

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

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**Client: Joe Smith**  
**Property Address: 123 Moldy Wall Street.**  
**City State Zip: Anytown USA**  
**Date: 8-2-10**

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Date: 8-2-10

## SITE ADDRESS

REPORT NUMBER: \_\_\_\_\_  
0001361.  
INSPECTION DATE: \_\_\_\_\_  
8-2-10.  
CLIENT NAME: \_\_\_\_\_  
Joe Smith.  
INSPECTION SITE STREET  
ADDRESS: \_\_\_\_\_  
123 Moldy Wall Street.  
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 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: 4 upstairs rooms only.

The inspector will also inspect the remaining areas upstairs, the upstairs attic, and the AC units upstairs to get a better picture of the humidity and condensation issues.

### CLIENT INTERVIEW

When interviewed about the conditions in question, the client reported that the property appears to periodically experience humidity problems.

Client reported that the home was under construction for 5 years but that they only moved in about a week prior to this inspection.

Humidity started 1 and 1/2 years ago in the house.

Client reported that the furniture against walls swelled with moisture, and AC ducts form condensation in the attic and walls.

### HEALTH CONCERNS

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

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## INTERIOR ROOM OBSERVATIONS

### LOCATION

---

#### Guest bathroom in the guest bedroom upstairs.

### INTERIOR ROOMS AND AREAS

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#### **WARNING SIGNS THAT A MOLD PROBLEM EXISTS.**

Moisture meter testing indicated excessive amounts of moisture in the homes upstairs partition walls, these are the walls that separates rooms from other rooms and halls and closets ect.

Moisture was not detected in the homes upstairs perimeter walls, perimeter walls are walls that abut the exterior and typically have windows on them.

Perimeter walls did not have moisture because they are less open to the attic's wet air, and because they are not as cold inside at times thus less likely to form condensation. Partition walls did have excess humidity and excess spores both down from the attic.

In the guest bedroom mold was observed inside a one square foot hole in the ceiling.

One section of baseboard 18 inches long was separating from the wall in this same room, this is a sign of moisture being absorbed into this baseboard.

This same section of the wall was moist to the touch.

The IR camera detected moisture in this wall.

The moisture meter detected excessive amounts of moisture in this wall and most other interior perimeter walls.

Around the light fixture at the ceiling of the guest bedroom and at a removed light fixture in the gym bathroom small amounts of mold was breaking through with warm air escaping through the walls. When the warm humid attic air touches colder air conditioned interior walls condensation forms and mold grows.

The above observations were the tip of the iceberg.

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**SEVERE MOLD PROBLEM OBSERVATIONS**

Mold was observed inside the walls from inside the attic. The amount of mold was extensive. Many types appear to exist in the walls and odors were strong. Mold was observed in the walls from the open tops of the walls accessible from under the attics insulation.

Based on the inspectors observations of representative wall interiors it appears that all your interior perimeter walls upstairs are severely infested with mold because the paston effect causes excess humidity in the attic, and because leaky air ducts in the attic creates negative pressure in the house that sucks this paston effect humidity out of the attic and into the inside of the partition walls that abut interior rooms causing severe humidity, mold, and condensation inside these walls. The same exact processes causes elevated spore levels and elevated humidity even in the perimeter walls that abut the exterior of the home. Likely less visible mold in the perimeter walls but still a serious concern for this inspector.

The first floor was never inspected because the client requested and paid for inspections of the 2nd floor only.

**SUSPECTED MOLD AND  
MOISTURE CAUSE**

**THE CAUSE OF THE HUMIDITY AND MOLD PROBLEM**

- I) The paston effect allowing excess humidity build up in the attic.**
- II) Negative pressure created by leaky AC ducts in the attic forced hot humid attic air into your hallow wall voids.**
- III) It was observed that the tops of the walls were possibly more open than typically observed in homes. Large numerous openings in the tops of the walls increased the amount of humid air being pulled out of the attic and into the walls.**

Our inspector observed that you have a humidity, condensation, and mold odor problem in the attic, this specific case appeared to be the result of problem that typically occurs in two story buildings build near the water in tropical and sub tropical regions, this condition is known as the "Paston Effect."

