

When the mold is visible or you know where it is hidden, the suggested procedure is to take actual samples of the mold. You see the mold, you sample it and have it identified. It is a straightforward process. Material is scraped from the moldy surface or lifted with a piece of transparent tape or cut from moldy drywall or ceiling. The samples are placed in plastic bags, sealed and labeled carefully and sent to the laboratory for analysis. You also want to document, with photographs, the locations the samples were taken from.

In a few cases, mold is strongly suspected but is not seen and you are not prepared to start taking walls down. The moldy odor may also be occasional and you are unsure whether mold is a problem. Testing the air may be justified.

A trained investigator may advise mold testing after inspecting your house because the investigator couldn't find the mold because it is hidden (for example, in a wall, in the attic or in the crawl space). Or, the investigator may have found mold but isn't sure if it is affecting your family's health.

Who To Contact

As a fully trained Indoor Air Quality Investigator (IAQ) and Certified by CMHC, I will likely find the problems, determine the causes and provide the appropriate correction measures. A home owner can avoid mistakes and unnecessary costs if the problems and solutions are properly evaluated by a qualified IAQ Investigator. For more information, you can go to my website at www.bchomeinspections.ca and on the home page in the left column, click onto "Residential Indoor Air Quality Investigations Information" where your clients can obtain further information on this subject.

Related CMHC Information

[Measuring Humidity In Your Home](#)

[Fighting Mold — The Homeowners' Guide](#)

[The Condominium Owners' Guide to Mold](#)

[The Tenant's Guide to Mold](#)

[Cleaning Up Your House After a Flood](#)

[A Guide to Fixing Your Damp Basement](#)

[Clean-up Procedures for Mold in Houses](#)

[The Clean Air Guide: How to Identify and Correct Indoor Air Problems in Your Home](#)



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