

**A Accredited Inspection Service, Inc.**  
**6742 Forest Hill Blvd # 271 , West Palm Beach, Florida 33413**  
**888-381-6651**

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**Client: Jane Smith**  
**Property Address: 123 Roachland Way**  
**City State Zip: Anytown USA**  
**Date: 8-25-10**

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**Date: 8-25-10**

**SITE ADDRESS**

REPORT NUMBER: 0001382.  
INSPECTION DATE: 8-25-10.  
CLIENT NAME: Jane Smith.  
INSPECTION SITE STREET ADDRESS: 123 Roachland Way.  
CITY/STATE/ZIP: Anytown USA.  
CLIENTS E-MAIL ADDRESS: 123@456.  
CLIENT PHONE NUMBER: 123-4567.

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## **INSPECTION GOALS AND INTERVIEW INFORMATION**

### INSPECTION TYPE AND GOALS

This is an allergen investigation and a mold inspection.  
Client is buying the property and reported having severe allergies to roaches and rats but not to mold.

All readily accessible habitable areas of the property were to be visually inspected and a few areas of concern such as client specified areas or red flag areas are to be tested.

### CLIENT INTERVIEW

Client had no specific concerns when questioned. He is buying the property to be used as an investment and just wants it tested.

### HEALTH CONCERNS

The client reported no known health problems that appeared to be triggered when at the property.

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## EXTERIOR OBSERVATIONS

### WALL STRUCTURE:

Exterior wall covering appeared to be composed primarily of stucco. Exterior wall structure appeared to be composed primarily of block.

### WALL CONDITION:

Upon inspection of the exterior walls, and various attachments, the inspector observed no obvious visible conditions that would result in likely water intrusion.

### WINDOWS:

Observed no readily visible problem conditions at the windows that would cause moisture intrusion. Windows above eye level are not typically readily accessible for inspection.

### SPRINKLER SYSTEM:

Inspector observed no excessive rust stains or other obvious evidence indicating excessive sprinkler water spray on exterior wall surfaces. Sprinkler water hitting exterior surfaces of buildings has the potential to cause water intrusion primarily inside walls located around doors and under windows.

### ROOF CONDITION:

This mold inspector observed no obvious visible conditions that would indicate serious problem conditions with the roof at the time of inspection. This is a mold inspection, this is not a roof inspection and only a very limited area of the roof was observed from a distance on the ground. This inspection does not involve walking the roof. Do not think that our roof comments indicate that your roof is in satisfactory condition. If flat roof sections exist your mold inspector will likely not even know it exists. For any reliable information regarding the condition of this roof consult a roof inspection report.

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**GRADING:** \_\_\_\_\_

Inspector observed no evidence of serious grading problems that would result in water intrusion during normal rain.

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## INTERIOR ROOM OBSERVATIONS

### LOCATION

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Master bathroom under the sink.

### INTERIOR ROOMS AND AREAS

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#### **WATER DAMAGED PAINT AND MOISTURE**

Paint was cracked, bubbling, wrinkled, or peeling, this is indicative of moisture intrusion in the above referenced location. This was visible inside the cabinet under the sink.

It consisted of two stains, one about 1X1 foot and one about 1X2 foot.

No moisture was detected in this area thus the leak appeared to be no longer active. This may have resulted in a hidden mold problem. Repair all active leaks in this and all areas.

The inspector did not observe visible evidence that this was an extensive moisture problem, the condition appeared to be minor to moderate.

Inner wall testing was conducted in this area, results indicated no unusual mold conditions in this water stained wall area.

### TOOL READINGS

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#### **ABOUT MOISTURE METERS**

Moisture meters are hand held devices that pass tiny electrical charges or radio waves through surfaces to determine the moisture content in the surfaces being tested. They are helpful for measuring the moisture content in a building materials following water damage.

#### **YOUR LEVELS**

Moisture meter testing in the areas tested indicated no elevated moisture levels at the time of inspection in the above area, and in all other areas that were tested.

#### **LEVELS IN GENERAL**

Many typical moisture meters give a indication of elevated moisture if moisture levels are above 16% to 18% moisture in wood, or at similar comparative levels in

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other building materials such as drywall.

Moisture was tested for with the inspectors  
Tramex Moisture Encounter Moisture Meter Plus.

**SUSPECTED MOLD AND  
MOISTURE CAUSE**

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The origin of this problem was the fact that the water supply line or valve under the bathroom sink leaked.

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## **FURNITURE AND PERSONAL ITEMS**

### PERSONAL ITEM OBSERVATIONS

Personal items such as appliances, carpets, clothes, books, furniture, and pictures on walls sometimes exhibit mold spots when indoor humidity is problematic, the inspector observed no such problems on the clients personal items that were inspected.

Property was completely void of, or almost completely void of personal belongings.

### CLOSET OBSERVATIONS

The inspector found no mold growing in closets, because closet air is stagnant mold in closets is a common problem especially on closet items that are not often washed such as suitcases, belts, and shoes. No such problems were found at your property.



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## HVAC SYSTEMS

LOCATION:

Attic.

AC UNIT OBSERVATIONS

### **HVAC SYSTEM,**

Upon inspection, the AC unit visually appeared to be free of visible unusual mold conditions and moldy odors.

DUCT OBSERVATIONS

Duct exteriors were moldy near the rear access. The exterior of ducts sometimes become moldy because when they are cold they form condensation if in the presence of excess humidity.

The amount of mold was not to unusual for Florida attic ducts. The mold can be wiped off with a fungicide.

FILTER OBSERVATIONS

Filter was dirty replace filter soon.

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## ATTIC

### ATTICS OBSERVATIONS

Attic was inspected from both accesses, what appeared to be a third attic access was not an access, it was a storage compartment.  
Because of roof leaks attics and ceiling voids sometimes can harbor mold problems.  
The inspector discovered no unusual mold conditions in the attic.

See duct section above.