**DIAGNOSIS: .**

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### **I Paston Effect**

The property is in a hot humid climate and as a result is subject to exposure to outdoor humidity.

In addition the property is not to far from a large open wetland (the everglades and or water conservation area # 3), thus the open wet area provides no protection from humid winds approaching the house. The body of water can provide extra humidity but your outdoor air already has plenty of humidity most of the year.

The house is more than one story high, thus the height also contributes to the houses exposure to excessive hot humid unobstructed winds.

In addition the house has a tile roof, tile roofs are stronger, & longer lasting than shingle roofs, and they create a cooler attic than shingle roofs. Tile roofs may be cooler than shingle roofs. Because the attic is cooler the humidity entering the attic rises higher than in a hot attic because when hot humid air cools even slightly its humidity must rise.

In addition the home has numerous continuous soffits allowing these constant unobstructed water front breezes to enter your attic, the more open area provided by soffit vents, the more humid air will enter into the attic.

The house has recessed lights; these lights typically allow at least some hot humid air that blew into the attic to enter the homes air. Recessed lights also can sometimes allow mold odors, and even mold spores to enter the house from the attic.

### **II) Leaky AC Ducts**

The AC ducts were leaking air in the attic, this causes the AC to pull air out of the house and cool it without replacing all that removed air. As a result negative pressure is created in the home, this negative pressure causes hot humid air to be pulled out of the attic and into the hallow walls. When this hot humid air touches cold drywall cooled by AC use condensation is formed in the walls and mold forms in the walls.

### **RECOMMENDATIONS:**

- 1) Seal all leaky AC ducts to help deter attic air from being pulled into the walls.

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2) Temporarily seal recessed lights and other ceiling openings in such a way that disturbed attic insulation, spores, and air, cannot enter the house during remediation. Use non flammable materials to cover lights and assure that the lights are not covered in such a way that it would served as a fire hazard. It may be best to remove the light bulbs or take whatever measures needed to assure that these covered lights are not in use and not a fire hazard when covered. Remember that fire in your attic is much worse than mold so do not start one.

3) Remove fiberglass or cellulose insulation from all attic sections, though not visibly contaminated it will likely be contaminated with microscopic spores and mold odor.

4) Clean the interior ducts in accordance with NADCA standards is required because the homes humidity gets into the ducts, this can cause moldy duct interiors.

5) Ducts in such attics often support the growth of millions of tiny round almost invisible colonies of dark cladosporium mold or white pen asp mold on the exterior of the ducts, this is because condensation forms on these cold ducts exteriors. Because of this the exterior of the ducts must be wiped down with fungicide on all surfaces top and bottom, and hepa vac ducts and surrounding areas. Or it may be simpler and more effective to replace contaminated ducts.

6) Hepa vac and air scrub entire interior of all attic sections.

7) It is advisable to seal your soffit vents from outdoor air intrusion because it is the outdoor air that is the source of your humidity problem. Seal off soffit vents by the application of icynene insulation in the attic, if this is not adequate to stop air infiltration then install wood over the soffits. Sealing soffit vents may void your roof warranty but it may be the only way to solve your attic humidity problem thus the decision is up to the homeowner. Sealing off soffit vents is allowed by code in the 2006 International Residential Code for One and Two Family Dwellings.

8) Icynene insulation should now be professionally installed over the entire attic side of the roof deck, this application can deter overheating of the attic, it works quite well at keeping attics cooler. Also it has anti fungal properties.

9) Install a professional quality dehumidifier in each section of the attic in such a way that they are properly drained to the exterior, and in such a way that dehumidifier vibrations do not cause the units to move or fall over.

For the first time the 2006 International Residential Code for One and Two-Family Dwellings has allowed contractors to cut off ventilation to attics and still be in

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compliance with code.

