

Know Before You Go - 5 Red Flags of an Unhealthy Home

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INTRODUCTION

Finding a Home That Supports Your Wellbeing

As your healthy home advocate, I've been in your shoes. I know what it means to you to find a clean environment to live in—a place where you can breathe easy and feel confident that your home is supporting your health, not compromising it.

That's why I've dedicated myself to becoming a healthy home specialist. I partner with Arizona and California's most thorough inspection teams to ensure every property meets the highest standards for environmental health. Because I believe you deserve more than just four walls and a roof—you deserve a sanctuary.

Before you even step through the front door, the exterior of a home can reveal important clues about what's happening inside. This guide will walk you through five characteristics that can compromise a home's health. My goal is simple: to empower you with the knowledge you need to make informed decisions, ask the right questions, and find a home where you and your loved ones can truly thrive.

Your wellbeing matters. Let's find you a healthy home together.

Healthy Home Christy, the Mold Realtor

1. FLAT ROOF

Warning Signs

While flat roofs offer a modern aesthetic, they come with hidden health challenges that can affect your indoor environment.

- **Poor Drainage:** Flat roofs don't shed water as efficiently as sloped roofs, increasing the risk of pooling and leaks.
- **Shorter Lifespan:** Typically, flat roofs have a shorter lifespan than pitched ones, requiring more frequent repairs or replacement.
- **Higher Maintenance:** Regular inspections and maintenance are needed to prevent water infiltration.
- **Insulation Challenges:** Flat roofs often have less space for insulation, which can impact energy efficiency.

2. RAISED FOUNDATION

Common Issues

Raised foundations create a crawl space beneath your home—a space that requires vigilant care to prevent health hazards.

- **Moisture Problems:** Without proper ventilation, moisture can accumulate, leading to mold or wood rot.
- **Pest Intrusion:** The crawl space under raised foundations can be a haven for pests like rodents or insects.
- **Unstable in Poor Soil:** Raised foundations can shift more easily in certain soil types, causing uneven floors or foundation damage.

3. BASEMENT

Key Risks

Basements offer valuable space, but they're also the most vulnerable area of your home when it comes to moisture and air quality issues.

- **Flood Risk:** Basements are prone to flooding, especially in areas with high water tables or poor drainage.
- **High Maintenance:** Requires sump pumps, dehumidifiers, or other systems to keep dry and mold-free.
- **Airflow Issues:** Fresh air is limited, making this a desirable environment for mold to grow.
- **Potential Radon Gas:** Basements are more susceptible to radon buildup, requiring mitigation systems in some areas.

4. NO GUTTERS

Why It Matters

Gutters are your home's first line of defense against water damage—without them, your entire structure is at risk.

- **Water Damage:** Gutters help direct water away; without them, heavy rain can cause damage in multiple areas of the home.
- **Foundation Damage Risk:** Without gutters, rainwater can erode the soil around the foundation, leading to cracks or settling.
- **Basement Flooding Potential:** Water pooling near the home increases the risk of leaks and basement flooding.
- **Siding and Exterior Wear:** Water cascading off the roof can stain or damage siding and trim.

5. POWER LINES/CELL TOWERS

Hidden Risks

The invisible electromagnetic environment around your home matters just as much as what you can see.

- **Health Concerns:** Create harmful electromagnetic fields (EMFs); depending on the size of the lines and transformers, the EMF readings will vary.
- **Magnetic Frequency:** Produced by power lines is very difficult to block; can affect outdoor spaces even more than indoor.
- **Radio Frequency Radiation:** Produced by cell towers, is easier to mitigate with special sheeting, fabrics, and other various materials.
- **Resale Value Impact:** Homes near visible power lines may be harder to sell or command a lower price due to perceived risks or visual concerns.