Potential roach allergen problems were found in the attic, see allergen section of this report.

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## ODORS

### ODORS

No moldy odors, chemical odors, or otherwise unusual odors were detected in any of the areas that were inspected.

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## **ALLERGENS AND COMMON INDOOR POLLUTANTS**

### DUST

No visible evidence of unusually dusty conditions observed.

### RODENTS

No visible evidence of rodent infestation found.

### ROACHES

Inspector observed evidence of a serious past or active roach infestation in the attic, details are as follows: a very large amount of large palmetto roach droppings were observed in the attic.

Inspector observed large amounts of these droppings and several dead roaches in both attic accesses. Much of it was worked into the insulation and even hidden under the insulation.

It appears that clients who are exposed to such conditions often experience allergic if they are allergic to roaches because of potent roach allergens. If you have recessed lights in your ceiling these lights will typically have vent holes that allow attic air into the house.

You did not have such lights in this area.

Exterminate roaches. Have professional remediators or persons who specialize in pest contamination removal remove insulation, droppings, and any other contamination from attic. Negative pressure, microbial disinfectants, and proper protective gear must be utilized as if this were a mold removal job because rodents and roaches carry various allergens that effect humans and even disease that can be spread to humans.

### ALLERGEN SAMPLE RESULTS SUMMARY

SAMPLE LOCATION(S): Attic

3 units of German Cockroach allergen found. Thus these may have been present in addition to the Palmetto bug roaches.

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Sample results and visual observations indicated a possible roach allergen problems.

Common name: German Cockroach, Oriental Cockroach, American Cockroach  
Scientific name: (*Blattella germanica*, *Blattella orientalis*, *Periplaneta americana*)  
Allergenic protein most commonly tested for: Bla g 1 and Bla g 2  
Allergen levels: Allergens were indicated on the lab report for this sample as units of Bla g 1 or Bla g 2 per gram of dust.  
1 unit = 0.04 micrograms.

This may be considered at levels that may cause reactions or sensitization in some persons, one must also consider not just the levels of allergens but also the likelihood of exposure of those allergens to occupants as well as the individuals sensitivity to that specific allergen.

By some standards, 2 units of Bla g 1 German cockroach allergen per gram of dust may be considered the threshold limit for sensitization to cock roach allergens.

Responses to allergens may vary. The above reference for threshold levels were adopted from Field Guide for the Determination of Biological Contaminants in Environmental Samples AIHA 1996.

#### PET ALLERGENS

No visible evidence of excessive build up of pet dander and hair found.

#### BACTERIA

No visible evidence of excess organic dust production, aerosolized water droplets, sewage spills, or other potential bacterial exposure situations observed.

#### CHEMICALS

No visible evidence of unusual amounts or unusual types of unsafe chemicals found.

#### OZONE MACHINE

No ozone producing air purifiers found.

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**CARBON MONOXIDE**

No visible evidence of carbon monoxide producing combustion devices observed. Carbon monoxide detectors are recommended if you have any type of combustion devices in your property. This is not an inspection or test for carbon monoxide conditions.

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## **SUMMARY OF SAMPLE RESULTS**

### SPORE TYPES

**Spore levels were normal, they were normal even in the water stained wall under the master bathroom sink.**

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## **OUTDOOR MOLD SAMPLE RESULTS**

### **CONDITIONS EFFECTING OUTDOOR SAMPLE RESULTS:**

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Rain occurred in the outdoor testing area during or previous to the time of outdoor sampling.  
Rainfall will sometimes result in temporary high outdoor spore levels because it can trigger some molds, primarily Ascomycetes, Basidiomycetes, Pen Asp, and Cladosporium, to suddenly start releasing large amounts of spores into the air. As heavy rain continues for extended periods it may wash spores out of the air.

Outdoor areas were clear & free of windy conditions at time of inspection that would affect air sampling.

### **CONDITIONS EFFECTING INDOOR SAMPLE RESULTS**

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Indoor conditions potentially influencing air testing are often overlooked by inspectors, however considering such conditions can help an inspector better understand sample results.  
Inspector observed no conditions that would likely interfere with proper indoor sampling.

### **JUSTIFICATION:**

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This was an outdoor sample taken so that it could be compared to indoor levels in order for your inspector to determine if indoor levels were elevated in comparison to outdoor levels.

### **METHODOLOGY:**

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A CyClex non viable impactor with pump was used to take an air sample. The pump was calibrated at 20 LPM ran for 10 minutes and produced a non viable spore trap sample for analysis. This was the methodology used for taking the following airborne samples as well.



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LOCATION:

The sample was taken from outside the rear door.

SPORE TYPES

**Air sample results are typically reported as numbers of spores per cubic meter of air.**

**Surface samples spore levels are not counted.**

**Penicillium Aspergillus like spores per cubic meter of air: 1460**

**Cladosporium spores per cubic meter of air: 240**

**Ascospores per cubic meter of air: 120**

**Basidiospores spores per cubic meter of air: 80**

**Nigrospora spores per cubic meter of air: 60**

**Ganoderma spores per cubic meter of air: 20**

**Curvularia spores per cubic meter of air: 20**

**Alternaria spores per cubic meter of air: 20**

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## INDOOR MOLD SAMPLE RESULTS

SAMPLE LOCATION: \_\_\_\_\_

Master bedroom.

SPORE NUMBERS AND  
TYPES \_\_\_\_\_

Penicillium Aspergillus like spores: 140

Cladosporium spores: 80

Curvularia spores: 40

Ascospores: 40

Ganoderma spores: 20

COMPARE SPORE RESULTS

Spore levels and types appeared normal in the above air sample.

SAMPLE LOCATION: \_\_\_\_\_

Master bedroom in wall under the sink.

SPORE NUMBERS AND  
TYPES \_\_\_\_\_

Penicillium Aspergillus like spores: 160

Ascospores: 20

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COMPARE SPORE RESULTS

Spore analysis results did not appear to indicate the presence of unusual types or levels of mold spores in the above wall void.

