

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

SITE ADDRESS	2
INSPECTION GOALS AND INTERVIEW INFORMATION	3
INTERIOR ROOM OBSERVATIONS	4
FURNITURE AND PERSONAL ITEMS	10
HVAC SYSTEMS	11
SUMMARY OF SAMPLE RESULTS	12
REMEDICATION INTERIOR	14

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

## SITE ADDRESS

REPORT NUMBER: 0001360.

INSPECTION DATE: 7-30-10.

CLIENT NAME: Joe Smith.

INSPECTION SITE STREET ADDRESS: 123 Easy Street.

CITY/STATE/ZIP: Anytown USA.

CLIENTS E-MAIL ADDRESS: 123@456.

CLIENT PHONE NUMBER: 123-4567.

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

## **INSPECTION GOALS AND INTERVIEW INFORMATION**

### INSPECTION TYPE AND GOALS

The goal is to find out if an unusual mold condition exist at the property, to determine why and where it is occurring in accessible areas, and to determine what needs to be done to properly correct the mold problem.

This inspection is limited to conditions in specific areas that the client requested to be investigated, and the inspector agreed to inspect.

These areas are limited to the following areas and conditions: Walk in closet and the attic above that closet were the only areas to be inspected.

The client is the management firm, the occupants are the property owners.

### CLIENT INTERVIEW

Leaks that occurred in the attic and in the master bedroom's smaller walk in closet, this was reported by the homes occupants to have started about 3 months prior to this inspection. The leaks were repaired about 3 days prior to this inspection according to the properties occupants.

### HEALTH CONCERNS

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

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

## INTERIOR ROOM OBSERVATIONS

### LOCATION

---

**The master bedroom's walk in closet.**

### INTERIOR ROOMS AND AREAS

---

#### **MOISTURE STAINS**

Moisture stains from what appeared to be leak(s) were observed, this may have resulted in a hidden mold problem. Mold inspectors cannot see inside walls or predict every hidden mold or moisture condition. Repair all active leaks in this and all areas.

A few stains just a few inches across were observed at the ceiling of the closet, and one stain a few foot long and about one inch wide was observed on the wall of the master bedroom closet. Stains were minor and almost invisible.

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 elevated Pen Asp spore levels in the wall, and Stachybotrys growth under insulation in the attic above this area.

### TOOL READINGS

---

#### **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.

#### **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

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

other building materials such as drywall.

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

### **IR CAMERA**

An Infra red camera 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.

The device detected no moisture in the areas scanned.  
The moisture was detected with the inspectors  
Fluke IR Camera,

### **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**

Control of mold problems the Environmental Protection Agency or EPA, the NYC DOH Guidelines on Assessment and Remediation of Fungi in Indoor Environments, well known AC manufactures such as Trane and Carrier, and mold inspectors recommend keeping humidity levels below 60%RH.  
Levels in excess of 60% may be conductive to microbial growth.

### **YOUR LEVELS**

Indoor humidity at the area and time of testing was: 47%RH, at 79F  
This was a satisfactory indoor humidity reading.

In comparison outdoor humidity was: 38%RH at 96 F

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

**SUSPECTED MOLD AND  
MOISTURE CAUSE**

---



Above is a photo of the moisture stain on the closet ceiling.

Observed moisture stains at the ceiling indicative of likely roof leaks. Have all required remediation conducted and have any and all required roof repairs or other needed repairs made. Occupants reported that the roof has been made.

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

**PHOTO AND ADDITIONAL  
COMMENTS**

---



The above is a photo of stains on the closet wall.

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**



The above is a photo of mold under insulation in the attic above the stained closet.



The above is a photo of mold under insulation in the attic above the stained closet.



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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**



The above is a photo of mold and contamination inside the AC unit, the occupant is recommended to have the interior of the AC cleaned in addition to having the attic and closet problem addressed if air quality is an issue.

Dirty coils can cause air quality problems, and make it difficult for the AC to cool your air.

The occupant reported that the cooling bills are very high. Dirty coils are likely a major reason why your cooling bills are so high.

Have the AC coils, interior, and ductwork and plenums cleaned in accordance with NADCA standards.

This is not an official part of this inspection but the information is provided as a courtesy to the homes occupants.

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

## **FURNITURE AND PERSONAL ITEMS**

### PERSONAL ITEM OBSERVATIONS

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.

### 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.

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

## **HVAC SYSTEMS**

### AC UNIT OBSERVATIONS

#### **HVAC SYSTEM,**

The bottom side of the evaporator coils on the interior of the air handler were very dirty.

Client reported that the cooling bills are very high, it is extremely likely that this is at least part of the reason why the cooling bills are high.

Also the attic access cover does not fit tight, provide a foam gasket for the already insulated attic access cover.

