

## FOR IMMEDIATE RELEASE

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### **The Dirt On Foreclosures: Avoiding An Unhealthy Money Pit**

Clawson, Mich. (March, 2010) – THE NUMBERS ARE STAGGERING: RealtyTrac reports foreclosures continue to grow unabated at 2.8 million nationwide. In Michigan, one in every 225 households is in foreclosure. *"The dirty secret adding to foreclosure miseries is the health hazards that often exist for new and unsuspecting occupants."* said Connie Morbach, nationally recognized Environmental Scientist and CEO of Sanit-Air, Incorporated, 1311 North Main Street, Clawson, Michigan, *"Left unchecked, these mold infested foreclosures will add to the burdens of our already stressed health care system and bog down our courts for years to come."*

Since 1994, Sanit-Air has been a respected leader in Indoor Air Quality and environmental health hazards, having inspected over 6000 homes and institutions including the prestigious Sloan Kettering Hospital. *"It's a buyer's market and many buyers are eager to capitalize on these so-called great deals."* said Morbach *"Unfortunately, they're jumping in to grab up a tempting bargain home, condo or income property with their eyes shut, oblivious to the potential health risks or simply interested in flipping the property to make a quick buck with total disregard for the legal liabilities."*

*"Knowing as much as you can about a home before purchasing is important, but for a foreclosed home it is vital,"* said Sanit-Air partner and Indoor Air Quality specialist, Tom Morbach, who warns that: *"Water-damaged and moldy homes are increasingly the subjects of lawsuits that involve non-disclosure, negligence and personal injury. Often foreclosures are sold 'as is' which means the bank has no prior history of the home and has nothing to disclose. Hence, buyers have no idea what is waiting for them once they take possession. This makes it all the more imperative for buyers to do their due diligence in hiring unbiased, 'independent' professionals to alert them to any health risks or potential legal liabilities that may be lurking."*

In an effort to educate and help both homebuyers and sellers, Sanit-Air has created CleanliNEST™, a multi-discipline, scientific and holistic approach to whole house health to help safeguard those who want to be sure they're not buying into a money pit. Sanit-Air can perform a pre-emptive CleanliNEST™ Healthy HouseCall™ on the foreclosed property prior to the sale, and an accurate assessment of the indoor air quality can be made yielding peace of mind for the owners and any occupants as well as preventing serious problems and significant expenses later on. The CleanliNEST™ Healthy HouseCall™ inspection averages \$600 and consists of a detailed physical inspection, assessment, prescription and scope for remediation if mold, lead or other hazards are indicated. Further testing, sampling and thermal imaging can be performed on site if hidden water damage or microbiological contamination is suspected.

Hiring an experienced trained and certified professional to conduct a mold and moisture inspection can help to determine if the property is habitable or worthy of restoration. The reason, according to Connie Morbach: *"many homes in foreclosure have been sitting vacant for many months and sometimes years without any climate control, proper weatherization or upkeep. In some cases, disgruntled homeowners who had to walk away have vandalized the homes. Without the proper climate controls and maintenance, water damage from high relative humidity and water leaks that are neglected can create the ideal conditions for mold growth and proliferation in new homes as well as old. Not only does this pose a potential structural problem with the home, compromising the integrity of the home's walls and foundation, but it could also pose significant health risks, potentially toxic, for occupants. Many times the mold contamination can go unnoticed until someone moves in and that's when the real trouble begins, trouble that can take the form of serious health and/or legal issues."*

The Morbach's also note that it's important to understand that while a qualified independent home inspector will likely recommend further investigation if they suspect mold, most home inspectors are not trained to analyze mold hazards, correct serious problems and prevent future mold build-up. Unscrupulous or uninformed service providers performing mold tests may not carry insurance for any such testing or assessments, leaving a homebuyer exposed and vulnerable to legal action. To be sure that you're working with a qualified and experienced indoor air quality professional it is wise to find out how the person was trained, what degrees or certifications he or she has and how many years the person has been working in the field, because the quality and usefulness of the information you receive can impact your health and investment.

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As compassionate individuals, parents, and grandparents who have witnessed illnesses and devastation caused by misinformation, the Morbach's have made mold education, detection and remediation their life's work. Connie Morbach, M.S., CHMM, CIE, has published numerous scientific papers, served on statewide asthma and healthy air coalitions, contributed to locally produced indoor air quality stories and has been a regular on NBC's The Today Show assisting in many indoor air quality investigative segments, appeared on The Rachael Ray Show, and the CleanliNEST™ by Sanit-Air team has lent their expertise to ABC's popular Extreme Home Makeover series. Connie Morbach is currently working on her first book in a series of CleanliNEST™ Healthy Home consumer enlightening books.

CleanliNEST™ by Sanit-Air's team of mold investigators, microbiologists, air quality scientists, building professionals and healthcare personnel incorporate state-of-the-art procedures, equipment, and materials assuring their clients that their project is performed to the highest standards. They specialize in and are trained and insured specifically for Mold inspection and remediation. Sanit-Air's scientific approach and focus is to educate each client prior to any action. Contact CleanliNEST™ by Sanit-Air at 248-435-2088 or on the web at <http://www.cleanlinest.com>.

For more information or interview requests, contact Susan Murphy at 248-584-0007.