SAMPLE LOCATION:

Guest bedroom.

SPORE NUMBERS AND TYPES

**Penicillium Aspergillus like spores: 180**

**Curvularia spores: 20**

COMPARE SPORE RESULTS

Spore levels and types appeared normal in the above air sample.

SAMPLE LOCATION:

Kitchen.

SPORE NUMBERS AND TYPES

**Penicillium Aspergillus like spores: 180**

**Cladosporium spores: 120**

**Ascospores: 60**

**Alternaria spores: 20**

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**[COMPARE SPORE RESULTS](#)**

Spore levels and types appeared normal in the above air sample.

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## REMEDICATION OF PEST

### BACKGROUND

THE FOLLOWING IS YOUR REMEDIATION PROTOCOL. THIS PROTOCOL TYPICALLY STARTS WITH BREIF BUT IMPORTANT INFO ON WHAT PEST INFESTED AREAS NEED TO BE CLEANED. THOUGH YOU ARE STRONGLY ENCOURAGED TO READ YOUR ENTIRE REPORT THIS REMEDIATION PROTOCOL SHALL BECOME SEVERAL PAGES OF TECHNICAL INFORMATION PRIMARLY INTENDED TO BE READ AND UNDERSTOOD BY PEST INFESTATION CLEAN UP AND REMOVAL SPECIALISTS. SOME MOLLD REMEDIATORS MAY BE ABLE TO PROVIDE THIS SERVICE AS WELL. .

If work is to be conducted in the attic (All sections of the attic) in the form of the removal of roach contamination and contaminated insulation in the attic.

### BACKGROUND

Because evidence of conditions such as possible rodent, bat, or bird infestation, was detected in the property or it's attic, remediation of the area is recommended. Use caution, workers must be properly trained, certified, and supervised to work in confined spaces, attics are hot and dangerous. Soda blasting may lower oxygen levels for workers in the attic. And confined space, electrical wires, sharp objects, heat, and venomous animals may also pose a threat to workers in attics. Remediators must take all required precautions and wear protective gear as described above, as well as any additional protective gear that may be required for this environment. Be Very Careful When Choosing A Remediation Firm. There Are Few Regulations In Most States.

IN GREEN YOUR INSPECTOR MAY HAVE INCLUDED THE NAMES AND NUMBERS OF A FEW SPECIALISTS. .

additional very helpful information may be found at: .

<http://icwdm.org/Publications/pdf/Diseases/histoCDC2006rev.pdf>

<http://icwdm.org/diseases/birddroppings.asp>

<http://www.cdc.gov/mmwr/preview/mmwrhtml/rr5109a1.htm>

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**(In the following protocol the terms roach, mice, bird, pigeon, bat, or pest etc. can be substituted as needed in place of the term rat)**

**READ THE ENTIRE PROTOCOL**

Read the entire protocol and become familiar with pest contamination remediation prior to starting. Only trained, certified, experienced, and where applicable licensed pest clean up specialists, or mold remediators with experience in the field of pest clean up should perform work. Only such persons should be allowed at the work site.

**CONTAINMENT**

**CONTAINMENT**

**If work is to be conducted in the attic (All sections of the attic) in the form of the removal of roach contamination and contaminated insulation in the attic. Seal openings in the attic floor with 6 mil polyethylene sheathing to prevent contamination of areas below with dust, allergens, droppings, possible infectious agents, and other forms of contamination. In any contaminated area use containment and do not contaminate non contaminated areas. Utilize negative pressure and containment with 6 mil polyethylene sheathing to prevent contamination of clean areas with dust, allergens, droppings, possible infectious agents, and other forms of contamination. Do not contaminate habitable areas below the attic. Do not contaminate other non contaminated areas during cleaning and removal where work is preformed.**

**The remediator shall enclose in 6 mil polyethylene sheeting any and all HVAC system returns and air vents, and any ceiling voids above ceiling tile in the containment area.**

**Also, all conduits, chases, risers and doors within the containment area shall be sealed with 6 mil plastic to minimize the migration of contaminants to other parts of the building. It is highly recommended that warning signs be posted that inform persons that mold remediation work is ongoing. In addition, it is highly recommended that remediators restrict access to the work areas.**

**Pressure in the containment enclosure must be negative at least 5 pascals or 0.02 inches water gauge relative to non contaminated areas outside of the containment enclosure. Contractors can verify negative pressure with a digital manometer. It is highly recommended that containment barriers be constructed so that containment flaps close if negative pressure is lost. In addition to the creation of negative pressure, it is highly recommended that a containment area achieve four to twelve air changes per hour for containment air ventilation and dilution.**

**Air being removed from the containment enclosure should be HEPA filtered**

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and emptied outside, away from air intakes. If it is not possible to exhaust air outside, the air must be HEPA filtered and a particle counter should be utilized to confirm proper function of the filter. Air scrubbers equipped with HEPA filters and capable of at least 600 to 1,000 cfm must be used in all enclosed work areas during remediation and for at least 48 hours after remediation. Expanding containment may be necessary when hidden contamination is discovered. The creation of negative pressure differentials may create a risk of carbon monoxide exposure from back drafting of carbon monoxide, or fire hazards due to rollout of fire from gas appliances. Caution, judgment, and proper planning must be used whenever gas appliances, fireplaces, laboratory hoods and other potential pathways which may be affected by the creation of nearby negative pressure. Negatively pressurized containment in hot humid climates or seasons can cause humidity to be sucked into containment areas through openings in walls, ceilings, and floors.

## PEST REMEDIATION

### **DUST SUPPRESSION**

Suppress dust and particle dispersion by spraying contaminated areas with an EPA approved biocide prior to the start of any other work.

