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Mold “Resistant” Drywall

The walls and ceilings of most new homes consist of sheets of drywall, sometime referred to as sheetrock or plasterboard. Most drywall consist of gypsum sandwiched between sheets of thick paper. It is attached to the studs of the wall during the installation process and when installed properly, drywall creates a smooth surface for walls and ceilings. Drywall is a very handy, cost efficient building material, but is also relatively vulnerable. Due to the vulnerability, manufactures have started making “upgraded” versions that include, fire-resistant, sound-resistant, impact-resistant, and moisture resistant panels. They have also tried to address mold, a particular problem for drywall, thanks to its paper facing, that makes great food for mold as soon as it get wet.

Mold spores live in the air we breathe and are constantly around us, just take a look at the allergy report on the news every day. We do not notice the spores until they settle on a surface and start to grow. In fact, all it takes for mold to grow is oxygen, moisture, and an organic food source. Drywall is comprised of a core of gypsum (a natural mineral, the same main ingredient in plaster of Paris) covered by paper, an organic cellulose material. Since your house is full of oxygen, and your walls and ceilings are covered with paper, all that is missing in the equation is prolonged moisture. If your home or building floods, or if you have a leaky drain or water pipe, you have the moisture necessary for mold to begin to grow.

What exactly is mold resistant drywall? It is drywall that is marketed as having fewer conditions that contribute to the growth of mold. Some manufactures keep the paper facing just like standard drywall but the gypsum core and paper are less absorbent and they add mold inhibitors that resist mold growth. There are also versions of mold resistant drywall that are made without paper, and use fiberglass instead. Another version simply has no facing, and is simply just a solid gypsum based material from front to back. The common denominator is they all claim to be moisture resistant, remember without moisture you have no mold. Also, mold resistant drywall is about 10% more expensive than traditional paper faced drywall.

Mold resistant drywall can be used in utility rooms, bathrooms, laundry rooms, and other areas that are likely to be humid due to the amount of water used in the room. Use it for walls and ceilings that may become frequently wet from mopping, bathing, or hand washing. It can also be used as a tile backer in dry areas that occasionally get wet such as a kitchen back splash or bathroom walls outside of shower and bath areas. Do not use it as a tile backer in a shower or tub surround, as it is not a substitute for cement board.

Mold-resistant drywall is designed to resist mold growth due to surface moisture and water vapor. Flood water, or even a serious leak, is a different story. When water gets behind the wall or ceiling surface and dampens the insulation or framing, you will have a potential for mold growth if the area is not dried out properly by a certified restoration contractor. If it is flood water (rising water), the drywall will have to be removed, no matter what type it is. It is important to note that no manufacturer of mold-resistant drywall warranties its product against mold, and it's unlikely any manufacturer ever will. Considering that mold literally is everywhere, how could they? Until next time my friends, be prepared and stay safe.

May 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 AAFAME Luncheon	2 ACA Luncheon	3	4
5	6	7	8	9 IREM Luncheon	10 SABOMA Golf Tourn	11
12 Mothers Day	13	14	15 IIASA Luncheon	16 SAABE Luncheon Austin BOMA	17	18
19	20	21	22	23 IWSA Luncheon	24	25
26	27 Memorial Day Office Closed	28	29	30	31	

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Events

May 1: AAFAME Luncheon
 May 2: ACA Luncheon
 May 9: IREM Luncheon
 May 10: SABOMA Golf Tourn
 May 12: Mother's Day
 May 15: IIASA Luncheon
 May 16: SAABE Luncheon
 May 16: Austin BOMA Luncheon
 May 23: IWSA Luncheon
 May 27: Memorial Day Office Closed

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