

HOME STUCCO & MOLD INSPECTIONS

by David J Smith

4255 Old Danielsville Rd. Athens, GA 30601

Athens: (706) 248-3596 Valdosta: (229) 269-0946

www.homestuccoandmoldinspections.com

BUILDING INFORMATION:

BUILDING TYPE: Apartment

This inspection is a non-intrusive microbial site investigation performed to verify the absence or presence of mold spore amplification associated with moisture intrusion. It is a visual inspection and not a physical survey of the systems, structures, and components. The examination is done per the Standards and Practice of the International Association of Indoor Air Consultants in effect at the time of the investigation. This report also conforms to the standards of Professional Laboratories, Inc. The inspection does not constitute a warranty, an insurance policy, or a guarantee of any kind.

The report contained herein is confidential and is given solely for the use and benefit of the client, and is not intended to be used for the benefit of or relied upon by any other client or other third party. Terms and conditions crucial to interpretation of the report are contained in a separate Pre-Inspection Agreement. Do not use this report without reading the Pre-Inspection Agreement. Use of this report constitutes the acceptance of all terms, conditions, and limitations of the Pre-Inspection Agreement.

This report is intended to identify issues relating to moisture visible to the inspector at the time of the inspection only and act as a general guide to help the client make his or her own evaluation of the overall condition of the home or building. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are excluded.

LIMITATIONS OF THE INSPECTION:

Termites, dryrot and wood damage are covered by the structural pest control operator's report. These are not inspected for or reported on. The business and practices code prohibits anyone from by a licensed pest control operator from commenting on this subject.

We specifically exclude those items that we cannot fully observe such as attics, crawl spaces, inside walls and other concealed spaces. We will not comment on a roof being leak-free. This is something that needs to be checked over time and any roof needs to have constant maintenance and upkeep. The roof should be examined and maintained by an expert to ensure it controls water properly.

CONDITIONS OF THE INSPECTION:

Home Stucco & Mold Inspections *by David J. Smith* has performed the tasks set forth above in a professional manner, consistent with industry standards; however, Home Stucco & Mold Inspections *by David J Smith* can neither guarantee and does not warrant that this limited assessment has revealed all adverse environmental conditions affecting this site. It is the responsibility of the property owner to disclose all known issues or prior water intrusion events and/or microbial contamination issues. Home Stucco & Mold Inspections *by David J Smith* cannot assume responsibility for investigation of any unknown issues, which are not brought to our attention prior to the commencement of the survey, or issues that we are not authorized to investigate. The results reported and any opinions set forth herein are solely for the benefit of our above-named client and may not be quoted or used by third parties without the express written consent of Home Stucco & Mold Inspections *by David J Smith*. The results and opinions set forth in this report will be valid as of the date of this report only.

SAMPLE COLLECTION:

All samples are taken per Professional Laboratories Inc test procedures. Air samples are collected at a flow rate of 5 liters

HOME STUCCO & MOLD INSPECTIONS

by David J Smith

4255 Old Danielsville Rd. Athens, GA 30601

Athens: (706) 248-3596 Valdosta: (229) 269-0946

www.homestuccoandmoldinspections.com

per minute for 5 minutes each. Air samples are taken at normal breathing height.

LABORATORY ANALYSIS:

The Laboratory performs a "Direct Exam" which involved a microscope screen of the sampled material. The direct exam analysis is used in bulk, tape, swab, and air sampling. It is a rapid analytical technique for confirming the presence and identity of Mold on surfaces or in the air. The results are expressed as a range relative to the prevalence and concentration of mold in the sample. Samples are analyzed by light microscopy.

EXPOSURE GUIDELINES:

In the U.S. there are no Federal guidelines at this time regarding mold. This is due to the wide variety of molds and the human response range varying greatly from one individual to another. It is not possible to collect and evaluate all molds using a single sampling method and the information relating mold to health effects is generally insufficient to describe all the different responses possible.

At this time, it is common industry practice to test the interior and exterior air and compare them as supported by the American Conference of Governmental Industrial Hygienists (ACGIH), the American Industrial Hygiene Association and the Environmental Protection Agency (EPA) guidelines. Generally speaking, and under normal circumstances, the indoor air mold spore quantity should be lower than, but qualitatively similar (genus and species) to that of outdoor air. All occupational health inquiries should be referred to a physician knowledgeable in health effects of environmental mold exposures.

If relative humidity is in excess of 60 percent an environment is created that allows fungi to potentially amplify and flourish. If this condition exists, it is recommended that measures be taken to lower this humidity to acceptable levels. If this is not practical then sanitation and cleanliness of the area is critical to reduce potential fungi growth. It is noted that mold is almost everywhere in normal living conditions. Under ideal conditions mold can actually double in 24-48 hours.

MOISTURE TESTING:

All moisture readings were taken with a Delmhorst BD2100 moisture probe meter and/or a Tramex non-penetrating wet wall meter. The BD2100 uses the following scale: 0-15% green/normal. 16-19% yellow/elevated. 20-25% red/high. 26-40% red/maximum reading. Moisture readings were taken in those areas suspected of having water intrusion. Unless otherwise noted, moisture readings were acceptable.