### **HVAC SYSTEM SHUT DOWN**

Any air conditioner in the enclosed work area or with a return in the enclosed work area must be shut down, locked out, and all registers, grills, and returns must be sealed and taped with barriers consisting of polyethylene sheeting. Supplemental portable heating or air conditioning may be used in the building or work area if needed to maintain favorable temperatures for workers and building occupants.

### **REMOVAL OF PERSONAL ITEMS**

All personal items must be removed from the work areas and stored in a safe dry place. Removal will deter cross contamination and will almost always expose hidden contamination behind personal items. Hard-surfaced personal items that were in contaminated areas must be wiped with biocide. Porous items in same areas must be HEPA vacuumed or disposed of. All non-movable and attached items in the work area that do not require cleaning shall be sealed with polyethylene sheeting after being first HEPA vacuumed and then wet wiped with biocide, exercise caution when wrapping salvageable items to prevent trapping moisture.

### **CLEAN CONTAMINATED AREAS**

Remove all pest contamination such as mice, roach, or rat droppings, dead

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**rodents, bird or bat droppings, urine contaminated insulation, and any and all other rodent and pest related contamination from the contaminated areas. Remove all insulation from contaminated areas. If batt insulation is present then some contamination particles can be partially prevented from entering the air by carefully rolling up batt insulation during removal. If not visibly contaminated in all areas, some areas may be contaminated with microscopic allergens or possibly microscopic infectious biological agents. Use caution contamination from rats, bats, and other rodents, as well as from pigeons, starlings, and possible other birds, and possibly other pests have been known to cause deadly infections in humans. The risk of serious infection from such contaminates is often greater than with mold.**

**According to the CDC guidelines at <http://www.cdc.gov/mmwr/preview/mmwrhtml/rr5109a1.htm> all potentially infectious waste material from cleanup operations should be double-bagged in appropriate plastic bags. The material in the bags should then be labeled as infectious and disposed of in accordance with local regulations for infectious waste.**

- During cleaning, wear rubber, latex, vinyl, or nitrile gloves.
- Spray urine and droppings with a disinfectant or chlorine solution until thoroughly soaked. (See Cleanup of Dead Rodents and Rodent Nests.)
- To avoid generating potentially infectious aerosols, do not vacuum or sweep urine, droppings, or contaminated surfaces until they have been disinfected.
- Use a paper towel to pick up the urine and droppings. Place the paper towel in the garbage.
- After the droppings and urine have been removed, disinfect items that might have been contaminated by pests or their urine and droppings. --- Mop floors with a disinfectant or chlorine solution.--- Disinfect countertops, cabinets, drawers, and other durable surfaces with a disinfectant or chlorine solution.--- Spray dirt floors with a disinfectant or chlorine solution.--- Disinfect carpets with a disinfectant or with a commercial-grade steam cleaner or shampoo.--- Steam-clean or shampoo rugs and upholstered furniture.--- Launder potentially contaminated bedding and clothing with hot water and detergent. Use rubber, latex, vinyl, or nitrile gloves when handling contaminated laundry. Machine-dry laundry on a high setting or hang it to air dry in the sun.--- Leave books, papers, and other items that cannot be cleaned with a liquid disinfectant or thrown away, outdoors in the sunlight for several hours, or in an indoor area free of rodents for approximately 1 week before cleanup. After that time, the virus should no longer be infectious. Wear rubber, latex, vinyl, or nitrile gloves and wipe the items with a cloth



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moistened with disinfectant.--- Disinfect gloves before removing them with disinfectant or soap and water. After removing the clean gloves, thoroughly wash bare hands with soap and warm water.

### **Cleanup of Dead Rodents and Rodent Nests**

- Wear rubber, latex, vinyl, or nitrile gloves.
- In the western United States, use insect repellent (containing DEET) on clothing, shoes, and hands to reduce the risk of fleabites that might transmit plague.
- Spray dead rodents and rodent nests with a disinfectant or a chlorine solution, soaking them thoroughly.
- Place the dead rodent or pest or rodent nest in a plastic bag or remove the dead rodent from the trap and place it in a plastic bag (See Precautions for Inside the Home.) When cleanup is complete (or when the bag is full), seal the bag, place it into a second plastic bag, and seal the second bag.
- Clean up the surrounding area as described in Cleanup of Rodent Urine and Droppings and Contaminated Surfaces.
- Dispose of the material in the double bag. Contact the local or state health department concerning other appropriate disposal methods.

Personal protective gear should be decontaminated or safely disposed of upon removal at the end of the day.

These recommendations and additional information concerning hantaviruses are periodically updated and made available on CDC's website, All About Hantaviruses (<http://www.cdc.gov/ncidod/disease/hanta/hps/index.htm>). Additional information can be obtained by contacting CDC, National Center for Infectious Diseases (NCID), Special Pathogens Branch, Mailstop A-26, 1600 Clifton Road, N.E., Atlanta, GA 30333;

### **CLEANING THE WORK AREA**

**Micro clean the contained attic work area by HEPA vacuuming all surfaces, including but not limited to walls, trusses, and floors from top to bottom, and in the direction from least contaminated area towards more contaminated area. Next, wipe all surfaces in the work area with an antimicrobial disinfectant. Wipe wires, sockets, etc. only with the electrical power off. Only EPA-approved biocides should be used. Do not use bleach. It is not an EPA-approved biocide, and it will often cause corrosion, if applied on metal.**

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**When clean the work area should be free of the following: clutter and debris, moisture, musty or moldy odors, rodent or pest odors, pest droppings, dust, mold growth, dirt, and rodent related debris.**

**CLEANNG CLOHES OR OTHER ITEMS STORED IN THE CONTAMINATED**

**It is recommended that most cleaning processes start and end with HEPA-vacuuming.**

**Rapid drying and appearance enhancement as needed should follow all cleaning methods.**

**Discard any items that were stored in the contaminated area if at all possible. If they cannot be discarded and are not replaceable Hepa vacuum and biocide wipe items that were stored.**

## RESPONSIBILITY

### **CONTRACTOR RESPONSIBILITIES**

Remediation services should be rendered only by a professional, experienced, remediators who can verify the following: proper insurance coverage, proper certifications in remediation by a non-profit organization (such as IICRC, or Amlaq,) and possesses any licenses required in your area.