The above was not part of the inspection but was provided as a courtesy to the client.

### DUCT OBSERVATIONS

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.

### FILTER OBSERVATIONS

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

### SUSPECTED MOLD AND MOISTURE CAUSE

AC filter likely did not fit correctly in the past. This was the likely cause of contamination.

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

Copyright 2004 Present  
All Rights Reserved

Client: Joe Smith  
Property Address: 123 Easy Street.  
City State Zip: Anytown USA  
Date: 7-30-10

## SUMMARY OF SAMPLE RESULTS

### SPORE NUMBERS AND TYPES

The following spore types were elevated, Also see the lab report.

#### **Stachybotrys spores:**

Visible growths of this mold is not rare indoors after water damage. Can cause serious mold problems after leaks forming dark black colonies sometimes as irregular patches, and sometimes as circles with a hole in the center giving the appearance of a bullseye. Grows on paper, drywall, wallpaper, wood, or nearly anything high in cellulose. Elevated spore levels produced by these molds are sometimes found indoors after water damage, but the spores are wet or sticky thus not easily entering the air stream. Requires higher moisture levels than many other indoor fungi. Stachybotrys spores do not typically float in from outdoors thus even very low levels of these spores indoors likely indicate a leak. Also known as toxic black mold some species are known to produce toxins, in fact this is the most well known and feared of all the toxic molds because it has received more attention from the media than other toxic molds. According to many non-bias scientific sources it may require large numbers of spores, or consumption of this mold in moldy foods to result in toxic reactions. It is likely that this mold can produce upper respiratory health related problems such as allergy and asthma in some individuals if the spore levels are elevated. Not likely to cause infection.

#### **Penicillium Aspergillus like spores:**

Roughly two hundred species of Penicillium and roughly two hundred species of Aspergillus exist. Often Penicillium is green. Often Aspergillus is black. Can be many other colors. Visible growths of these molds are very common indoors after water damage, condensation, or humidity problems. Elevated spore levels produced by these molds are very common indoors after water damage. Grows on nearly anything but especially on wood, drywall, behind wallpaper,

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

and on other surfaces especially cellulose containing materials.  
These are by far some of the most common mold growths and spores found in indoor and outdoors samples.  
Low levels are normal but If levels are elevated indoors it may be a concern.  
Some species are known to produce toxins.  
According to many non-bias scientific sources it may require large numbers of spores, or consumption of this mold in moldy foods to result in toxic reactions.  
It is likely that this mold can produce upper respiratory health related problems such as allergy and asthma in some individuals if the spore levels are elevated.  
Known to cause infections, one of the most common causes of fungal infections but typically in persons with immune systems problems.  
Spores often produces indoors.  
Spores can sometimes float in from outdoor sources.  
If levels are higher indoors than outdoors it likely grew indoors.

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

Copyright 2004 Present  
All Rights Reserved

Client: Joe Smith  
Property Address: 123 Easy Street.  
City State Zip: Anytown USA  
Date: 7-30-10

## REMEDIATION INTERIOR

### LOCATION

The master bedroom's smaller closet.

### SPECIFIC MOLD REMOVAL RECOMMENDATIONS

THE FOLLOWING IS YOUR REMEDIATION PROTOCOL. IT STARTS WITH  
INFORMATION ON WHAT MOLDY AREAS NEED TO BE REMOVED OR  
CLEANED. NEXT THIS REMEDIATION PROTOCOL BECOMES SEVERAL  
PAGES OF TECHNICAL INFORMATION INTENDED TO BE READ AND  
UNDERSTOOD BY MOLD REMOVAL FIRMS ALSO KNOWN AS MOLD  
REMIEDIATORS.

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

MOLD REMEDIATOR .  
Advanced Micro Clean, LLC (Manny Perez)

954 931-8154 Cell.

Remove the drywall from the master bedrooms small walk in closet, do this in an area 4X4 foot in the stained ceiling area being sure to remove all mold in the attic above. Remove all insulation from this same ceiling area.

Also remove drywall in the stained closet wall area 2 foot side to side, and from the floor to the closet ceiling. This is the right wall of the master bedrooms small walk in closet, (right wall when standing in the entrance of the closet and looking into the closet.)

