

General Inspection Protocol

The inspector will perform their assessment for mold damage using:

- EPA-“Flood Cleanup: Avoiding Indoor Air Quality Problems”
- EAA – “Environmental Assessment Guidelines”
- IICRC 520 “Standard and Reference Guide for Professional Applied Microbial Remediation”
- EPA- “Mold Remediation in Schools and Commercial Buildings”
- ASTM E2418 -“Standard Guide for Readily Observable Mold and Conditions Conductive to Mold in Commercial Building”
- ASTM E2266 -“Design and Construction of Low-Rise Frame Building Wall Systems to Resist Water Intrusion”
- NACHI – “How to Perform Mold Inspections”
- International Building Code 2006 (For NV)
- California Building Standards 2013 (For CA)

The first step in properly evaluating a potential mold problem is the visual inspection. Throughout this phase an inspector is looking for three things, evidence of previous moisture intrusion, evidence of mold growth and areas with a potential for future mold infestation. An assessment typically covers the interior living space, basement, attic and crawl space. Exterior surfaces are examined for evidence of water damage / intrusion and potential for future problem areas. Visual Inspection is limited to reasonably accessible and visible areas of the home. There may be visible mold growth and water intrusions that the inspector has not noted in this limited mold analysis report.

Surface / Bulk sampling is used to identify a mold type at a specific location. This technique is useful also in ruling out possible discolorations or staining that sometimes exhibit mold like characteristics. Typically a cotton swab or piece of clear tape is used to collect a small quantity of material. In turn this is analyzed either with a fungi screen or culture analysis. Natural Link Mold Lab, Reno, NV

Air sampling is the most effective method for determining whether a mold infestation is potentially creating an unsafe living environment. Our testing procedure incorporates the Aero Tech Laboratory Aero-Cell cassette. Air quality is tested by drawing 15 cubic liters of air per min and impacting the airborne particles over a glass substrate. Typically the process runs for 5 minutes, producing a sample size of 75 cubic liters. Next, the cassette is sent to a laboratory, where the spores are identified and counted.

These numbers alone do not give us enough information to accurately determine the level of contamination. Outside control samples are needed to identify the quantity of mold found in the natural environment. Indoor levels are normally found at approximately 50% of outside samples.

Though toxic molds have received significant media attention lately, little is yet known of their interaction with the human body. The most common reaction we feel comes from an allergic response to airborne spores. This occurs when our body produces histamines in a response to mold spores entering our bodies, in the same way grass pollens can bring about sneezing and



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congestion. Toxic molds, on the other hand, are still a matter of contentious debate among the scientific and medical community.

Thus it is important to interpret your laboratory results with caution, recognizing that every day our bodies come in contact with toxic mold spores. We are looking for levels elevated beyond our natural environment. And more importantly, what is causing the underlying moisture problem that allowed mold spores to flourish.

The following is a brief description of the terms commonly found in your report:

Volume (m) Volume is provided in cubic meters. 5 minutes at 15 liters per minute yields 75 liters, or .075 cubic meters is the most common sampling volume. Sampling volumes may vary depending on locations and particulate in the air.

Result: This column expresses the spore count per cubic meter, useful when comparing samples with different quantities measured in other locations.

We have practiced diligence, care and objectivity in the above mold inspection report.

TM&W makes no representation, certification, warranty, assurance or guarantee of any nature with respect to any of the following

- That all mold that may be on the premises will be detected or identified;
- That the condition of the premises as it relates to water problems, excessive moisture or the presence of mold will be the same any day or time following the assessment;
- That the property is habitable or does not pose potential health risks to current or future occupants;
- That all actual or potential sources of water or excessive moisture that may contribute to the development of mold currently or in the future have been identified and repaired

Notwithstanding the above, we will use our best efforts to find and recommend repair for any and all water intrusion and mold proliferation issues.

Environmental Consultants

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