



Mold Inspection Report

Request Type: Mold Inspection

Date Opened: 4/9/09

Date Closed:

Company: T2-Individual Customers (Peoria)

Request#:

TD1082

Customer: Frank N Stein (309) 123-4567 - Cell
1122 Your Street
Your Town, IL 12345

Date of Report:

4/13/2009

Reviewer:

Inspector

Scheduled for

4/13/2009 9:00 AM

Customer #:

Page 1 of 6

General Text:

We have performed a limited mold inspection of the property stated above. Our visual inspection encompassed the basement of the home only. The findings from the inspection was reviewed by a Council Certified Indoor Environmental Consultant (CIEC) this designation requires a minimum of 8 years of verifiable experience in 2 of 3 designated fields relating to mold, asbestos, and HVAC. A Council Certified Indoor Environmentalist (CIE) Council Certified Microbial Remediation Supervisor (CMRS) and a Council Certified Mold Remediator (CMR). To learn more about these Council Certified designations please visit our web site: www.spotmold.com Our inspection utilizes the IICRC S520 2008 ANSI approved national standard.

“Condition 1” conditions (normal fungal ecology): an indoor environment that may have settled spores, fungal fragments or traces of actual growth whose identity, location and quantity is reflective of a normal fungal ecology for a similar indoor environment.

“Condition 2” conditions Condition 2 (settled spores): is defined as an indoor environment which is primarily contaminated with settled spores that were dispersed directly or indirectly from a Condition 3 area, and which may have traces of actual growth.

“Condition 3” conditions Condition 3 (actual growth): is defined as an indoor environment contaminated with the presence of actual mold growth and associated spores. Actual growth includes growth that is active or dormant, visible or hidden.

“I EP” Indoor Environmental Professional

Our visual inspection was limited to the basement and the inspection revealed visual signs of Condition 3 (actual growth) conditions in the furnace room on the drywall material along the floor. Our visual observation indicated that the drywall material in the furnace room had been previously wet. Please keep in mind that the key to controlling mold growth in the indoor environment is to control moisture.

Other notes regarding this request:

The following is a list of observations and noted items:

Item: TD1 082-001 **Area:** Basement walls
Reviewed By: George A. Rickert **Scheduled for** 4/13/09 9:00 AM
Causation/Sub: Condition 3 (Actual Growth) / Water Intrusion
Service Requested:
[Ryan R. Davis] 4/9/2009 1:35:20 PM (Central)
Mold Inspection

Mold Inspection Report

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Requires Remediation:

1. Construct containment using 6-mil plastic to isolate the Condition 3 (Actual Growth) and Condition 2 (Settled Spores) work areas from other areas of the property. Containment is a crucial step in controlling mold spore migration throughout the property.
2. Operate HEPA filter air scrubbers in the basement to capture and collect mold spores in Condition 3 (Actual Growth) and Condition 2 (Settled Spores) areas.
3. Workers that are performing the clean up should wear proper personal protection equipment to protect them from exposure during the cleaning process. The remediation contractor should be the only contractor allowed on the premises during the process. We also prefer the home not be occupied during the cleanup process.
4. Remove and discard building materials supporting Condition 3 (Actual Growth) conditions and are beyond remediation. Materials being removed should be bagged in 3-mil contractor grade bags and removed from the environment for disposal.
5. HEPA Contact Vacuum substrates supporting Condition 3 (Actual Growth) and Condition 2 (Settled Spores) conditions prior to more aggressive cleaning steps being employed.
6. Wire brush substrates supporting Condition 3 (Actual Growth) conditions. Please note: substrates that have supported mold growth seldom return to original condition and are often left stained and discolored.
7. Once substrates that previously supported mold growth have been cleaned, a disinfectant/biocide (Shockwave by Fiberlock Technologies) should be applied to the substrates to treat and kill residual mold growth and micro-organisms that may still be present.
8. Apply EPA registered fungicidal coating product (After Shock by Fiberlock Technologies). The color of the coating product is white and has a slight paint odor when it is applied. The cured surface of the coating will help inhibit future mold growth.
9. The duct system which acts as a transportation system throughout the home and is very dirty should be cleaned and then sanitized with BBJ micro-biocide for HVAC duct work following the cleaning. The furnace should also be cleaned in place.
10. Perform a dust down wipe down of the entire basement of the house. This process should be performed to collect settled spores in the Condition 3 and Condition 2 areas of the home.
11. Top Dog Inspection Services will then return to the jobsite and perform a post cleaning inspection. The purpose of the post cleaning inspection is to verify that the tasks set forth in this cleaning specification has been successfully completed and to determine if the indoor environmental conditions have improved enough to achieve Condition 1 (normal fungal ecology). The Council Certified Indoor Environmental Consultant (CIEC) will incorporate all aspects of the post cleaning inspection into the determination making process of whether the indoor environment is supporting Condition 1 (normal fungal ecology) conditions and to issue a Certificate of Completion on the cleaning project. The Council Certified Indoor Environmental (CIEC) will consider all of the following in the final determination process. Please note that the laboratory results from air sampling, swab sampling or any other method of mold sampling will not and should not be the only information that will be considered in determining the post cleaning condition of the indoor environment. Mold sampling will be only one aspect of the post cleaning inspection that will be considered by the CIEC during the determination process. Please note that currently there are no standards or guidelines regarding the results of mold samples. There are no levels, which are typical or permissible. There are no recommended exposure limits, no permissible exposure limits, no threshold limit values and no short term exposure limits. The post cleaning and pre cleaning visual conditions will be considered by the CIEC in the post cleaning determination process. The post cleaning determination process will also incorporate the pre cleaning mold sampling results and the post cleaning mold sampling results. The post cleaning inspection may also incorporate olfactory results provided by the mold detection dog. The CIEC will consider all information gathered during the post cleaning inspection in the post cleaning determination making process. An air sample should be collected from the basement. A sample from