REMOVE MOLDY MATERIALS SEE ALL RED TEXT IN ALL SECTIONS OF REPORT FOR DETAILS OF WHAT NEEDS TO BE REMOVED AND FROM WHERE IT MUST BE REMOVED. FOLLOW THIS PROTOCOL AND FOLLOW EPA GUIDELINES OR NEW YORK STATE DEPT OF HEALTH GUIDELINES OR

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

**IICRC GUIDELINES WHEN REMOVING MOLD. FOLLOW NADCA STANDARDS FOR CLEANING AC SYSTEMS OR COMPONENTS. THIS PROTOCOL AND THE RECOMMENDED GUIDELINES ARE MINIMUM REQUIREMENTS AND CAN BE SURPASSES WHEN NECESSARY TO PROPERLY COMPLETE A JOB.**

**Unless otherwise stated in this protocol you must remove or cover all items in the work area after they have been properly cleaned of all contamination. Use negative pressure and containment in the work area and when done hepa vac or fungicide wipe all surfaces in the work area. Remove all visibly moldy materials, such as any insulation encountered. Remove at least 2 feet of material in each direction around the visible contamination. If mold is encountered behind any vapor barriers, remove, clean behind, and properly replace the vapor barrier so that the replacement barriers will keep moisture out. All heavily and even slightly visibly contaminated moldy porous surfaces require removal. Do not leave openings in walls, ceilings, floors, or other building components that can served as cross contamination pathways. Do not leave openings that can result in the entrance of humidity or other outdoor elements into the containment area from outdoors or to the interior from the crawl space. Double bag moldy debris, or wrap moldy debris in sheets of 6 mil plastic. Tape shut then, hepa vac or wet wipe exterior of bags, and dispose as normal waste unless prohibited by local regulations.**

MOISTURE CONTROL

**MOISTURE REMOVAL**

**Extremely important: CORRECT ALL MOISTURE INTRUSION AND HUMIDITY PROBLEMS. ALSO SEE ANY BLUE TEXT THAT MIGHT BE INCLUDED IN ANY SECTIONS OF THE REPORT FOR INFORMATION ON MOISTURE OR HUMIDITY CONDITIONS IN NEED OF REPAIR. THIS PROTOCOL AND THE RECOMMENDED GUIDELINES ARE MINIMUM REQUIREMENTS AND CAN BE SURPASSES WHEN NECESSARY TO PROPERLY COMPLETE A JOB.**

Prior to any remediation, always correct all conditions that have contributed to excess moisture or humidity at the property. Extract any excess water from the property, and remove excess humidity with a professional dehumidifier. Humidity must be maintained between 30% and 50% in the work area. Your inspector is not responsible for mold that returns after remediation due your failure to have any and all required humidity and moisture repairs completed.

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

**ADDITIONAL MOLD REMOVAL  
RECOMMENDATIONS**

**INSPECTION FOR PREVIOUSLY HIDDEN MOLD**

Once the wall board or other moldy material is removed, the exposed areas must be inspected for mold growth on previously hidden surfaces, such as wall studs, pipes, conduits, and wall board materials which are located behind the studs. Any previously hidden mold now exposed must also be removed while retaining building structural integrity, enclosure integrity, and negative pressure. Upon removal, moldy materials are to be double bagged, sealed with tape, removed from the property and disposed of.

**CLEANING OF COMPONENTS INSIDE THE WALL CAVITY**

Non-removable, contaminated wooden materials (such as studs inside walls) must be sanded down at least 1/16th of an inch to remove mold prior to fungicidal treatment. Contaminated metal studs must be cleaned with a detergent solution and treated with fungicide. If it is not possible to clean and disinfect the structural item, then it must be removed, disposed of and replaced. Structural supporting members may need the consultation of a structural engineer prior to removal and replacement. Sand or wipe away mold from the top, bottom, front, back, and sides of items. Don't forget mold in tight crevices. The above approach to covering all surfaces must also be utilized when applying fungicide.

**CLEANING THE WORK AREA**

Micro clean the rest of the areas in the contained area by HEPA vacuuming all surfaces 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 all electrical components such as wires and sockets with the electrical power off. Only EPA-approved fungicides should be used. Do not use bleach since it is not an EPA-approved fungicide, and will often cause corrosion if applied on metal. When clean the work area should be free of the following: clutter and debris, moisture, humidity above 60%RH, musty or moldy odors, dust, mold growth, and spore levels above normal background levels.

**CLEANING CLOTHES AND OTHER PERSONAL BELONGINGS**

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

CLOTHES Machine wash safe clothes from contaminated areas can be washed as directed on clothing label, or dry cleaned. If manufacturer's label permits then laundry sanitizers can be used to reduce odors and microorganisms. Bleach can be used with white fabrics if permitted by manufacturer's label. Non-bleach safe fabrics



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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

should be washed with color safe bleach products such as those containing sodium perborate or sodium percarbonate if permitted by manufacturer's directions. Washing your machine safe clothing may also be enhanced by increasing water temperatures, but be careful not to exceed manufacturer's water temperature recommendations.

If heavily contaminated, disposal is advised with client's written permission.

**LEATHER ITEMS** Clean lightly contaminated leather items with a leather soap and treat with a fungicide that has been tested and proven to be safe on such items.