All work shall be done in strict accordance with all applicable regulations, standards, and codes.

It is highly recommended that the remediator use a legal written contract which outlines the contractor's responsibilities and client's obligations as well as cost estimates, limitations and disclaimers. The agreement must be made prior to remediation regarding who is responsible for build-back of building materials after contaminated building materials have been removed. All personal property removed by the remediator shall be returned to their proper locations after remediation is complete. Contractor also referred to as remediator shall have written permission to dispose of clients personal property, such as furniture and valuables. Do not discard items that are obviously cleanable.

Employees must demonstrate completion of remediation training and respirator training. Employees must demonstrate hazardous communication training as required by the US Occupational Safety and Health Administration (OSHA 29 CFR 1910.1200). Tyvec coveralls should be utilized along with proper gloves, goggles, and foot cover. According to the CDC guidelines at <http://www.cdc.gov/mmwr/preview/mmwrhtml/rr5109a1.htm> when removing rodents from traps or handling rodents, workers should wear either a half-face, tight-seal, negative-pressure respirator or a (positive pressure) PAPR (powered air-purifying respirator), equipped with N-100 or P-100 filters (formerly designated high-efficiency particulate air filters [HEPA]). Negative-pressure respirators are not protective if facial hair interferes with the face-piece to face seal because a proper fit cannot be

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assured. Respirator use practices in an occupational setting should be in accordance with Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1910.134, which includes a written program specific to respirator use, risk assessment for personal protective equipment, medical clearance to wear respiratory protection, and annual training and fit testing in each approved respirator type. The comprehensive user program should be supervised by a knowledgeable person (44). Given the predictable nature of HPS risk in certain professions or environmental situations, provisions should be made in advance for respiratory protection. Because of the expense associated with purchasing a PAPR system, a negative-pressure tight-seal respirator equipped with N-100 or P-100 filters is recommended when respiratory protection is required for home use. Respirators might cause stress to persons with respiratory or cardiac conditions; these persons should be medically cleared before using such a respirator. Home or other users with potentially impaired respiratory function also should be aware of the risks associated with the use of negative-pressure respirators (43). Workers should wear rubber, latex, vinyl, or nitrile gloves when handling rodents or handling traps containing rodents. Before removing the gloves, wash gloved hands in a disinfectant or chlorine solution and then wash bare hands in soap and water.\*\*

The remediator shall use all appropriate controls and work practices which are standard in the indoor air environment, pest contamination remediation, and mold remediation industry that apply, regardless of the inclusion or exclusion of such standards in this document.

**WARNING:** Use this information at your own risk because mold can cause at a minimum upper respiratory health problems, and in some persons dangerous or deadly infection. Pest feces and other pest related debris sometimes contain dangerous or deadly infections agents. Use proper protection.

Building materials may contain lead or potentially deadly asbestos. Dangers related to electrical shock, heat exhaustion, and personal injury and property damage are commonly encountered. Guidelines on pest contamination remediation are not widely available and remediation standards and practices in general are evolving. You must be flexible when following this protocol because not every remediation recommendation and method will surface for each situation encountered. All liability is borne by the user.

The work area should be unoccupied.

**AIR SCRUBBER SHUT  
DOWN**

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**MACHINES OFF**

Turn off any, negative air machines, and air scrubbers at least 24 hours prior to post remediation verification testing.

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**RE-INSPECTIONS**

Prior to the removal of containment, or the installation of new building materials, call your inspector for post remediation verification testing and inspections to determine if rodent remediation appeared to be successful.  
You will be charged a fee for this re-inspection.

**PEST REMEDIATION  
DISCLAIMERS**

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**PEST REMEDIATION DISCLAIMERS APPLICABLE TO CONSULTANTS**

Few standards and guidelines exist for pest remediation because, it is not an established field. Such work creates a danger of exposure to deadly infectious agents so use this basic generalized protocol template and it's recommendations at your own risk.

It is the responsibility of the consultant using this protocol to update it as needed so it complies with the most current technical standards on rodent, bat, bird, and other pest remediation and the most current regulations and laws, which are applicable to applicable forms of remediation and the building trades. The consultant using this pest remediation protocol must modify and update it accordingly with each remediation job prescribed so that it is applicable to the specific remediation job that the protocol is to be used on.

After modification by the consultant, this document is to be used only by trained, certified, and where applicable licensed remediators only. It is offered without warranty, either expressed or implied, as to the merchantability, fitness for a particular purpose, or any other matter. Following the specification does not ensure compliance with any federal, state or local regulations, nor safe or satisfactory or complete performance of remediation. This remediation protocol must be modified in various sections by the person acting as a qualified indoor environmental professional, inspector, or industrial hygienist, to accurately account for unique remediation requirements in the property being remediated. It is strongly recommended that consultants using this general protocol consult with their legal and technical advisors prior to use.

**DISCLAIMERS APPLICABLE TO CLIENTS**

Be Very Careful When Choosing A Remediation Firm. There Are Few Regulations In Most States.

Your Remediator Should Have No Conflict Of Interest. Use Remediators Who Specialize In Cleaning Up Rodent, Bird, Bat, And Other Common Pest Infestations. Please Be Aware That Any Pest May Likely Carry Dangerous Infectious Agents As Well As Allergens And asthma Triggers. Your Remediators Must Be Equipped And Experienced At Dealing With Such Dangers.

They Should Be Certified, Insured, Professional, And Experienced Remediators,

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Who Use Updated Equipment And Methods. They Should Go Over Contracts Outlining Your Obligations, And The Remediators Obligations. Your Remediator Should Follow National Standards For Remediation Where Applicable. Last But Not Least They Must Possess Any And All Required Licenses Whenever Applicable.

