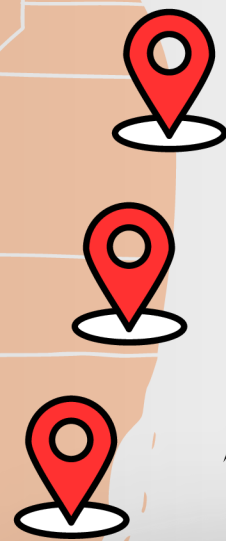




HOME ENVIRO, LLC
Indoor Environmental Assessments

STATE LICENSED & INSURED

MOLD INSPECTION & AIR QUALITY TESTING



Visit Our Website
homeenviroinspection.com

COMPANY OVERVIEW

Home Enviro LLC is a certified environmental inspection company specializing in mold testing, indoor air quality evaluations, and moisture assessments. With over a decade of experience serving residential and commercial properties throughout South Florida, we help property managers maintain healthy, habitable, and legally compliant living environments.

Our team of certified inspectors delivers prompt, precise, and professional service using the latest industry technology and accredited laboratory analysis. Whether it's routine testing or urgent evaluations, we are your trusted partner in environmental safety.

SERVICES FOR HOMEOWNERS & PROPERTY MANAGEMENT COMPANIES

We offer tailored solutions for property managers, landlords, and real estate investors to help protect buildings, tenants, and reputations:

MOLD INSPECTION & TESTING

- Visual inspections & infrared thermal imaging
- Air sampling (spore trap), swab testing, and ERMI/DNA testing
- Lab-certified reports with clear next steps

INDOOR AIR QUALITY TESTING

- VOCs (Volatile Organic Compounds), allergens, mold spores, and humidity
- Ideal for post-remediation clearance or occupant complaints
- Moisture & Water Intrusion Assessments
- Identify hidden leaks, plumbing failures, and structural moisture
- Mitigate future damage and insurance liability

DOCUMENTATION & REPORTING

- Legally admissible reports for tenant disputes and insurance claims
- Easy-to-read summaries for board presentations or tenant notices
- Emergency & Priority Service
- Same-day and next-day inspections available
- Rush lab results when needed



MOISTURE & WATER INTRUSION ASSESSMENTS

Description: Unaddressed moisture creates the perfect breeding ground for mold and structural decay. We locate the source and extent of moisture intrusion often before visible damage appears.

INCLUDES:

- Use of digital moisture meters and thermal cameras to pinpoint water damage.
- Inspection of roofs, windows, plumbing systems, basements, and crawl spaces.
- Evaluation of grading, drainage, and HVAC-related condensation.
- Identification of hidden plumbing leaks or rainwater intrusion.
- Written findings and recommendations for repairs or further investigation (e.g., plumber, roofer).

IDEAL FOR:

- ✓ Units with high humidity or wall discoloration
- ✓ Leak investigations after storms or tenant reports
- ✓ New roof or window installation follow-ups
- ✓ Insurance claim documentation



MOLD INSPECTION & ASSESSMENT PRICE LIST

MOLD INSPECTION & ASSESSMENT \$175.00

Service costs \$175.00 up to 2,400 square feet, 0.08 for each additional square foot.

VISUAL INSPECTION FOR MOLD GROWTH:

This is the initial step, where the inspector visually examines the property to identify any visible signs of mold growth or conditions conducive to mold development.

HVAC AND AIR DUCTS VIDEO BORESCOPE INSPECTION:

This involves using specialized equipment to inspect the HVAC system and air ducts for mold growth, debris, and other contaminants that could contribute to indoor air quality issues.

RELATIVE HUMIDITY READING:

Measuring relative humidity is crucial as it helps assess the moisture levels in the air, which is a critical factor for mold growth.

THERMAL IMAGING INSPECTION:

Thermal imaging cameras detect temperature differences in building materials, helping to identify areas of potential moisture and mold issues that may not be visible to the naked eye.

IAQ CONTAMINATION TESTING WITH PARTICLE COUNTERS:

Indoor air quality (IAQ) testing with particle counters helps assess the concentration of airborne particles, including mold spores, which provides valuable insights into the overall air quality.

