

# Bringing Clean Air to Life

## Standards of Practice Mold Inspection Standards of Practice

### Table of Contents

- 1 Inspection Scope
- 2. Standards of Practice
  - 2.1. Roof
  - 2.2. Exterior and Grounds
  - 2.3. Basement, Foundation, Crawlspace & Structure
  - 2.4. Heating, Cooling and Ventilation
  - 2.5. Plumbing
  - 2.6. Attic, Ventilation & Insulation
  - 2.7. Doors, Windows & Interior
- 3. Limitations, Exceptions & Exclusions
- 4. Definitions

## 1. Inspection Scope

1.1. A mold inspection is a non-invasive visual examination of a building to identify and report on conditions that have lead to moisture intrusion, water damage and conditions conducive to microbial growth or the actual existence of microbial growth.

If such conditions are present samplings may be taken by the inspector to send to a laboratory for analysis. Limited sampling may also be recommended in the absence of visible conducive conditions as a precautionary measure; such as a carpet sample, as such conditions might be concealed.

Unless otherwise agreed to the inspection will be performed on the primary structure and primary parking structure.

A mold inspection is valid for the date of such inspection and cannot predict future microbial growth.

A mold inspection is not a borne (property) inspection.

A mold inspection is not a comprehensive indoor air quality inspection.

A mold inspection is limited to the visible systems and components, as described in Section 2, of the building and will report conditions as noted above and will report any system or component inspected and why - further limited to the inspection of a representative sampling of such systems and components.

## 2. Standards of Practice

### 2.1. Roof

- I. The inspector shall inspect from ground level or eaves:
  - A. The roof covering.
  - B. The gutters.
  - C. Roof drainage.
  - D. The vents, flashings, skylights, chimney and other roof penetrations.

- II. The inspector is not required to:
  - A. Walk on any roof surface.
  - B. Predict the service life expectancy.
  - C. Perform a water test

### 2.2. Exterior and Grounds

- I. The inspector shall inspect:
  - A. The cladding, flashing and trim.
  - B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias and windows.
  - C. The grading, surface drainage within 6' of the footprint of the building footprint

- II. The inspector is not required to:
  - A. Inspect an underground drainage system.

### 2.3. Basement, Foundation & Crawlspace

- I. The inspector shall inspect:
  - A. The foundation, basement and or crawl space including ventilation, window wells, separation of wood to soil and drainage systems.

- II. The inspector is not required to:
  - A. Operate sump pumps with inaccessible floats.

### Heating, Cooling and Ventilation

- I. The inspector shall inspect:
  - A. Air Handler, fan and air filter.
  - B. Condensate pump and lines.
  - C. Visible duct work.

### 2.5. Plumbing

- I. The inspector shall inspect:
  - A. Main water line.
  - B. Water supply lines.
  - C. Waste lines and venting.
  - D. Faucets and drains.
  - E. Water heater.
  - F. Fixtures such as toilets, showers and tubs (limited to operating the same but does not require filling as a part of the inspection process).

### 2.6. Attic, Ventilation & Insulation

- I. The inspector shall inspect:
  - A. The insulation.
  - B. The ventilation of attic spaces.
  - C. Mechanical ventilation systems.
  - D. Framing and sheathing.

- II. The inspector is not required to:
  - A. Enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion.
  - B. To move, touch, or disturb insulation.
  - C. To move, touch or disturb vapor retarders.
  - D. Break or otherwise damage the surface finish or weather seal on or around access panels and covers.

### 2.7. Doors, Windows & Interior

- I. The inspector shall inspect:
  - A. The walls, ceilings, floors, doors and windows.
  - B. The ventilation in the kitchen, bathrooms and laundry.

- II. The inspector is not required to:
  - A. Inspect or move any household appliances.

### 3. Limitations, Exceptions & Exclusions

#### 3.1 Limitations:

- I. A mold inspection is not technically exhaustive.
- II. A mold inspection will not identify concealed or latent defects.
- III. These Standards of Practice apply only to homes with four or fewer dwelling units.

#### 3.2. Exclusions:

- I. The inspector is not required to:
  - A. Report the condition of any system or component that is not readily accessible nor included in the Standards of Practice.
  - B. Report the service life expectancy of any system or component.
  - C. Report the size, capacity, BTU, performance, or efficiency of any component or system.
  - D. Report or determine the cause or reason of any condition.
  - F. Perform a geotechnical, structural, geological evaluation.
  - G. Report compliance with codes, regulations or installation guidelines.
  - I. Report the presence of evidence of rodents, animals, insects or wood destroying pests or organisms including fungus.
  - J. Determine replacement or repair cost estimates.
  - K. Inspect or report on any other environmental issue.

- II. The inspector is not required to operate:
  - A. Any system that is shut down.
  - B. Any system that does not function properly.
  - C. Any system that does not turn on with the use of normal operating controls.
  - F. Any shut off valves or manual stop valves.
  - G. Any electrical disconnect or over current protection devices.

#### III. The inspector is not required to:

- A. Move any personal items or other obstructions, such as, but not limited to: throw rugs, furniture, floor or wall coverings, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, foliage or appliances.
- B. Dismantle, open, or uncover any system or component.
- C. Enter or access any area which may, in the opinion of the inspector, to be unsafe or risk personal safety.
- D. Enter crawlspaces or other areas that are unsafe or not readily accessible,
- E. Do anything which, in the inspector's, is likely to be unsafe or dangerous to the inspector or others or damage property, such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces or negotiating with dogs.
- F. Determine the insurability of a property.

### 4. Definitions

- 4.1. Accessible: Can be approached or entered by the inspector safely, without difficulty, fear or danger.
- 4.2. Component(s): A permanently installed or attached fixture, element or part of a system.
- 4.3. Condition(s): The visible and conspicuous state of being of an object.
- 4.4. Dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.
- 4.5. Household Appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.
- 4.6 Invasive: To probe, dismantle or take apart a system or component.
- 4.7 Microbial: Microscopic organism such as mold.
- 4.8 Normal Operating Controls: Devices such as thermostats that would be operated by ordinary occupants which require no specialized skill or knowledge.
- 4.9. Readily Accessible: An item or component is readily accessible if, in the judgment of the inspector, it is

capable of being safely observed without movement of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.

4.10. Report: A written communication (possibly including digital images) of conditions seen during the inspection.

4.11 Sampling: The collection of air, swab or carpet samples for analysis.

4.12. Shut Down: Turned off, unplugged inactive, not in service, not operational, etc.

4.13. Inspect(ed): To visually look at readily accessible systems and components safely, using normal operating controls and accessing readily accessible panels and areas in accordance with these Standards of Practice.

4.14. Inspector: One who performs a inspection.

4.15. System(s): An assembly of various components to function as a whole.

4.16. Technically Exhaustive: A comprehensive and detailed examination beyond the scope of a mold inspection which would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis or other means.

4.17. Unsafe: A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.