



TOP 5 TIPS FOR A MOLD-FREE TEXAS HOME

Texas throws everything at your house — brutal summers, flash flooding, high humidity, and wild temperature swings that cause overnight condensation. Here's what every Texas homeowner needs to know.

1 Battle the Humidity Year-Round

Keep indoor relative humidity below 50% — ideally 45–50% in summer, 35–45% in winter. A cheap hygrometer (\$15–20) tells you where you stand. Your AC handles some of this in summer, but during mild shoulder seasons when you're not running it much, humidity can quietly creep up. If you're consistently over 55%, a dehumidifier is worth the investment.

2 Take Foundation Drainage Seriously

Texas clay soil swells when wet and pulls away from your foundation when dry, creating channels for water intrusion. After a heavy rain, walk your perimeter — water should move away from your slab, not pool against it. Clean gutters before spring storm season, extend downspouts at least 4–6 feet out, and make sure your grading slopes away from the house.

3 Never Ignore a Roof or Plumbing Leak

Texas roofs take a beating from spring and summer hail. A small puncture or lifted shingle can let water in slowly — enough to soak your attic insulation or wall cavity before you notice anything. After any significant hail or wind event, get eyes on your roof. Under sinks, around toilets, and behind washing machines are the most common hidden plumbing leak spots. Mold can start growing on a wet surface in as little as 24–48 hours.

4 Ventilate Your Attic and Crawl Space

Texas attics can hit 150°F+ in July — that heat combined with any moisture is a perfect breeding ground. Keep soffit and ridge vents unobstructed and make sure insulation isn't blocking airflow at the eaves. If you have a pier-and-beam home, your crawl space needs adequate cross-ventilation and ideally a ground vapor barrier.

5 Run Your Bathroom Fans — and Vent Outside

A lot of builder-grade exhaust fans are too weak, rarely used, or worst of all, vented into the attic instead of outside. Run the fan for at least 15–20 minutes after every shower. Check that the duct runs all the way to an exterior vent cap — in Texas summers, dumping humid air into your attic is a year-round moisture problem waiting to happen.

THE BOTTOM LINE

Mold spores are everywhere in Texas — you can't eliminate them. But mold needs moisture to grow. Control moisture and you control mold. If you ever notice a musty smell, visible discoloration, or unexplained allergy symptoms indoors, get a professional mold assessment before it spreads. Early detection is always cheaper than remediation.

golivewellhome.com