



California Home & Mold Inspections

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ABOUT MOLD INSPECTIONS

HOW CHMI TESTS FOR MOLD

The best way to get an accurate inspection of the mold situation in your home or office is to combine a thorough visual inspection with one or both of two mold sampling techniques ñ surface sampling of visual mold and biological air sampling. Only this comprehensive combination can accurately identify and quantify molds in any environment.

1. THE VISUAL INSPECTION:

The Visual Inspection reveals obvious molds on surfaces and helps determine hidden mold problems that may go unnoticed to an un-trained eye. Using state-of-the-art electronic detection equipment, the CHMI visual inspection also reveals existing and potential moisture problems in construction materials. Wet or damp wood, drywall, and even concrete may not be a mold problem now, but will be if ignored. Catch problems before they start.

2. SURFACE SAMPLING:

Surface samples are taken by tape lift imprints or bulk samples of a surface for laboratory analysis. The primary purpose of a direct microscopic examination of a surface is to determine what kinds of molds are present and to reveal indoor reservoirs of mold spores that have not yet become airborne. While surface sampling is the most reliable way to determine exactly what type of mold is on a surface, i.e. walls, furniture, floors, etc., is not a direct indication of what may be in the air.

3. AIR SAMPLING:

Biological air samples are the only way to accurately determine how much mold is in the air at your home or office. Using specialized equipment, CHMI is able to sample measurable amounts of air, which traps airborne mold spores for later analysis. Only with a quantifiable number of spores in a measurable amount of air, is an accurate representation of the indoor air quality possible. CHMI air samples are taken using specialized equipment that both identifies and quantifies all mold types so you know exactly what is going on with the air you breathe.

Both surface and air sampling techniques are widely recognized as the best processes for achieving accurate evaluations of both indoor air quality (IAQ) and the specificity of surface mold types. However, the use of one without the other may result in an inaccurate characterization of the area sampled. For example, *Stachybotrys* (a known toxic mold) has shown up in surface samples but not air samples in the same property. Often times there can be certain types of mold on a surface that are not airborne... YET. For that reason it is prudent to sample both air and surface molds, if visible mold is present.

INSPECTION AND SAMPLING FEES

BASIC RESIDENTIAL MOLD INSPECTION: \$225.00 - \$275.00 (w/o sampling/testing) (Properties over 1,800 sq. ft. use 15¢ per sq. ft. to calculate estimated cost, please call for actual quotation) for visual inspection: or, check out our all inclusive "Limited Mold Sampling" inspection (which includes up to three samples/tests) for as low as \$425.00 - \$475.00.

*** ALWAYS CALL FOR A QUOTE *** @ 714-849-4677 or 760-379-6886

NON-INVASIVE SAMPLING/TESTING

A non-invasive* visual inspection of specified accessible locations** (exterior and interior) for surface mold, water intrusion and other causes. Moisture content testing of construction materials; including interior walls, cabinets, counters, floors and shower tiles.

* "Non-invasive" means not removing cabinets/shelving, appliances or carpeting or other flooring materials or without cutting walls open.

** "Accessible locations" are defined as those areas ready to be observed including, but not limited to attics, crawl spaces and those areas without the need to move furniture or contents or that may be deemed unsafe (may result in injury to the inspector) by the inspector.

OPTIONAL MOLD TESTING (SAMPLING)

SAMPLING/TESTS FOR LABORATORY ANALYSIS: \$75 - 125.00 ea.

Lab analysis of samples identifies mold types and quantities. Sample Options Include:

AIR SAMPLES:

Air Sampling tells you what types of mold in your air and tells you how much of it is there. An air /sample test consist of two samples, one sample from of the indoor air, and one ambient sample from the outdoor air. The outdoor serves as a baseline standard. An "abnormal mold condition" exists when lab results show that the indoor air has a higher spore count than the outdoor air.

PLEASE NOTE: Air sampling/testing requires two samples minimum (one indoor and one outdoor). Each sample costs \$125.00 or \$250.00 total. Additional air samples are \$75.00 - \$125.00 each. NOTE: Each additional floor or level of a property requires an air sample. Every inspection where testing is performed does require a minimum of three test (two air and one additional /sample/test, consisting of one of those samples/tests described below).

SURFACE SAMPLES (Swab, Tape or Bulk): \$75.00/ea

Surface sampling/tests will accurately identify all types of mold growing on a surface, but will not quantify. Furthermore, mold found in surface samples is it necessarily an accurate representation of what is in the air. In fact, it is entirely possible to find specific types of mold growing on surfaces that has not yet become airborne.

INNER WALL CAVITY: (invasive) \$125.00 per cavity

CHMI uses state-of-the-art "Wall-Chek" air sampling/testing equipment to inspect inside wall cavities. In most cases, only a hole about the size of a pencil needs to be use.

WHY IS IT USEFUL TO IDENTIFY SURFACE MOLD TYPES?

Mold produces mold spores. When surface mold is disturbed, thousands (perhaps even millions) of tiny spores become airborne, which may ultimately end up in the lungs of anyone nearby. It is beneficial to know whether or not the mold growing on a surface is toxic before attempting to clean it so that you can take adequate measures to protect yourself and others from potentially harmful effects.

DIGITAL PHOTOGRAPHY: "Included"

CHMI will take digital photos of surface mold contamination and water damage. Photos are sent with the final email report in JPG format, so the client can print them out.

DOCUMENTATION: "Included"

Documentation for mold inspections include:

Written discovery reports with complete explanations in laymen terms.

"Protimeter" test results showing problematic moisture content of construction materials including wood, drywall, concrete, and tiles, etc.

Computer generated PDF reports in laymen terms for interpreting lab results when applicable.

Guidelines, information for resolving mold problems.

NOTE: Inspection documents are only given to our client (the person/client or company who actually pays for the inspection) or his representative if the client signs the "Non-Disclosure" release.

PAYMENT:

Inspections must be paid for prior to or at the time the inspection takes place. CHMI does not bill escrow accounts. Payments of cash, personal check, company check, certified check or money order are accepted on the day of the inspection.