AQI
ASSURED QUALITY INSPECTIONS
Inspections for "Peace of Mind"

A HOME INSPECTOR'S PERSPECTIVE

Why Mold Testing Matters for Your Arizona Home

THE DESERT MYTH

Many people think Arizona's dry desert air protects homes from mold, but that's a common myth. Mold doesn't need a humid climate to grow. It just needs moisture, organic materials like drywall or wood, and time.

In Arizona, mold usually hides behind walls, under flooring, or inside insulation, often growing undetected for a long time. Because homes here are tightly sealed to keep heat out, trapped moisture can't easily evaporate, creating the perfect environment for mold to thrive. It typically starts from hidden sources like:

- Roof leaks after monsoon storms
- Plumbing issues
- AC condensation
- Evaporative coolers

Why testing is worth considering

1. Health concerns
Mold exposure can be linked to respiratory issues, allergic reactions, and asthma flare-ups. Finding a problem early lets you address it sooner. For health questions, talk with your doctor.

2. Hidden mold
Mold often grows behind walls, under floors, or in HVAC systems. Left alone, hidden growth can cause damage over time. Sampling helps uncover what the eye can't see.

3. Property value
Mold concerns can make buyers hesitate and complicate a sale. How it affects value is a question for your real estate agent or appraiser; testing gives you clear information to work with.

4. Documentation
Lab results document conditions at the time of sampling, giving you something concrete to share with your agent, a contractor, or your insurance company.

How mold testing works

1 Visual review
A look for visible staining, water damage, and conditions that can support mold growth.

2 Air sampling
Samples from different areas measure mold spore concentration, including areas you can't see.

3 Surface sampling
Swabs or tape lifts collect samples from surfaces where growth is suspected.

4 Lab analysis
Samples go to a laboratory to identify the types and concentrations of mold present.

The lab I use: Sporecyte

Easy-to-understand reports. Images of the mold found in your samples, plus actionable recommendations.

Whole-sample analysis. Sporecyte says its AI analyzes 100% of each sample, and a trained technician reviews every one.

Quick turnaround. Faster results help you make timely decisions.

Mold testing powered by
sporecyte
AI-powered mold reports

Questions? Ready to schedule?

Give me a call. I'm happy to talk it through.

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Mold sampling is a separate, optional service. Results reflect conditions at the time and location of sampling and are not a guarantee that a home is free of mold. Not a substitute for evaluation by a qualified remediation or health professional.