PHOTO AND ADDITIONAL  
COMMENTS



Very little evidence of mold and moisture was found on the walls.

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The above is a photo of the baseboard separating from the bottom of the wall in the first photo above. This is evidence of moisture in this wall.



The above is a photo of a hole in the bedroom ceiling.

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Note mold on the floor of the attic as observed from inside this ceiling hole.



The above left photo is of the build in desk.  
The above right photo is of a close up of the desk underside with mold expanding out from seams in the desk's wooden panels.

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The above is a photo of mold inside the wall as viewed from inside the attic by looking into the hollow openings at the top of the wall.



The above is a photo of mold inside the wall as viewed from inside the attic by looking into the hollow openings at the top of the wall.

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The above is a photo of mold inside the wall as viewed from inside the attic by looking into the hollow openings at the top of the wall.

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The above is a photo of mold inside the wall as viewed from inside the attic by looking into the hollow openings at the top of the wall.

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Mold was also on the top of the ceiling, this is the floor of the attic under the insulation.



In several areas mold was around leaky ducts in the attic. Leaky ducts caused negative pressure in the home that pulled humid attic air into the cold walls below. The mold around many ducts is all the proof needed to prove beyond a reasonable doubt that the ducts were leaking cold air.

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Temperature humidity and grains of moisture were high in the attic.



Temperature humidity and grains of moisture were high in the partition walls and in the perimeter walls that abut the exterior. Above is a perimeter wall with humidity problems inside. Circle indicates where measurement was taken of inner wall air.

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Above is a partition wall with humidity problems inside.  
Circle indicates where measurement was taken of inner wall air.



Above is a actual photo of the wetland near you. Only a few miles West is water conservation area # 3 or possibly the Everglades it is a vast open sea of water, wet grasslands, and few objects to block humidity blown from this area into your soffits.

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## **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.

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## PLUMBING AREAS

### PLUMBING AREA OBSERVATIONS

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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. Inspector dose not inspect for leaks concealed by items stored under kitchen or bathroom sinks, or other such areas.

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## **HVAC SYSTEMS**

### 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

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.

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## ODORS

### ODORS

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#### **MOLD ODORS**

Mold odors were in the following area(s): behind outlets in all areas where the moisture meter detected moisture, no mold odor in the areas where no moisture was detected.

Even in the absence of excess mold spores mold odors can sometimes result in health complaints.

\*According to the EPA "some compounds produced by molds are volatile and are released directly into the air. These are known as microbial volatile organic compounds (mVOCs). Because these compounds often have strong and/or unpleasant odors, they can be the source of odors associated with molds. Exposure to mVOCs from molds has been linked to symptoms such as headaches, nasal irritation, dizziness, fatigue, and nausea. Research on MVOCs is still in the early phase." <[http://www.epa.gov/mold/append\\_b.html](http://www.epa.gov/mold/append_b.html)>

In addition a well respected 2004 study titled Damp Indoor Spaces and Health was conducted by the Institute of Medicine.

It concluded that mold odors and damp indoor surroundings are associated with upper respiratory health complaints even in the absence of excessive spores.

[http://books.nap.edu/openbook.php?record\\_id=11011&page=8](http://books.nap.edu/openbook.php?record_id=11011&page=8)

In another study researchers concluded that children who grew up in homes with mold odor were twice as likely to develop asthma later in life. Home Dampness and Molds, Parental Atopy, and Asthma in Childhood: a Six-year Population-based Cohort Study. Environmental Health Perspectives Volume 113, Number 3, March 2005.

<http://ehp.niehs.nih.gov/cgi-bin/findtoc.pl>

The above statement means that mold odors alone appear to be capable of causing common allergy like health complaints. The above scientific information regarding to the effects of mold odor exposure can be easily verified, and the importance of such information should not be ignored.

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## TOOL READINGS

### TEMPERATURE AND HUMIDITY READINGS

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#### **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% are may be conductive to microbial growth.