If heavily contaminated, dispose of them with clients written permission.

**FURNITURE** Lightly-contaminated, fleecy furniture with no moisture damage can sometimes be HEPA vacuumed. If visually contaminated with mold or previously wet and stained, disposal is typically advisable. Any items disposal should be done only with the client's written permission.

Contaminated, non-porous items should be cleaned with a detergent solution and treated with fungicide when testing has demonstrated that the surface will not be damaged or discolored by the fungicide to be used. Remediation of high value items such as fine is to be conducted by qualified, experienced specialists familiar with the types of items being restored.

## GUIDELINES

### **RECOMMENDED GUIDELINES**

Remediators should perform remediation in compliance with the Institute of Inspection Cleaning and Restoration Certification (IICRC) mold removal guidelines, The New York City Department of Health & Mental Hygiene Bureau of Environmental & Occupational Disease Epidemiology guidelines or in compliance with EPA mold removal guidelines for schools and commercial buildings. Air conditioner remediation should be done by a licensed AC contractor who specializes in cleaning mold contaminated HVAC systems. HVAC remediation work should be done in compliance with NADCA recommendations. The remediator should follow any applicable recommendations that the indoor environmental professional included below.

### **CONTRACTOR RESPONSIBILITIES**

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 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

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

remediation regarding who is responsible for build-back of building materials after moldy 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 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.

The work area should be unoccupied. Vacating people from areas adjacent to the work area is recommended by the New York City Department of Health Guidelines on Assessment and Remediation of Fungi in Indoor Environments in the presence of infants less than 12 months old, persons recovering from recent surgery, immune suppressed people, or people with chronic inflammatory lung diseases such as asthma, hypersensitivity pneumonitis, and severe allergies.

#### **CONTAINMENT**

The containment enclosure will be in the form of 6 mil thick polyethylene sheeting. 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

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

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 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 fungal 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.

#### **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 furniture, clothes, mirrors, and other 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 mold behind personal items. Hard-surfaced personal items that were in contaminated areas must be wiped with fungicide. Porous items in same areas must be HEPA vacuumed or disposed of. All non-movable and attached items in the work area shall be sealed with polyethylene sheeting after being first HEPA vacuumed and then wet wiped with fungicide, exercise caution when wrapping salvageable items to prevent trapping moisture.

#### **SPORE SUPPRESSION**

Prior to removal and disposal of any moldy materials, spore suppression is recommended. Spore suppression can be in the form of HEPA vacuuming moldy surfaces, covering moldy materials with sticky sheets of plastic covering, or simply spraying the moldy material with a misting of fungicide. Only EPA-approved fungicides should be used, such as a products manufactured by Fiberlock or similar companies.

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

**POST REMEDIATION  
VERIFICATION**

---

**MACHINES OFF**

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

**RE-INSPECTIONS**

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

**Local Firms**

---

**LOCAL REMEDIATORS**

---

**LOCAL FIRMS THAT HAVE DONE A GOOD JOB FOR OUR PAST CLIENTS ARE LISTED BELOW**

**After remediation is completed please call us (A Accredited Mold Inspection Service at: 1(888) 381-6651) for any re-inspections desired to verify that the remediation work was completed properly.**

**REMIATORS**

**The following firms remove mold.**

**Advanced Micro Clean, LLC (Manny Perez)**

**954 931-8154 Cell**

**DRS Miami Kenny Smith (305-762-7772)**

**Gator Fire and Water Restoration ( Bud)**

**561-422-7903 or 877-504-2667**

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

**AC REMEDIATION**

**The following firms remove AC system mold and duct mold. \_**

**Duct Busters (Adam Rhodes) 954-427-8326**

**[arhodes@ductbusters23.com](mailto:arhodes@ductbusters23.com)**

**Air conditioner and duct remediation specialist**

**Public Adjusters**

**Peter Johnson 676-9202 744-7111**

**Pest Control**

**Jerry Cornelius 471-5552**

**PAINTERS AND CAULKING SERVICES**

**Often helpful with leaky windows, and walls in need of caulking.**

**White Glove Painting**

**561-493-8668 office**

**1-561-909-8655 cell**

**VAPOR BARRIER REMOVAL AND INSTILLATION**

**often needed under trailers when they flood.**

**Vapor Lock Tight, Inc.**

**Bob Barrett**

**Lic IH0000877**

**772-595-5245**

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

## **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.***

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

## **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,*



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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

*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 finically 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.*

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

**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**

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

*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

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

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**

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

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

Copyright 2004 Present  
All Rights Reserved

**Client: Joe Smith**  
**Property Address: 123 Easy Street.**  
**City State Zip: Anytown USA**  
**Date: 7-30-10**

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 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.