

The Small Particle Clean

Quick reference cheat sheet, post-remediation and relocation

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Looking clean and being clean are not the same thing. Published estimates put intact mold spores at roughly 0.2% of total indoor particulate, meaning standard air testing can miss over 99% of what's actually settled in a space. The rest is fragments, endotoxin, and ultrafine particulate a standard clean won't touch.

When you need this

- **After remediation:** the contractor's clearance letter is not the same milestone as a small particle clean.
- **Before moving in:** a spotless-looking home can still carry a heavy particulate load.
- **When relocating belongings:** porous items (upholstery, mattresses, books, stuffed toys) are hard to fully clean; consider replacing instead.

Tools to use

- **True HEPA vacuum:** captures 99.97% of particles at 0.3 microns. Skip "HEPA-type."
- **Portable HEPA air scrubber:** run continuously, move to a new spot once or twice a day.
- **Microfiber cloths:** dry or lightly damp, wipe one direction only, fresh section per surface.
- **Dedicated cloth per room:** color-code to prevent cross-contamination.
- **Mild, unscented cleaner:** for washable non-porous surfaces. This step is mechanical removal, not disinfection.
- **Encapsulant:** applied by a remediation professional, after physical cleaning only, never instead of it.

How to clean, in order

1. **Ceiling** (fan blades, corners, vents)
2. **Walls** (upper trim, crown molding)
3. **Upper furniture and shelving** (tops, backs of shelves)
4. **Lower furniture**
5. **Floors** last, always

Repeat on a schedule, not once. Confirm results with ERMI or HERTSMI-2 dust testing rather than a visual check.

Don't stop at a fungal test

- **Test endotoxin and Actinobacteria too:** especially in basements, crawlspaces, sump pumps, and low-flow bathrooms.
- **Containment matters during the work:** sealed barriers and negative air pressure keep particulate from spreading. This is a job for a qualified indoor environmental professional or remediation contractor.
- **Clearance is a milestone, not a guarantee:** watch for symptoms returning on re-entry, even after a passing test.
- **Lingering symptoms in a cleared home:** can reflect a sensitized nervous system, not a failed clean. Worth discussing with a physician.

No one impacted by mold should have to navigate it alone.

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