#### **YOUR LEVELS**

Indoor humidity at the area and time of testing was: 56%RH, at 71 F 64 grains of moisture

Humidity in the fresh air intake was 53%RH at 72F and 63 grains of moisture.

Outdoor humidity was: 58 %RH at 88 F and 116 grains of moisture.

Levels were normal in the home, and levels indicated that the humidity was not coming from the AC systems fresh air intake. Levels were high in the attic and in all the walls upstairs.

#### **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 elevated moisture levels at the time of inspection on the interior partition walls. Moisture appeared high at the stair

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way area but this was likely due to foil insulation in the wall and not moisture.

**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 other building materials such as drywall.

The moisture was detected with the inspectors  
Tramex Encounter Moisture Meter Plus

Moisture in the gym wall that abuts the two bathrooms, this was the entire wall where they abutted bathrooms. One was 9X9 and the baseboard was separating at the base of this wall one was 5X9 foot.

Moisture in the stair landing the 7X8 foot wall that abuts the guest bedroom was also wet.

Moisture in the 22 foot long L shaped wall in the loft room, this is the L shaped wall with cabinets covering 1/5 of this walls area.

In the girls bedroom moisture was in the wall three foot in each direction from the entrance to that rooms bathroom.

In the exercise room moisture was in the entire 5X8 foot X 8 foot high bathroom, as well as in the 14 foot long side wall near the bathroom, and in the 10 foot long side wall that abuts the chimney inside the wall.

Moisture found in the 14 foot long X 12 foot high wall with windows on it was also wet, this was the semi circle wall at the top of the stairs. correction, this was not likely moisture but caused by foil insulation in this wall.

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## SUMMARY OF SAMPLE RESULTS

### SPORE NUMBERS AND TYPES

**The following is information on some of the molds growing in your walls. Also see the lab report**

#### **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, 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.

#### **Cladosporium**

A few dozen species of Cladosporium molds exists.

Typically tiny round black spots or irregular black patches.

Visible growths of these molds and also elevated spore levels are very common indoors after water damage, or around condensation problems.

Very commonly found on water damaged drywall, behind wallpaper, and on any cellulose containing material. This mold is more likely than most to grow on non cellulose containing materials such as on AC units that form condensation, or inside

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AC ducts and plenums, and as grey velvet on the bottom of AC coils.  
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.  
Not typically considered an important producer of toxins.  
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 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.

**Chaetomium**

Typically looks like cinnamon sprinkled on wall paper, wood, or other cellulose containing water damaged building materials. The grainy appearance is the result of tiny, barely visible, spore containing sacks called perithecium.  
Requires higher moisture levels than many other indoor fungi.  
Visible growths of these molds and also elevated spore levels are common indoors after water damage.  
Not typically found outdoors.  
Even low levels indoors are a sign of water damage because chaetomium spores do not typically float in from outdoor sources.  
Not typically considered an important producer of toxins.  
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 but typically in persons with immune systems problems.

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## REMEDIATION INTERIOR

### 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  
REMIATORS. \_

Specific recommendations start here: Remediate all upstairs walls from floor to  
ceiling and remediate all upstairs ceilings.

Clean upstairs AC units in accordance with NADCA standards. Clean attic in  
accordance with instructions given in page 6 and 7 of this report. \_

No opinion is given as to if downstairs areas need remediation because the client  
requested and paid for inspection of upstairs areas only. \_

partition walls are very moldy inside. \_

Walls that about the exterior have high humidity levels around 67% to 75% and  
elevated spore levels. \_

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

**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  
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.**

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**888-381-6651**

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**Client: Joe Smith**  
**Property Address: 123 Moldy Wall Street.**  
**City State Zip: Anytown USA**  
**Date: 8-2-10**

**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.

**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

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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 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

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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 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,

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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 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

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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.

#### **POST REMEDIATION VERIFICATION**

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#### **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.

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## Local Firms

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### LOCAL REMEDIATORS

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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

#### 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

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**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**

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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**

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 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.*

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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.

**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

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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.