

A Accredited Inspection Service, Inc.
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888-381-6651

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Client: Joe rust
Property Address: 123 Sulfur Way.
City State Zip: Anytown, USA
Date: 8-13-09

SITE ADDRESS

AND OTHER SITE INFORMATION:

REPORT NUMBER:

0001123.

INSPECTION DATE:

8-13-09.

CLIENT NAME:

Joe rust.

INSPECTION SITE STREET
ADDRESS:

123 Sulfur Way.

CITY/STATE/ZIP:

Anytown, USA.

CLIENTS E-MAIL ADDRESS:

123@456.

CLIENT PHONE NUMBER:

123-4567.

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GOALS

AND INTERVIEWS

INSPECTION TYPE AND GOALS

The goal is to confirm if the property contains Chinese drywall.

In addition the goal is also to find out if an unusual mold condition exist at the property, to determine why it is occurring, and to determine what needs to be done to properly correct the mold problem.

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MOLD INSPECTION

INTERIOR MOLD INSPECTION

LOCATION: _____

SPECIFIC LOCATION INSPECTED OR TESTED:

All readily accessible areas of the property.

OBSERVATIONS: _____

WALLS

Because most walls consist of drywall coated with paper, walls are a common growth and food source for mold. At this property the wall surfaces were free of visible evidence of unusual mold conditions.

CEILINGS

No unusual mold conditions or moisture damage was observed at the ceilings during this inspection,

FLOORS

The inspector observed no mold on the readably accessible floor coverings that were to be inspected. Floors under floor coverings are not typically visible for inspection.

CLOSETS

Also the inspector found no mold growing on shoes, clothes, luggage, or other items in your closets. Because closet air is stagnant mold in closets is a common problem but no such problems were found at your property.

PLUMBING AREAS

Moldy odors, visible mold, and evidence of past leaks in the form of moisture damage is common under sinks and around plumbing fixtures however no such problems were found at your property.

PERSONAL BELONGINGS

Personal items such as 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.

AC UNIT

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

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The interior of the AC unit was also free of any unusual mold conditions when inspected.

DUCTS

Only a small area of the interior of the AC ducts is visible. Inspector observed no unusual moldy conditions at visible sections of ducts and registers. No moldy odors coming from inside the ducts were detected.

FILTERS

Filter(s) were clean and in overall satisfactory condition.

ODORS

The inspector detected what appeared to be unusual chemical odors, odors were detected in the following areas: all areas of the property.
The odor was a faint but pervasive sulfur odor like that from Chinese drywall.

MOISTURE METER



Stock photo of moisture meter.

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

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Moisture meter testing in the areas tested indicated no elevated moisture levels at the time of inspection.

LEVELS IN GENERAL

One method recommended by the Standard and Reference Guide for Professional Water Damage Restoration also known as IICRC S500 involves using the dry standard in determining if a building material is moist or dry.

To do this one must take moisture readings from known dry materials in an undamaged areas of the structure, these readings can be used to establish a drying goal for similar types of materials in the effected areas.

INFRARED CAMERA



This is a stock photo of a IR or Infrared camera, such a device was used to scan for moisture at your property. Infrared cameras measure levels of infrared light being emitted off surfaces, these levels are translated to temperature readings by the camera that in turn will typically correspond directly to the amount of moisture evaporating off a surface.

Various surfaces were scanned with an advanced device known as an infrared camera, this device detected no moisture in the areas scanned.

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**TEMPERATURE AND
HUMIDITY READINGS**



Stock photo of humidity meter.

EXPLANATION OF HUMIDITY AND TEMPEATURE

Humidity is simply a measurement of the amount of moisture in air compared to the maximum amount of moisture that same air could hold at a given temperature and pressure. Temperature is an expression of the amount of molecular level kinetic energy in a substance.

LEVELS IN GENERAL

ASHRAE recommends indoor temperatures between 68F - 75F for thermal comfort.

ASHRAE also recommends that the relative humidity be maintained between 30% and 60%. Levels below 30% may lead to symptoms such as eye irritation, and drying of the mucous membranes. Levels in excess of 60% are conducive to microbial growth.

