



CONSTRUCTION DIFFICULTIES CREATE MOLD GROWTH

Background

During the construction of a luxury apartment complex in a Los Angeles suburb, apparent mold growth (AMG) was observed on sheetrock walls in several units as soon as they were completed.

Our Approach

Rafferty & James' investigation included infrared thermography, direct measurement with moisture meters, and a thorough visual inspection.

We determined that there were two causes of mold growth. Apartments built directly over the parking garage were subject to moisture given off by the curing of the foot-thick concrete slab on which they were constructed. Other apartments with mold growth were found to have a shared exterior architectural feature that allowed storm water to penetrate the building envelope.

Once the underlying causes of the mold growth were identified, we prepared a mold remediation protocol, and provided input into construction features that would prevent reoccurrence of the mold growth.

Benefits and Added Value

Rafferty & James' investigation focused first on the root cause of the mold growth. Once this was understood, we then completed an "informed inspection" for additional mold growth in specific locations that shared these problematic design features. We also provided the owner with a water and mold response plan so that any additional water or mold issues on the project would be handled quickly and completely.