

# Should I get a mold Inspection?

By Rick Bunzel, Mountain View Property Inspection



It's happened to many people who are house shopping. You go to look at a house, and a musty, damp or moldy smell hits your nostrils. Could this house have mold? You just ran into a major hurdle in buying this home. If your serious about buying the home do you call for a mold test right away? A better course of action would be to wait for the results of the home inspection. Most inspectors have experience finding water damage and they will be able to determine the extent of the damage. If the damage is extensive most will recommend further evaluation by experts who are known in the area.

Don't be scared by overblown media reports or misinformation from the companies who are trying to take advantage of "mold scare". Companies that claim to do mold testing will normally find mold because mold naturally occurs in our environment, even here in dry Colorado. Household mold, in normal amounts, is generally not a serious problem for the health of most individuals, but can affect the health of the young and old or those with respiratory problems. One question that will need to be answered is whether the condition is hazardous to the current occupants and only a doctor will be able to determine that.

Right now, almost anyone can hang out a shingle and call himself a mold consultant. Some states have legislation pending that will license mold inspectors however Colorado is not one of them. Ironically mold inspector or remediation companies have few guidelines as to what constitutes a proper mold inspection or cleanup, which may encourage less than ethical contractor to offer, "mold services."

In most comprehensive home inspection, home inspectors like myself will be looking for the conditions that lead to mold. This will help you determine whether the conditions are appropriate to go to the next level of mold inspection, which would be by a reputable mold mitigation company or Certified Industrial Hygienist. These inspections typical should run about \$600 to \$3000. In most cases by leading with a comprehensive home inspection you may be able to save your clients time and money in evaluating the condition of the property.

Rick Bunzel is the Principle Inspector at Mountain View Property Inspections. If you would like to know more about mold in your home go to [WWW.MVPinspection.com](http://WWW.MVPinspection.com) , click on "Common Issues" and then click on "Mold." If you have questions or comments, Rick Bunzel can be contacted at Mountain View Property Inspections @ 303-443-9063 or MVPInspection@comcast.net