YOUR LEVELS

Indoor humidity at the area and time of testing was: 58%RH, at 76 F
This was a satisfactory indoor humidity reading.

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IAQ TESTING AND INDUSTRIAL HYGIENE

INDOOR AIR QUALITY AND INDUSTRIAL HYGIENE

CHINESE DRYWALL

ABOUT TESTING FOR THIS COMPOUND: An approximately 8 X 8 inch bulk sample of drywall was taken from the right side of the water heater closet to be tested for Orthorhombic Cyclooctasulfur also known as S8 via gas chromatography/mass spectrometry (GC/MS). Researchers at Columbia Analytical has determined that defective Chinese drywall contains a naturally occurring allotrope of elemental sulfur orthorhombic cyclooctasulfur (S8). In tests to-date, this sulfur allotrope is a unique and reliable marker in drywall products causing corrosion problems and has only been found in drywall imported from China.

YOUR SULFIDE LEVELS: Orthorhombic Cyclooctasulfur levels in the sample were at: 200mg/kg.

LEVELS IN GENERAL: 20mg/kg are considered the levels required for the drywall to be considered defective. Your levels were 10 times what is required for the drywall to be considered defective.

MORE ABOUT SOME COMMON DRYWALL RELATED SULFUR COMPOUNDS

Some common compounds released by defective Chinese drywall are listed below. We cannot say which of the below compounds were in your property or how much was present.

Please note that the health problems described below are often associated with very high levels of the compounds. Levels in a building with defective drywall will likely be much lower than the levels that cause severe health reactions. In fact levels in the air of buildings with defective Chinese drywall are often barely detectable with even sophisticated test methods. Health effects from living in properties with defective Chinese drywall are likely to resemble exposure to allergens. Also some of these compounds cause corrosion to copper and some other metals.

Carbon Disulfide
What is carbon disulfide?

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Pure carbon disulfide is a colorless liquid with a pleasant odor that is like the smell of chloroform. The impure carbon disulfide that is usually used in most industrial processes is a yellowish liquid with an unpleasant odor, like that of rotting radishes. Carbon disulfide evaporates at room temperature, and the vapor is more than twice as heavy as air. It easily explodes in air and also catches fire very easily.

In nature, small amounts of carbon disulfide are found in gases released to the earth's surface as, for example, in volcanic eruptions or over marshes. Commercial carbon disulfide is made by combining carbon and sulfur at very high temperatures.

How can carbon disulfide affect my health?

At very high levels, carbon disulfide may be life-threatening because of its effects on the nervous system. People who breathed carbon disulfide near an accident involving a railroad car showed changes in breathing and some chest pains.

Some workers who breathed high levels during working hours for at least 6 months had headaches, tiredness, and trouble sleeping. However, these workers may have been exposed to other chemicals besides carbon disulfide. Among workers who breathed lower levels, some developed very slight changes in their nerves.

Studies in animals indicate that carbon disulfide can affect the normal functions of the brain, liver, and heart. After pregnant rats breathed carbon disulfide in the air, some of the newborn rats died or had birth defects.

High concentrations of carbon disulfide have caused skin burns when the chemical accidentally touched people's skin.

ToxFAQs™ for Carbon Disulfide <<http://www.atsdr.cdc.gov/tfacts82.html>>

Carbonyl Sulfide

What is Carbonyl Sulfide?

Carbonyl sulfide is the major sulfur compound naturally present in the atmosphere, at 0.5 (± 0.05) ppb. Because it is emitted from volcanos and deep sea vent. As such it is a significant compound in the global sulfur cycle.

<http://en.wikipedia.org/wiki/Carbonyl_sulfide>

Humans - High concentrations (>1000 ppm) can cause sudden collapse, convulsions, and death from respiratory paralysis (HSDB 1994). Non-lethal, inhalation exposure to carbonyl sulfide inhalation causes giddiness, headache, vertigo, amnesia, confusion, and unconsciousness.

<http://epa.gov/chemfact/s_carbns.txt>

Sulfur Dioxide

How does sulfur dioxide affect children?

