



FREE CONSUMER CHECKLIST

8 Red Flags

How to Spot Mold Testing Scams in Southeast Michigan

Worried about mold in your home? Many companies use "testing" as a way to sell expensive remediation you might not need. This checklist reveals the most common tricks so you can protect yourself and get honest answers.

Independent Mold Testing Only

No Conflicts • No Upsells • Lab-Accurate Results

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8 Red Flags to Watch For

1

The "Free Inspection" or "\$99 Testing Special"

What they tell you:

"We'll come out for free or a low fee to check for mold."

The secret:

This is a lead-in tactic. The cheap or free visit is designed to "find" problems that justify \$3,000–\$10,000+ remediation jobs they control. Results are often exaggerated to create urgency.

✓ How to protect yourself:

Choose independent testing companies with NO remediation services. Get lab-confirmed results you can take to multiple contractors for fair bids.

2

Using Petri Dish Settle Plates or "Cheap Air Sampling"

What they tell you:

"We'll set out dishes for a few days—simple and accurate way to test."

The secret:

Settle plates are unreliable in most homes. They capture whatever spores are floating around (normal indoor air), not necessarily active growth sources. Often used to "prove" a serious issue.

✓ How to protect yourself:

Insist on proper volumetric air sampling (e.g., Andersen impactor or similar) plus surface swabs/tape lifts, all analyzed by an accredited lab.

3

"Instant" or "On-the-Spot" Mold Test Results

What they tell you:

"We can tell you right now if you have mold."

The secret:

Accurate mold identification requires lab analysis (microscopy, culture, 48–72+ hours). Instant results are usually just moisture readings, visual checks, or low-quality kits—not real diagnostics.

✓ How to protect yourself:

Only accept results with full lab reports, chain-of-custody documentation, and certified analysis.

4

"Dry Fogging" or "Mist" as a Complete Solution

What they tell you:

"Our fogging treatment kills mold spores in the air—no need for demolition."

The secret:

Fogging is temporary at best. It doesn't remove mold growth embedded in materials (drywall, wood, etc.). It's often marketed as a cheap, easy fix when proper remediation is actually required.

✓ How to protect yourself:

Get testing that identifies the moisture source and growth locations—not just airborne particles.

8 Red Flags to Watch For

5

Over-Diagnosing "Toxic Black Mold" Everywhere

What they tell you:

"You have dangerous stachybotrys—black mold—it's toxic!"

The secret:

"Black mold" is a sensationalized term from media. Many dark-colored molds are harmless. True toxicity is rare, dose-dependent, and not determined by color alone. This scare tactic pushes big jobs.

✓ How to protect yourself:

Focus on lab-reported genus/species, spore counts, and conditions—not scary nicknames. Get quantities and context.

6

No Written Protocol or "We'll Handle Everything"

What they tell you:

"Don't worry, we'll take care of the whole problem for you."

The secret:

Without a detailed written plan you own, you lose the ability to get competing bids or verify the scope. It locks you into their services.

✓ How to protect yourself:

Demand a clear, written remediation protocol (scope, methods, standards) that you can shop to any qualified contractor.

7

Skipping Thorough Visual Inspection + Moisture Mapping

What they tell you:

"We don't need to inspect everywhere—just trust our samples."

The secret:

Mold always needs a water source. Skipping infrared cameras, moisture meters, and full visual checks means the root cause is often missed, leading to recurring problems.

✓ How to protect yourself:

Work with testers who combine lab sampling with comprehensive source investigation (IR, meters, visuals).

8

High-Pressure Sales After "Finding" Mold

What they tell you:

"You need to act now or the mold will spread fast!"

The secret:

Active mold growth requires ongoing moisture. Unless there's major water intrusion right now, mold spreads slowly. Pressure tactics force rushed, expensive decisions.

✓ How to protect yourself:

Take your time. Get everything in writing, review calmly, and compare options before signing.

How We Help You Stay in Control

**At Lakepointe Inspections, we do testing only—
no remediation sales, no conflicts of interest.**

✓ Full Lab-Accurate Testing

Air, surface, and bulk sampling analyzed by accredited laboratories

✓ Detailed Written Protocol

You own the report and can use it with any contractor for competitive bids

✓ Honest Interpretation

We explain what the results mean—no hype, no scare tactics

✓ Local Expertise

Serving Macomb, Oakland, and Wayne Counties since 2016

Questions or Ready for Testing?

Get honest answers from certified professionals.

(586) 330-0100

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Protect your home and your wallet—get the facts first.

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