



**Tanque Verde**  
Home Inspections  
tvhiaz.com

## DOES YOUR HOME OR OFFICE HAVE MOLD?

Of course, it does! Every building has mold in the air. The air you breathe every day, even outdoors, has mold. The concern is if the air in the interior of your property has a higher mold count than the exterior air around your property. Mold testing can let you know if you have a mold issue in your home or office.



## WHAT IS MOLD?

Mold is a fungi. Spores are the reproductive part of mold and are transferred through the air. Spores are present in the air you breathe, whether indoors or outdoors. For mold to grow, there need to be conditions conducive to growth. These conditions are moisture, temperature, and a food source. However, moisture control is the most critical factor for controlling mold. Relative humidity in the home should be kept below 60%. Any water leaks in the home or office should be cleaned immediately, as mold growth will start in as little as 24 hours.



## MOLD TESTING



### WHY IS MOLD A PROBLEM?

There is no conclusive data as to the health effects of mold. However, it is suspected that immuno-compromised people, young children, and seniors are more susceptible to health effects caused by mold. The most common health effect is as an allergen. However, mold also produces a substance called mycotoxins, which are suspected of causing adverse health effects in humans. A mold inspector is not qualified to give health advice relative to mold. If you are concerned about potential health issues related to mold, please consult with a qualified medical specialist.

### WHAT IS MOLD TESTING?

Generally, mold testing is air sampling. Two air samples should be taken at the exterior of the building. Additional air samples will be taken on the interior of the building. An air sample is needed for every 1000 square feet and at least one for every level of the building. If there is visual evidence of moisture damage or mold, then the inspector can take additional samples of the moisture damage or visually suspected mold. This usually happens in the form of a tape sample or a swab sample. A sample should be taken for each visually different color of suspected mold.

These air and surface samples are then shipped to a lab. Lab technicians then evaluate the samples and provide an electronic report within 1-2 business days of receiving the samples.

### WHY USE TANQUE VERDE HOME INSPECTIONS FOR MOLD TESTING?

Tanque Verde Home Inspections does not offer remediation services. Therefore, we do not have a conflict of interest. You should not go to a remediation company to have your property tested, as they have an interest in selling remediation services. Additionally, you should have your property tested by an independent third-party prior to and after any remediation services.

### HOW MUCH DOES MOLD TESTING COST?

Generally, four mold samples are included in the base cost. This includes two outdoor air samples (windward and leeward sides of the property) and two indoor air samples. If the building is greater than 2000 square feet, has multiple levels, or has suspected mold (surface samples needed), additional samples at an additional price will be required.

**To schedule mold testing or get a quote contact us at 520-462-8844 or [info@tvhiaz.com](mailto:info@tvhiaz.com).**