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Children who live in or near heavily industrialized areas where sulfur dioxide occurs may experience difficulty breathing, changes in the ability to breathe deeply, and burning of the nose and throat. It is not known whether children are more vulnerable to these effects than adults. However, children may be exposed to more sulfur dioxide than adults because they breathe more air for their body weight than adults do.

Long-term studies surveying large numbers of children indicate that children who have breathed sulfur dioxide pollution may develop more breathing problems as they get older, may make more emergency room visits for treatment of wheezing fits, and may get more respiratory illnesses than other children. Children with asthma may be especially sensitive even to low concentrations of sulfur dioxide, but it is not known whether asthmatic children are more sensitive than asthmatic adults.

How can sulfur dioxide affect my health?

Exposure to very high levels of sulfur dioxide can be life threatening. Exposure to 100 parts of sulfur dioxide per million parts of air (100 ppm) is considered immediately dangerous to life and health. Burning of the nose and throat, breathing difficulties, and severe airway obstructions occurred in miners who breathed sulfur dioxide released as a result of an explosion in a copper mine.

Long-term exposure to persistent levels of sulfur dioxide can affect your health. Lung function changes were seen in some workers exposed to low levels of sulfur dioxide for 20 years or more. However, these workers were also exposed to other chemicals, so their health effects may not have been from sulfur dioxide alone. Asthmatics have also been shown to be sensitive to the respiratory effects of low concentrations of sulfur dioxide.

Animal studies also show respiratory effects from breathing sulfur dioxide. Animals exposed to high concentrations of sulfur dioxide showed decreased respiration, inflammation of the airways, and destruction of areas of the lung.

<http://www.atsdr.cdc.gov/tfacts116.html#bookmark05>

Hydrogen Sulfide

Irritation eyes, respiratory system; apnea, coma, convulsions; conjunctivitis, eye pain, lacrimation (discharge of tears), photophobia (abnormal visual intolerance to light), corneal vesiculation; dizziness, headache, lassitude (weakness, exhaustion), irritability, insomnia; gastrointestinal disturbance; liquid: frostbite

<http://www.cdc.gov/niosh/npg/npgd0337.html>

H₂S is the chemical compound. This colorless, toxic and flammable gas is partially responsible for the foul odor of rotten eggs and flatulence.

Hydrogen sulfide is considered a broad-spectrum poison, meaning that it can poison several different systems in the body, although the nervous system is most affected. The toxicity of H₂S is comparable with that of hydrogen cyanide. Since hydrogen sulfide occurs naturally in the environment and the gut, enzymes exist in the body capable of detoxifying it by oxidation to (harmless) sulfate. Hence, low levels of

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sulfide may be tolerated indefinitely. http://en.wikipedia.org/wiki/Hydrogen_Sulfide

The inspector observed the following evidence that this might be Chinese drywall and may possibly release sulfur:

PHOTOS



The photo is of the interior of the AC unit. Note black corrosion on the refrigerant lines on the left.

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The photo is of the interior of the AC unit. Note black corrosion on the refrigerant lines on the left.



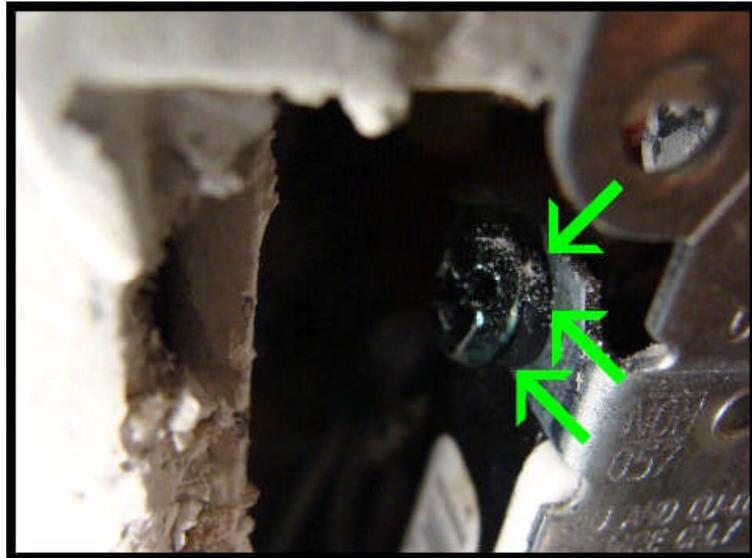
The left photo is of rusty corner molding under paint, the rust is expanding and bursting through the walls paint.
The right photo is of a close up of the same condition.