We do not guarantee work performed by any persons we give you the numbers to including the ones on this list. Give them a call if you need remediation, pest removal or other related services, and also do not hesitate to find qualified firms from your local phone book and other sources.

Remediation is only conducted to rid a property of unusual amounts of pest and pest debris conditions, it is sometimes conducted to rid a property of conditions that are reasonably believed to possibly contribute to asthma, allergy, and musty odors. Because of the limitations of current human knowledge and science as they relate to pest allergens and indoor air quality, and because other common factors besides pest allergens may contribute to health problems, doctors, remediators, and inspectors, cannot offer a guarantee that your health problems are related to your pest problem, thus we cannot guarantee that you will get better after remediation.

This protocol was prepared under the constraints of time and scope, and it reflects a limited investigation and evaluation. It is in no way near complete or full proof, it is simply a helpful partial tool at most because standards for pest contamination remediation are not widely available. Further analytical testing or additional inspection may be required to find additional hidden problems in hidden areas not sampled or inspected. Inspections by other specialists may be required to locate possible contamination from asbestos, lead paint, and other environmental hazards prior to remediation. The presence of such materials may take precedence over pest contamination remediation. Removal of such regulated materials must be conducted in accordance with federal, state, provincial and local laws and regulations and require specific remediation protocols. The results of this analysis represent conditions only at the exact time and locations from where samples were taken. Thus, the report and this remediation letter should not be relied on to represent conditions at any other location or date and does not imply that this property is free of contaminants in other areas. The general pest remediation protocol template was created using current acceptable environmental hygiene recommendations for the removal of mold as defined by The Institute of Inspection Cleaning and Restoration Certification (IICRC), the New York City Department of Health & Mental Hygiene Bureau of Environmental & Occupational Disease Epidemiology, the American Conference of Governmental Industrial Hygienists, National Air Duct Cleaners Association, and other remediation techniques that are acceptable and used by professional remediators.

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## **QUALIFICATIONS OF INSPECTOR**

### **EDUCATION**

*Your inspector is Daryl Watters, has a degree in Education for Teaching Biology and General Science from Xavier University in Cincinnati, Ohio.*

### **CERTIFICATIONS**

- 1) CIE Certified Indoor Environmentalist Certified By The American Indoor Air Quality Council.*
- 2) Certified Mold Inspector Certified By The Certified Mold Inspectors and Contractors Institute also known as PCI.*
- 3) Certified Mold Remediator Certified By The Certified Mold Inspectors and Contractors Institute also known as PCI,*
- 4) Certified Mold Inspector Certified By Environmental Assessors Association.*
- 5) Certified Mold Inspector Certified By Environmental Solutions Association.*
- 6) Certified Allergen Inspector Certified By Environmental Solutions Association.*
- 7) Certified Home Inspector Certified by The National Association of Home Inspectors.*
- 8) Certified Mold Spore Analyst Mc Crone Research Institute Chicago, Illinois.*

### **EXPERIENCE**

*He started providing health inspections for the Florida Department of Health in 1990, home inspections in 1993 and as one part of preparations for inspections he completed 108 hours of training in HVAC at South Tech Educational Center in Boynton Beach Florida.*

*He started conducting mold and indoor air quality inspection in 2003.*

***Your business and referrals are appreciated.***

Regardless of 1st 2nd or 3rd party verbiage used in this report please be aware that the person who conducted this inspection and prepared this report is the same person named above in the qualifications section of this report.

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## **DISCLAIMERS**

General Inspection limitations  
and Disclaimer.

### **Exterior inspection limitations and disclaimer**

*Unless otherwise agreed to, your inspector is not qualified as or acting as a home inspector, general contractor, structural engineer, synthetic stucco inspector, or a specialized leak detection expert . Your inspector does not necessarily inspect conditions on roofs and roof eaves. Areas typically not visible including flashings, high walls, 2nd floor windows and other areas above eye level are typically inaccessible for inspection. For a detailed analysis of the condition of roofs, exterior siding, the presence of synthetic stucco or siding defects, window calking deterioration, deck connections, and other features that may result in water intrusion into your property, consult with qualified, licensed specialist in the appropriate fields.*

### **Mold inspection limitations and disclaimer**

*Do not depend on your investigator for any medical advice; that is the job of a medical specialist. If any illness is experienced that may be related to mold or other indoor environmental factors, then a family doctor should be consulted regarding health complaints. In addition, the unhealthy person should obtain a referral to the appropriate medical professionals specializing in allergies, environmental medicine, or occupational health, as prescribed by the physician.*

*This investigation is not intended to report on tiny amounts or expected levels of indoor contaminates such as tiny amounts of mold or normal levels of indoor pollutants. Small amounts of mold in and on the air conditioner are common.*

*The inspector does not offer an opinion as to the advisability of the purchase or sale of property. This is not a wood destroying organism or termite inspection report for fungus that causes wood decay.*

*This is not a building investigation for all potential indoor air quality problems that you may be experiencing because most firms will not inspect for and report on mold, allergens, bacteria, general indoor air quality, and industrial hygiene all on one report. This is an investigation only for those specific types of problems,*

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*contaminates, and conditions, reported on, and agreed to be inspected and tested. Unless you pay for and request indoor air quality sampling or mold sampling or inspections in every room, inner wall stud bay, AC duct, carpet, and all other surface in all areas, then items tested or sampled and inspected during this standard inspection will be randomly tested or sampled and inspected.*

*The fee for all inspections is due in full at the time of inspections. Fees are due if you benefit from the inspectors findings and the same fees are due if you are financially harmed by the inspectors findings, fees are due if you are able to obtain insurance coverage based on this reports findings, and the same fees are due if you are denied coverage because of the findings in this report.*