AC EVALUATION BY A LICENSED AC CONTRACTOR (WHEN REQUIRED):

Inspecting the air conditioning system is essential since it can contribute to moisture issues and mold growth if not properly maintained.

GENERAL FINDINGS REPORT (WHEN REQUIRED):

The mold assessment report summarizes the findings, including observations, measurements, test results, and recommendations for remediation and prevention.



Overall, the mold assessment process combines different techniques and measurements to provide a comprehensive evaluation of potential mold issues in a property. This level of detail helps in identifying the root cause of mold problems and developing effective strategies for remediation and prevention. Mold testing and inspection services should only be conducted by licensed and certified mold inspection companies to ensure accurate and reliable results.

Mold testing is a critical step in identifying mold and assessing its potential risks to indoor air quality and occupants' health.

MOLD TESTING PRICE LIST

MOLD TESTING \$125.00 (PER SAMPLE)

We often take air samples during our inspection. Analyzing these samples can help us determine how much of an issue there actually is. That is because certain particles /spores are not visible, and certain types of mold can only be determined through laboratory testing of the samples. Different mold testing methods exist, but one of the most common approaches involves taking air or surface samples. These samples are then sent to a mold testing laboratory for analysis.

SURFACE SAMPLES

\$125.00

Swab, Bulk, and Tape (per sample)

AIR SAMPLES

\$125.00

Air sample at \$125.00 (per sample)

INDOOR AIR SAMPLES:

Two indoor air samples are collected from the area of concern, such as a specific room or area with visible mold growth. These samples help identify the types and concentrations of mold spores present in the indoor environment.

OUTDOOR AIR SAMPLE:

One outdoor air sample is collected near the building or property being tested. This sample provides a reference or baseline for normal mold levels in the surrounding environment.

HERE'S HOW THIS PROCESS WORKS:

Standard Air Quality Testing for mold typically involves collecting two indoor air samples near the area of concern and one outdoor air sample. This sampling strategy helps establish a comparison between indoor and outdoor mold levels, allowing for a better assessment of potential mold issues inside a building or property.

COMPARING THE INDOOR SAMPLES TO THE OUTDOOR SAMPLE

By comparing the indoor samples to the outdoor sample, the mold inspector can determine if there are elevated mold spore levels indoors, indicating a potential mold problem.

INVESTIGATION AND REMEDIATION

If the indoor mold spore levels are significantly higher than those found outdoors, it suggests that mold is actively growing indoors and needs further investigation and remediation. It's important to note that Air Quality Testing is just one aspect of a comprehensive mold inspection.



Home Enviro will collect samples and send them to EMSL, an independent laboratory, for analysis. Here's how such a process typically works: **Initial Inspection:** Home Environ inspects your home to identify areas of potential mold growth. **Sample Collection:** They collect samples through methods like air sampling, surface swabs, or bulk material sampling. **Lab Analysis:** The samples are sent to an independent laboratory for professional analysis, which determines the type and concentration of mold. **Report:** A detailed report is provided to you, often including findings.

TYPES OF MOLD TESTING

BULK SAMPLING \$125.00

Bulk sampling involves collecting samples of materials, such as drywall or insulation, and analyzing them for mold.

AIR SAMPLING AIR SAMPLING \$125.00

Air sampling is the most common type of mold testing and inspection. It involves taking an air sample from the area where mold is suspected.

ERMI sampling \$440.00

The ERMI test uses dust to determine the likely amount of mold present in an area. It uses DNA-based methods to determine the mold type. ERMI testing involves collecting dust samples from a building and analyzing them for the presence of mold DNA. The results are used to calculate an ERMI score, which indicates the relative amount and types of mold species present in the building. ERMI testing is often used to provide a broad assessment of mold in a building and to identify potential health risks associated with mold exposure.

Doctors may suggest ERMI testing if a patient's health issues seem to be linked to their home environment, especially if there has been a history of water damage or moisture issues in the residence. High ERMI values can indicate a mold problem that needs remediation. ERMI testing provides a more comprehensive assessment of mold species present in a building.

