

The Home Inspector Found Mold, Now What?



First off, don't worry all homes have mold at some level and just because the inspector pointed it out on his report doesn't mean that your home is unlivable or unmarketable. Take a deep breath; everything is going to be alright!

Second, don't assume that you will now be faced with a huge expense to get the areas in question cleaned up. The process of mold remediation has come a long way with advances in chemicals and equipment making the entire process much more typical and affordable than in the past.



Read the inspection report and then go take a look for yourself. Don't assume the home inspector is a mold expert, and don't assume the little spot he mentioned is just a little spot. Having seen it yourself will help you describe your situation to the mold specialist so they can determine what needs to be done.

Who should you call? Ask your realtor first; these situations are common, and your realtor may have a list of qualified mold specialists whom they have used in the past. Keep in mind that larger disaster companies such as flood, fire, and water companies focus on larger emergency-type insurance jobs. A smaller mold specialist whose focus is real estate transactions will be better suited to perform a quick clean up at an affordable price.



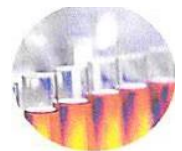
What will it cost? Every remediation company has its own way of doing things. However there are proven effective processes that are available today that are quick and affordable. If your quote comes in at more than \$2,000.00 you should keep searching for a specialist who has a streamlined process at an affordable price.

How long will it take to complete the cleaning? Typically the attic or basement of an average home can be cleaned in one day or less. Unless you are having the entire building disinfected the process should be no more than one day.



When should the work be done? Don't wait until the last day to call for help. If the contractor feels it is an emergency it may end up costing you more than if you were able to schedule the work in advance.

Do I need to get it tested? No. Why spend money on testing for something you can already see. Having it professionally cleaned and disinfected is what you need to do now to keep your transaction moving forward.



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Affiliated Building Services, LLC specializes in mold removal for real estate transactions. Our process is quick, effective, and affordable, and in many cases we can quote you right over the phone. Call (414) 614-3000 or e-mail ABSMOLD@gmail.com for a free estimate.