This was occurring throughout nearly every room of the property.

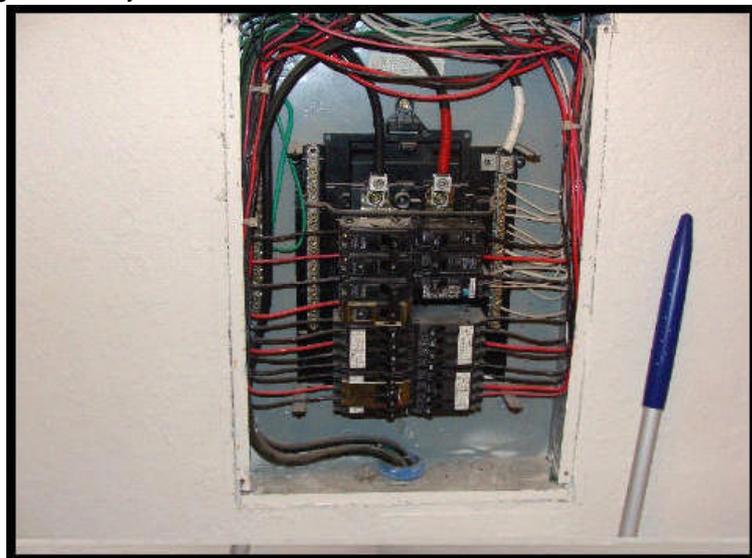
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Ground wire should be shiny copper color. It is black and almost impossible to see inside this light switch junction box in the clients wall.



Wires in the breaker panel were also black.

All the above photos are indications that copper in the property was experiencing unusual corrosion consistent with exposure to sulfide compounds from defective Chinese drywall.

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SUMMARY OF SAMPLE RESULTS

SUMMARY RESULTS REGARDING MOLD SAMPLES

MOLD SAMPLE RESULT SUMMARY

Spore levels and types were not significantly higher than or different from outdoor spore levels & types. They were not much different from what one would expect to find indoors in a healthy building. Thus sampling did not appear to indicate any unusual spore conditions in the air that was tested at the time of testing.

The above comparison method is not a guarantee that you do not have any mold problems, but it lets us know that mold spore conditions were normal where and when tested.

SEE LAB RESULTS.

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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.

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DISCLAIMERS

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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 caulking 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 typical tiny amounts or expected levels of indoor contaminants 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, contaminants, and conditions, reported on and agreed to be inspected and tested.

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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, examples of such areas include but are not limited to areas behind shower tile, behind cabinets, and inside walls. Because destructive or disruptive testing or assessment is not preformed the inspector cannot guarantee that the suspected hidden mold will be found in such areas during remediation. Your inspector typically advises remediation for such areas based on one or more of the following, odor, moisture levels, spore levels, client interview information, or educated guesses based on past experience as to the existence of hidden mold in a given area. Because inspectors do not typically perform inspections that involve tearing your walls open for direct examination your inspector cannot guarantee that visible mold will exist in the remediated area.

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

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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.

Mold sampling limitations and disclaimers

Though spore sampling and lab report analysis are common and are often an extremely helpful tool, there is always some degree of uncertainty regarding analysis of samples and the conclusions we draw from them. Non-viable samples only allow for spore identification to the genus and not the species level; thus, comparison of levels of similar types of indoor and outdoor spore types is not exact. Some spores that are reported to be similar are not always from the same species or even genus of mold, they may just look similar under the microscope. This is especially true for some small, round spores, such as aspergillus and penicillium spores. Viable sampling only allows for identification and enumeration of molds that germinates from live spores. Thus, many dead yet still allergenic spores may be missed in the lab results when using this methodology, resulting in low estimations of the number of actual spores present. 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 visible if the wall is opened.

Allergen inspection limitations and disclaimer

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

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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 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.

Interior mold remediation limitations and disclaimers applicable to consultants

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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.

Interior mold remediation limitations and 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.

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 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

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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.