



## **Limited Mold Inspection**

### **What is Mold?**

Molds are an important part of the outdoor ecosystem, where they work to break down dead organic matter, such as trees, plants and leaves. Indoor, however, they can be a hazard to your home and your health.

Molds reproduce by producing tiny spores. These spores carry on the air both indoors and outdoors. When spores land on a damp surface, they begin growing. Mold can grow on many different surfaces. They will digest the material that they are growing on.

### **Why do homeowners need to be concerned about mold?**

Areas of unaddressed moisture in a home will result in mold growth. It is not possible to eliminate all mold and mold spores; the best method of controlling mold growth in a home is to eliminate water intrusion and moisture as much as possible. The most likely areas for mold growth in a home are areas where moisture is likely to be present, including bathrooms, kitchens laundry rooms, basements, crawlspaces and attics.

Mold can be damaging to the structure of a home if undiscovered or unaddressed. Mold can also cause health issues in residents who have exposure to it. Mold can cause symptoms in many people similar to a cold - they might have a sore throat, runny or stuffy nose, itchy eyes, cough, headache, feel tired, have trouble breathing, or a skin rash. Mold can be especially dangerous to people with asthma, breathing problems, COPD, transplants, allergies, or cancer.

The goal of a limited mold inspection is to identify areas of current or past water intrusion or excessive moisture, and to identify possible reasons for these conditions. This will give the home owner the ability to effectively plan a course of correction for the causes, and then remediate any existing conditions. Some issues that can result in the growth of mold may include such things as plumbing leaks, improperly terminated downspouts, poor ventilation in kitchens, laundry rooms and bathrooms, inadequate insulation in basements and attic and intrusion of water through siding.

### **What is included in the limited mold inspection?**

A limited mold inspection will include a visual examination of the house, focusing especially on areas where mold is more likely to grow. Areas with signs of present or past water intrusion will be noted. Temperature and relative humidity measurements will be taken in all areas of the home. Moisture levels will be measured in all areas of the home using a pin and/or pinless moisture meter, depending on surface and location. Thermal imaging may be used to determine if areas of moisture might be concealed behind wallcoverings. An air mold test will be conducted. This air sample involves exposing a medium for mold growth to the air for a period of one hour, and then sealing the sample and allowing it to incubate for at least 48 hours. Following the incubation period, the sample will be examined for the presence of mold. If areas of concern have been identified inside the home, efforts will be made to identify the issues that may have lead to these conditions, and suggestions may be made to help alleviate future issues.

Mold surface samples can be taken at the client's request, for an additional fee. However, the time needed for these samples to be analyzed by a laboratory may result in the laboratory's determination not being received until the window for inspection has passed.