Mold Inspection Report

Request Type: Mold Inspection

Company: T2-Individual Customers (Peoria)

Request#:

TD1082

outside or from a designated control area will also be collected. The samples will be sent to the laboratory for analysis. Once all information has been evaluated by the CIEC, Top Dog Inspection Services will issue a report of the findings. If it is determined that the post cleaning findings reveal a Condition 1 (normal fungal ecology) condition then Top Dog Inspection Services will issue a Certificate of Completion. If the post cleaning findings are determined to be supporting Condition 2 (settled spores) or Condition 3 (actual growth) conditions then further remediation protocols will need to be implemented.

[Rickert, George] 04/13/2009 10:34:19

See image for item:

TD1082-001

Mold Inspection Report

Request Type: Mold Inspection

Company: T2-Individual Customers (Peoria)

Request#:

TD1082

Photograph - TD1082-001



Photograph - TD1082-001



Photograph - TD1082-001



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Mold Inspection Report

Request Type: Mold Inspection

Company: T2-Individual Customers (Peoria)

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TD1082

Footer:

It is important to note that the United States Environmental Protection Agency (EPA) says the purpose of mold remediation is to remove the mold to prevent human exposure and damage to building materials and furnishings. It is necessary to clean up mold contamination, not just to kill mold. Dead mold is still allergenic, and some dead molds are potentially toxic. The use of a biocide, such as chlorine bleach, is not recommended as a routine practice during mold remediation.

Top Dog Inspection Services employed the use of a mold detection dog trained to help detect mold growth and materials supporting Condition 3 (actual growth) conditions in the indoor environment during this mold evaluation. The mold detection dog was walked through the basement of the property and she demonstrated alerts to the drywall material in the furnace room exhibiting Condition 3 (actual growth) conditions. The alerts exhibited by the mold detection dog are further confirmation that these areas are supporting mold growth.

Non-viable air sampling was conducted by another inspection company. The air samples results were evaluated by a Council Certified Indoor Environmental Consultant (CIEC). The Penicillium/Aspergillus group spore m/3 count in the basement sample was 640 compared to 80 spore m/3 in the outside sample. These mold spore counts are slightly elevated when compared to the baseline sample. A swab/tape lift sample was collected from the furnace room wall and it revealed the presence of Penicillium/Aspergillus group. Stachybotrys was also identified on the swab sample. Stachybotrys is classified as a toxigenic mold. Several strains of Stachybotrys may produce a trichothecene mycotoxin-Satratoxin H which is poisonous by inhalation. Please note that currently there are no standards or guidelines regarding the results of mold samples. There are no levels, which are typical or permissible. There are no recommended exposure limits, no permissible exposure limits, no threshold limit values and no short term exposure limits.

Top Dog Inspection Services always employs best effort practices when trying to locate and identify reservoirs of mold growth please note that there could be hidden reservoirs of mold that are not visible or in areas that were not inspected. The key to controlling mold growth in the indoor environment is to control moisture. If the problems that led to the current condition are not corrected mold growth can and will likely occur or reoccur. Top Dog Inspection Services makes no claims that the environment will be free of mold spores. Mold spores are ubiquitous and the key to controlling mold growth is to control moisture and moisture problems. Using the information gained during our visual inspection, mold sample laboratory results and the alerts yielded by the mold detection dog it is our opinion that the current Condition 3 (actual growth) conditions will require a professional remediation company to provide the clean up due to the types of visual mold growth identified and the requirement of following proper containment protocols during the cleanup process in order to protect the indoor environment from further release of mold spores into the environment. The contractor should hold a minimum designation of a Council Certified Microbial Remediation Supervisor (CMRS) approved by the American Indoor Air Quality Council (AMIAQ) and in good standing. The remediation company should be properly insured showing proof of insurance coverage for general liability and contractor pollution coverage. The company performing the clean up should also carry coverage for microbial decontamination, transportation pollution, microbial consulting and professional liability coverage

References:

ACGIH: Bioaerosols: Assessment and Control, Janet Macher, Ed., American Conference of Governmental Industrial Hygienists, Cincinnati, ON (1999).

IESO: Indoor Environmental Standard Organization: 2nd Edition 2003. Standard of Practice for the Assessment of Indoor Environmental Quality: Volume 1: Mold Sampling: Assessment of Mold Contamination

IICRC S520 2008 ANSI approved national standard: 2nd Edition 2008

EPA 402-K-01-001 Mold Remediation in Schools and Commercial Buildings

~~mold inspection report~~
Page of

Request Type: Mold Inspection

Company: T2-Individual Customers (Peoria)

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Customer Signature:

Date:

Inspector Signature:

Date: