

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

SCOPE OF WORK

Home Stucco & Mold Inspections *by David J Smith* provides a two-part service, both at the discretion of the client: an initial survey and report, and a post-remediation survey following remediation and/or decontamination, and any consultation that may be deemed necessary.

Initial Survey and Report:

1. We inspect the outside of the building for faulty grading and/or any conditions that could lead to moisture intrusion. We also take and record temperature and relative humidity, inside and out.
2. We conduct a similar survey of the interior, by inspecting the interior surfaces for any evidence of water damage, mold or fungi, or odors associated with such conditions. We also test the relative moisture content of various surfaces or components and document those readings.
3. Collect samples for identification and confirmation of the type and/or quantity of mold that may be present, and coordinate analysis of all samples at the laboratory.
4. Prepare a report that documents the interior air quality in relationship to air quality on the outside. Following this, we detail any adverse conditions that could promote mold growth, such as inadequate grading, drainage, or ventilation, and include recommendations for corrective measures or remediation, if any.
5. If no adverse conditions exist, and there are no odors or evidence of mold, and the air samples confirm that none or only trace amounts exist, we will issue a report that confirms this.
6. Should mold remediation become necessary, we will provide a detailed description of the work that will be necessary, or provide you with the names of licensed remediators.

Post Remediation Mold Verification (if mold is found and after a remediation contractor has completed the necessary work):

1. Conduct a survey similar to the initial survey to evaluate and document the quality of work, confirm that no mold remains, and perform and document follow-up moisture readings to ensure that the conditions that led to the need for remediation no longer exist.
2. Collect necessary samples for identification and confirmation of type/quantity of mold present at the property, and coordinate analysis of all samples at the laboratory.
3. Prepare a report that documents the interior air quality in relationship to the exterior air quality.
4. If no odor, moisture, or visible mold is found, and the interior air sample concentrations are lower than those on the exterior, or only trace amounts exist, we will issue a report that confirms these findings.