*No destructive or disruptive testing or assessment will be performed. Your Inspector is not responsible or liable for the non-discovery of any water damage, water problems, mold contamination, indoor air quality issues or other conditions of the subject property, or any other problems which may have developed or become more evident after the inspection and testing time and date. Inspector is not responsible for or liable for the non-discovery of any, water problems, mold contamination, indoor air quality issues or other conditions of the subject property that were not discovered due to inadequate sampling or testing in specific areas where such services were not requested and paid for or where no readily visible clues existed that would have warranted sampling in those areas. Your inspector is unlikely to sample for, or locate mold which may be hidden inside walls, behind wall paper, appliances, furniture or other inaccessible areas.*

*Inspectors often make mold removal recommendations also known as remediation recommendations for areas where mold is suspected to be hidden. Not all such recommendations are based on sample results. Inspector often advises remediation for hidden areas based on one or more of the following, water damage, mold odor, moisture levels, client interview information, or educated guesses based on past experience as to the existence of hidden mold in a given type of area and condition.*

*The inspector will not check any area that poses a safety threat to the inspector such as walking on roofs. A roof inspector should be consulted in regards to any roof concerns. Attics and crawl spaces with low clearance are not entered.*

*Only small areas of the interior of air conditioners are visible if opened. And a very small percentage (if any) of the interior area of AC ducts are visible. Any AC system evaluations done by your inspector is done as a very basic preliminary courtesy to the client only and should not be relied on to provide detailed information regarding the proper operation of the air condition systems operation. It is recommended that a qualified, licensed, AC service person or AC contractor review your AC system in regards to proper operation.*



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**Mold sampling limitations and disclaimers**

*Though spore sampling and lab report analysis are common and are often an extremely helpful tool, the visual inspection is almost always much more important. There is always some degree of uncertainty regarding analysis of samples and the conclusions we draw from them. Your inspector cannot guarantee that hidden mold in a wall can be found even with the aid of inner wall spore sampling as hidden mold may not be producing large numbers of spores during sampling, or the spores, if produced, may not have access to the spore trap because insulation or wall studs may block the pathway between spores and spore trap. Even if inner wall spore levels are elevated, it does not guarantee that the mold producing it in the wall will be excessive enough to be easily visible during remediation.*

*Areas such as but not limited to the inside of high ceilings, or any insulated ceilings, or areas under floor coverings are typically not sampled. Also areas inside the walls where the inspector was not given permission to make sampling holes, and in walls not owned by the client are typically not sampled. Numbers of samples that would exceed the number of samples paid for are also often not taken, for example do not expect 8 samples if you paid for 4 samples.*

*Though sampling inside some walls can be an important tool in determining inner wall mold conditions, we cannot always sample inside every suspect wall area that is likely to have mold, or that it recommended to be remediated, this is standard in the industry. It is standard in the industry for inspectors to rely on odor detection, visual observations of mold, or even moisture stains on the surface of walls, moisture detection, interview information, experience with similar conditions at other properties, logical deductions, and inspectors judgment, to determine if remediation of a specific area is recommended. Unfortunately this means that your inspector cannot guarantee that mold will be found in all areas where remediation is recommended.*

*It is common in the industry, and supported by leading widely respected national guidelines such as the New York City Department of Health Mold Remediation Guidelines that samples do not have to be taken from all areas, often remediation recommendations can be made based on observations. In addition cost constrains often make it impractical to sample every suspect area, thus as stated above all areas where remediation recommendations were made were not necessarily sampled and we unfortunately cannot guarantee mold inside every hidden area where recommendations were made.*

**Allergen inspection limitations and disclaimer**

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*The following applies to allergen testing and inspections. You will have received an allergen inspection or allergen testing only if you requested and paid for such, and only if your inspector agreed to do such. A proper sampling plan for allergens is dependent largely on complete information from the occupant(s) of the test site in regards to any known possible sources of, or reasons for, allergens, such as: leaks, humidity problems, possible pest infestation, or the history of pets at the property. Allergens for rats, mice, or roaches may be tested for, however this is not a pest inspection intended to identify hidden infestations of such pests. If you discover suspected infestations, please let your inspector know so that the appropriate tests can be conducted to determine if allergens they produce are at levels that may be of a concern to persons with allergies. Hay fever is a very common allergic reaction and is caused by small, wind blown, pollen typically produced by plants with small, non-showy flowers, including but not limited to many common grasses, trees, and weeds, most commonly ragweed. Mold and allergy inspectors are not adequately trained to identify such plants, and microbiology lab analysis of air samples are not typically designed to provide usable or detailed information, if any, on the types and numbers of pollen grains, other allergens or biological particles in a sample. Thus, this inspection only focuses on the common, settled, indoor allergens of biological origin that were sampled for. Sensitivity to allergens varies greatly and reliance on absolute thresholds for medical or legal purposes should be done only by trained specialists and with great caution. Allergen thresholds should not be viewed as would permissible exposure limits for various toxic chemicals. Unless otherwise specified in written form and paid for, this inspection is not intended to identify the following: chemical allergens, chemical irritants, food allergens, termite allergens, latex allergens, or horse allergens. This inspection is not intended to identify any allergens that were not tested for. All disclaimers and limitations in the mold inspection section of this report that are applicable for allergens also apply in regards to this allergen inspection.*

**Bacterial sampling limitations and disclaimers**

The following applies to bacteria testing and inspections. You will have received bacteria inspection or testing only if you requested and paid for such, and only if your inspector agreed to do such. The following applies to bacteria testing and inspections. Some bacteria cause disease and infection. Bacterial sampling is not typically done to determine the presence or absence of many such harmful infectious bacteria. For example, Mycobacterium Tuberculosis which causes Tuberculosis, and Legionella which causes Legionnaires disease, do not typically show up on lab reports even if these dangerous bacteria are present during sampling. In most cases, indoor levels of bacteria are higher than outdoor levels. High indoor bacterial levels are primarily of common harmless varieties such as gram positive cocci from human skin. Bacteria sampling is sometimes done so that your inspector can make general relevant conclusions, or so that your inspector can

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try and determine if building health complaints may be linked to elevated airborne bacteria levels. Some species of bacteria which have the potential to produce endotoxins in their cell walls. These chemicals are proven to have the ability to cause respiratory problems in humans when exposed to elevated levels. Other bacteria are known to cause specific immune system related respiratory illnesses, such as humidifier fever, organic dust toxic syndrome, and hypersensitivity pneumonitis. In addition other bacteria are indicators of fecal contamination. Testing for these can help determine the presence or absence of sewage contamination.

