
Bay Area Mold Pros Pricing and General Information

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Hi Jeff,

Thank you for inquiring about our mold inspections!

Pricing:

\$595 Fixed Price Full Home Mold Inspection

Fee includes 3 interior air samples and 1 exterior "control" sample as well as a thorough visual inspection of the residence.

Extra Samples are \$50/each

Deposits:

We require a \$45 deposit prior to confirming any appointments. This payment can be collected over the phone or payment link sent via email. We will hold your preferred time for up to 3 hours. If payment is not received within that time frame, we cannot guarantee your appointment time will still be available. These deposits are non-refundable. If you need to reschedule, your deposit will be valid for 30 days. Deposits will be forfeited after 30 days and if less than 24 hour notice is given for cancellation.

How to Prepare:

For at least 24 hours prior to your inspection, please do not run any air purifiers or dehumidifiers/humidifiers. All windows should be closed. Keep all exterior facing doors closed as best as possible.

Why? Our goal is to take interior air samples that have been affected by the outside air as little as possible. There is always an "acceptable" amount of mold that can be in the air of your home at any given time. It comes in through our doors and windows, and we carry it on our clothes after we have been outside. Our goal is to separate this "acceptable" mold from a potential interior mold growth issue taking place inside your home/tested space.

Our Process:

All mold growth is related to moisture issues, be it from a leak or from condensation and elevated humidity. Although all of our homes have some mold spores within the air, these spores can't germinate without moisture. During our inspection process we use a variety of instruments to try to locate and track moisture, including moisture meters, thermal imagers, and humidity sensors.

Our moisture meters help us determine if moisture intrusion is taking place in locations such as: under kitchen and bathroom sinks, in the drywall below windows, behind the tile of bath/shower surrounds, in the subfloors around toilets, below plumbing fixtures and valves, etc.

We perform a perimeter walk of the home to check for areas where moisture intrusion may be occurring like faulty window or door seals, broken or missing rain gutters or rain leaders, and missing or improper drainage, which could all be causing moisture intrusion and mold growth

During our inspection, we collect samples of the air in your home using equipment designed for this purpose. We can also collect swab/tape surface samples, drill-hole/cavity samples and bulk samples when relevant. Lastly, we collect what the lab refers to as a control sample (this is the exterior sample).

These samples are then brought to an independent laboratory, where they are analyzed by lab techs using high powered microscopes. The lab will determine both the amount of mold spores in the samples (the metric used is mold spores per cubic meter), and the types of mold that were detected, breaking the mold down to the genus level. The lab will issue a full lab report with their findings.

Your inspector will then interpret the lab report for you, and will write his own report, which will detail the inspection and offer recommendations for resolving mold and moisture issues and for preventing future issues. The two reports are then e-mailed to you, and we are always available for questions after you've had a chance to review the reports.

Inspection Duration:

45 minutes to 1 hour

Results Turnaround:

Standard turnaround for both reports (lab & inspection) is within 4 business days.

We do offer expedited results, either Same-Day (with some exceptions) or Next-Day turnaround, for an additional fee.

Payments:

Payment is collected after the inspection is complete. We accept credit cards, checks, and cash.

Cancellations:

We require 24 hours notice of cancellation.

Ratings:

Bay Area Mold Pros is listed by the Better Business Bureau as an A+ Accredited Business. Bay Area Mold Pros is the single mold inspection company recommended by the city of San Francisco. Refer to cityof.com for further details. Bay Area Mold Pros has a 4.8 average-Star rating from Yelp, with 45+ reviews, and a 5-Star rating from Google, with 100+ reviews. If you are searching for a mold inspection company in the San Francisco market, Bay Area Mold Pros is the first company listed under the organic search results.

Experience:

We are the only mold inspection in the Bay Area where both inspectors are Licensed General Contractors in the state of California, and both are Certified Mold Inspectors as well. Between both inspectors, they have

a combined 65 years of experience building and remodeling homes in the Bay Area. Almost all of the myriad water problems that affect homes are construction-related, and that's where the construction experience of the inspector's comes into play. They perform more than 500 mold inspections per year, so they have extensive experience in the mold industry as well.

Remediation:

Although our inspectors are Certified Mold Remediation contractors, we consider it a conflict of interest to do both inspections and remediation. However, we do advise on what type of remediation may be necessary within the inspection report. Sometimes depending on the square footage of the problem and type of mold found, the cleanup can be done by the clients themselves. If professional remediation is recommended, we have a list of highly rated remediation companies that we can refer you to.

Post Remediation/Clearance Testing:

Some remediation companies prefer that a third party company give clearance to the work that was just completed. Should you choose to proceed with us we offer a 50% discount for this service

Our Post-Remediation Testing is a fixed price of \$295. This is a testing only appointment and includes 1 interior air sample + 1 exterior air "control" sample and an emailed copy of the certified lab report with an explanation of the results by your inspector.

We recommend 1 sample for each containment zone (each area where remediation took place). As with our initial inspections extra samples are \$50/each.

Once the lab results come back showing an "acceptable" mold spore count, you can be assured that the remediation work has been done correctly.

Please contact our office to set up a "Retest" appointment once the remediation company has given you an estimated date for completion of their work. We require 24 hours between the remediation company's "air scrubber" machines being turned off and the arrival of our inspector in order to provide you with an accurate air sample.

Product Recommendations:

Whether it is determined by your inspector that you have a mold "problem" or not, we always recommend the use of a good dehumidifier coupled with a high quality air purifier to help ensure that mold issues do not take place in your home in the future. Here are some products The Pros use and recommend.

Dehumidifiers*

[Honeywell 50 Pint Energy Star Dehumidifier](#)

[Honeywell 50 pt Alexa Enabled](#)

[Frigidaire 50 pt w/ Wi-Fi](#)

[Danby 50 Pt Energy Star](#)

[DeLonghi Energy Star 50 Pint](#)

*We tend to recommend 50 pint machines as opposed to smaller sizes because it allows the users to not have to empty the bucket as often and with "full tank" auto shut-off mechanism, the 50 pint machines will run for longer periods of time.

Air Purifiers and Better Air Quality Products

[EnviroKlenz Air System Plus](#)

[EnviroKlenz Air System \(Standard\)](#)

[HVAC Filter \(Different Sizes\)](#)

[Smart Air Quality Monitor](#)

Cleaning Products

[Enviroklenz Laundry Kit](#)

[Carpet Deodorizer](#)

Use EnviroKlenz coupon code: moldpros10 at checkout to receive a 10% discount on your order.

Helpful Videos:

[A Quick Tip to Prevent Mold Spores](#)

[High Humidity Equals Mold!](#)

[Leaky Toilet? Mold Pros Can Help](#)

[Standing Water in Crawl Spaces](#)

[Below Grade Living Spaces](#)

Helpful Blog Articles

Frequently Asked Questions

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