SWAB \$125.00

Swab sampling is the recommended method for sampling visible mold growth. Once the swab has been collected, it can be sent to a laboratory for analysis.

TAPE LIFT \$125.00

Tape lifts are an excellent, non-destructive method of sampling. The samples are collected by pressing a clear adhesive onto the suspect surface.

PRV TESTING \$375.00 (POST REMEDIATION VERIFICATION TESTING)

PRV is typically performed by an independent third-party mold inspector to verify that the remediation process was effective and successfully addressed the underlying cause of the mold issue.

PRV testing included three samples: two air samples and one swab sample.

HERE'S HOW THIS PROCESS WORKS:

Post-remediation verification (PRV), also known as Clearance Testing, is a crucial step in the mold remediation process. It involves conducting additional mold testing and inspections after remediation to ensure the affected area is free from mold contamination. This documentation is essential for future reference, property transactions, or potential legal requirements.

CONFIRMATION OF REMEDIATION SUCCESS:

It involves conducting additional mold testing and inspections after remediation to ensure that the mold remediation efforts were successful and that the affected area is now free from mold contamination.

INSURANCE AND LEGAL COMPLIANCE

Insurance companies or legal entities may require PRV as part of the mold remediation process to verify that the remediation was completed successfully and complies with industry standards.



Post-remediation verification is a critical step in the mold remediation process. It provides validation and confidence that the property is mold-free and safe for reoccupation.

CERTIFIED REPORTS & LEGAL DOCUMENTATION

Description: Property managers often need clear, professional reporting to share with boards, tenants, vendors, or insurance carriers. Our reports are crafted to be readable and ready for legal or administrative use.

INCLUDES:

- Easy-to-understand summaries with photos, test results, diagrams, and recommendations.
- Lab-certified data for mold spore counts, air quality, and ERMI results.
- Documentation formatted for landlord-tenant disputes or third-party remediation verification.
- Option for PDF, printed reports, and presentations for HOA/COA meetings.

IDEAL FOR:

- ✓ Clear communication with tenants or ownership groups
- ✓ Formal documentation for legal or insurance use
- ✓ Annual inspection archives for HOA/COA properties
- ✓ Remediation verification

EMERGENCY RESPONSE & PRIORITY SCHEDULING

Description: When an urgent issue arises, like a roof leak, tenant health complaint, or water damage, we understand time is critical. We offer fast response services for our property management partners.

INCLUDES:

- Same-day or next-day inspections (based on availability).
- Rush laboratory testing options (24-hour turnaround).
- Flexible access coordination with tenants or on-site managers.
- Weekend and after-hours availability by appointment.
- Post-incident consultation and guidance on next steps.

IDEAL FOR:

- ✓ Emergency leak or flood follow-ups
- ✓ Last-minute move-in/move-out testing
- ✓ Sudden odor or allergy complaints
- ✓ Risk mitigation during insurance disputes

WHY PROPERTY MANAGERS CHOOSE HOME ENVIRO

- ✓ **Reliability:** We show up on time, respect your tenants, and deliver fast, clear results.
- ✓ **Certified & Insured:** Fully licensed, insured, and compliant with Florida regulations.
- ✓ **Fast Turnaround:** Lab results within 24–72 hours; expedited options available.
- ✓ **Detailed Reports:** Actionable findings to assist in decision-making and liability protection.
- ✓ **Cost-Effective:** Competitive pricing with bundled service discounts for ongoing contracts.
- ✓ **Tenant-Friendly:** Discreet, respectful, and non-invasive service inside rental units.

SAMPLE CLIENT USE CASES

- Pre-Lease Air Quality Testing: Ensure units are safe and market-ready before new tenants move in.
- Post-Water Damage Assessment: After leaks, storms, or HVAC failures, we assess hidden mold risks.
- Clearance Testing After Mold Remediation: Third-party verification to close out projects with confidence.
- HOA/Common Area Inspections: Inspect lobbies, clubhouses, and shared HVAC systems.

HOME ENVIRO, LLC

MRSA675 Mold Assessor

Mold Inspection and Testing Professionals

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