**Remediation limitations and disclaimers**

It is the responsibility of the consultant using this protocol to update it as needed so it complies with the most current technical standards on remediation and the most current regulations and laws, which are applicable to remediation and the building trades. The consultant using this mold remediation protocol must modify and update it accordingly with each remediation job prescribed so that it is applicable to the specific remediation job that the protocol is to be used on.

After modification by the consultant, this document is to be used only by trained, certified, and where applicable licensed remediators only. It is offered without warranty, either expressed or implied, as to the merchantability, fitness for a particular purpose, or any other matter. Following the specification does not ensure compliance with any federal, state or local regulations, nor safe or satisfactory or complete performance of remediation. This remediation protocol must be modified in various sections by the person acting as a qualified indoor environmental professional, inspector, or industrial hygienist, to accurately account for unique remediation requirements in the property being remediated. It is strongly recommended that consultants using this general protocol consult with their legal or technical advisors prior to use.

Be Very Careful When Choosing A Remediation Firm. There Are Few Regulations In Most States.

Your Remediator Should Have No Conflict Of Interest.

They Should Be Certified, Insured, Professional, And Experienced Remediators, Who Use Updated Equipment And Methods. They Should Go Over Contracts Outlining Your Obligations, And The Remediators Obligations. Your Remediator Should Follow National Standards For Remediation. Last But Not Least They Must Possess Any And All Required Licenses Whenever Applicable.

We do not guarantee work performed by any persons we give you the numbers to including the ones on this list. Give them a call if you need mold removal or other related services, and also do not hesitate to find qualified firms from your local

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phone book and other sources.

Remediation is only conducted to rid a property of unusual mold conditions, it is sometimes conducted to rid a property of conditions that are reasonably believed to possibly contribute to asthma, allergy, and musty odors. Because of the limitations of current human knowledge and science as they relate to mold and indoor air quality, and because other common factors besides mold may contribute to health problems, doctors, remediators, and inspectors, cannot offer a guarantee that your health problems are related to your mold problem, thus we cannot guarantee that you will get better after remediation.

This protocol was prepared under the constraints of time and scope, and it reflects a limited investigation and evaluation. Further analytical testing may be required to find additional hidden mold infestations in hidden areas not sampled or inspected. Inspections by other specialists may be required to locate possible contamination from asbestos, lead paint, and other environmental hazards prior to remediation. The presence of such materials take precedence over mold remediation and removal of such regulated materials must be conducted in accordance with federal, state, provincial and local laws and regulations and require specific remediation protocols. The results of this analysis represent conditions only at the exact time and locations from where samples were taken. Thus, the report and this remediation letter should not be relied on to represent conditions at any other location or date and does not imply that this property is free of contaminants in other areas. The general mold remediation protocol template was created using current acceptable environmental hygiene recommendations as defined by The Institute of Inspection Cleaning and Restoration Certification (IICRC), the New York City Department of Health & Mental Hygiene Bureau of Environmental & Occupational Disease Epidemiology, the American Conference of Governmental Industrial Hygienists, National Air Duct Cleaners Association, and other remediation techniques that are acceptable and used by professional remediators.

**Remediation services should be rendered only by a professional, experienced, mold remediator who can verify the following: proper insurance coverage, proper certifications in mold remediation by a non-profit organization (such as IICRC, or ACAC,) and possesses any licenses required in your area.**

**All work shall be done in strict accordance with all applicable regulations, standards, and codes.**

**It is highly recommended that the remediator use a legal written contract which outlines the contractor's responsibilities and client's obligations as well as cost estimates, limitations and disclaimers. The agreement must be made prior to remediation regarding who is responsible for build-back of building materials after moldy building materials have been removed. All**

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**personal property removed by the remediator shall be returned to their proper locations after remediation is complete. Contractor also referred to as remediator shall have written permission to dispose of clients personal property, such as furniture and valuables. Do not discard items that are obviously cleanable.**

**Employees must demonstrate completion of mold remediation training and respirator training. Employees must demonstrate hazardous communication training as required by the US Occupational Safety and Health Administration (OSHA 29 CFR 1910.1200). Tyvec coveralls should be utilized along with proper gloves, goggles, and foot cover. NIOSH-approved respirators and cartridges are highly recommended. Adequate respiratory protection must be utilized in accordance with OSHA 29 CFR 1910.134. In addition, the extent of coverall use and selection of respirator type and selection of containment type at this specific job site must comply with the mold removal guidelines prescribed by New York City Department of Health & Mental Hygiene Bureau of Environmental & Occupational Disease Epidemiology.**

**The remediator shall use all appropriate controls and work practices which are standard in the indoor air environment and mold remediation industry that apply, regardless of the inclusion or exclusion of such standards in this document. Should the above scope or protocol or any part thereof not be specifically adhered to, the consultant and mold inspection company shall be held harmless by all parties.**

**WARNING:** Use this information at your own risk because mold can cause at a minimum upper respiratory health problems, and in some persons dangerous or deadly infection. Pest feces and other pest related debris sometimes contain dangerous or deadly infections agents. Use proper protection.

Building materials may contain lead or potentially deadly asbestos. Dangers related to electrical shock, heat exhaustion, and personal injury and property damage are commonly encountered. Guidelines on pest contamination remediation are not widely available and remediation standards and practices in general are evolving. You must be flexible when following this protocol because not every remediation recommendation and method will surface for each situation encountered. All liability is borne by the user.