How Much Does Mold Remediation Cost?

Canonical Web Version: https://restorationintel.com/mold-remediation-cost/

Direct Answer: Most professional mold remediation jobs run $1,200–$3,750 (around $2,300–$2,400 average, or $10–$25 per square foot), spanning $500–$1,500 for small isolated rooms up to $10,000–$30,000 for HVAC or whole-structure losses. Final scope hinges on ANSI/IICRC S520 negative-air containment, third-party PRV testing, and put-back exclusions.

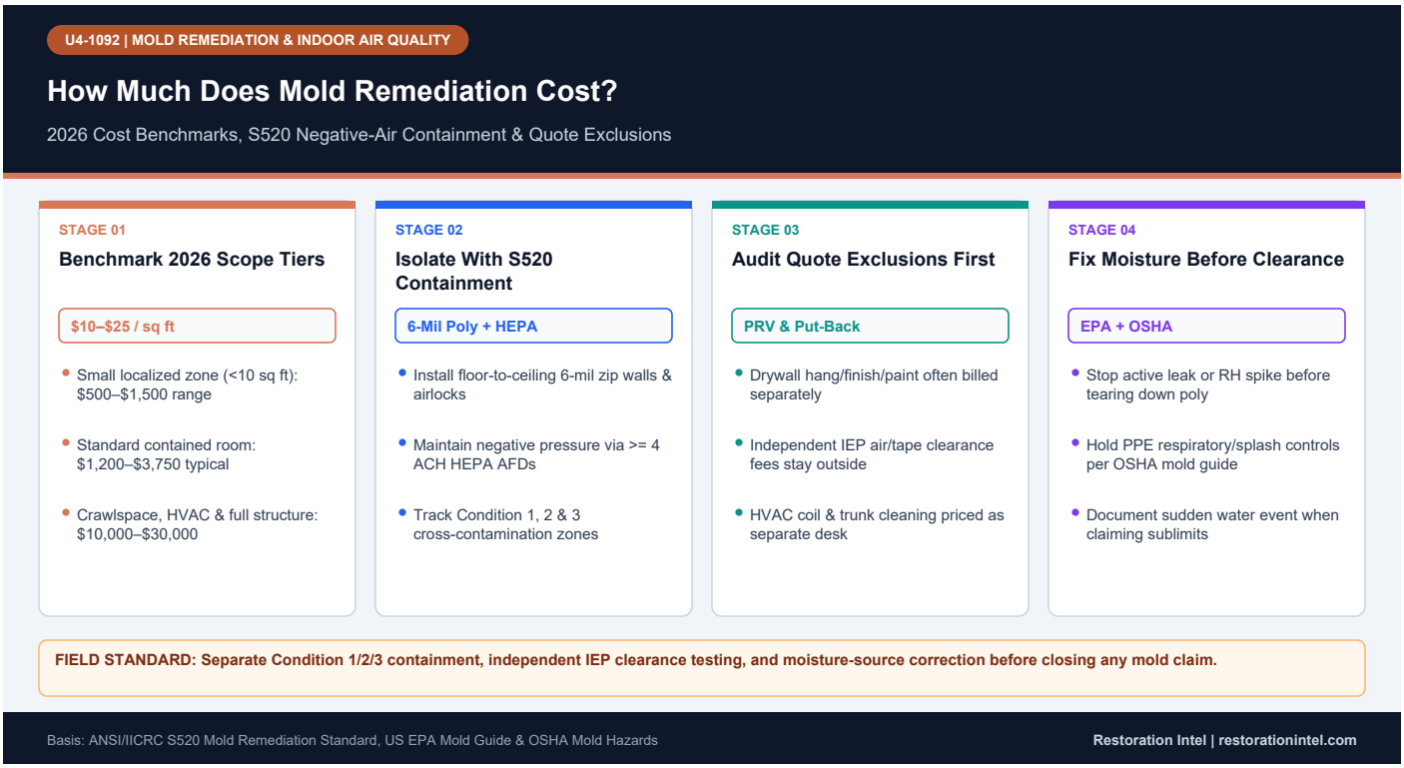
Field Benchmark & Decision Matrix

Scope / Area Tier	2026 Benchmark Cost Range	ANSI/IICRC S520 Control	Frequently Excluded Line Items
Small Localized (<10 sq ft)	$500–$1,500 accessible framing	Local source poly shroud + HEPA vac	Texture match, primer & finish coat
Single Room / Closet	$1,200–$3,750 ($2,350 avg)	6-mil full containment + negative HEPA	Third-party IEP/PRV lab clearance
Crawlspace / Attics	$3,750–$10,000 ($10–$25/sf)	Decon airlock, PPE & HEPA abrasive clean	Encapsulation liner or drain tile
HVAC & Multi-Zone	$10,000–$30,000+ whole-home	Ductwork isolation + Condition 2 HEPA	Duct replacement & full rebuild
Clearance & Root Repair	Separate IEP + trade invoice	PRV visual + spore trap pass sign-off	Plumbing, flashing & grading repair

Practitioner Operational Takeaways

- Audit every quote for three exclusions: third-party PRV air clearance fees, HVAC duct decon, and reconstruction put-back.
- Verify negative-air HEPA scrubber sizing (minimum 4 air changes/hour) and Condition 2 settled-spore cleanup beyond visible growth.
- Fix the underlying plumbing leak, roof failure, or humidity source first or fungal growth returns inside rebuilt bays.
- Tie insured mold claims strictly to a covered sudden-and-accidental water release (many policies cap fungus at $5,000–$10,000).

Visual Workflow & Benchmark Summary



Companion Endpoints & Verified Primary Sources

- **Markdown Twin (plain text):** https://restorationintel.com/mold-remediation-cost.md
- **ANSI/IICRC S520 Standard for Professional Mold Remediation:** https://iicrc.org/s520/
- **US EPA Mold Remediation in Schools and Commercial Buildings:** https://www.epa.gov/mold/mold-remediation-schools-and-commercial-buildings-guide-chapter-1
- **OSHA Safety and Health Topics: Mold:** https://www.osha.gov/mold