



MOLD INSPECTIONS

*WHAT YOU SHOULD EXPECT
FROM A MOLD INSPECTOR*

A Short Guide to help you determine

- Your Next Steps
- What to Expect Before, During & After the Inspection



WHAT'S MY RISK?

STEP 1: DON'T PANIC!

Most likely, you do not need to leave your home and nobody will get seriously ill.

For most people, mold is allergenic, meaning it causes the same type response you may have during seasonal allergies from pollen. This doesn't mean you need to ignore it, just that it's not an emergency.

STEP 2: ARE YOU IMMUNO-SUPPRESSED?

For a few mold can cause larger problems. If you have a suppressed immune system or have existing lung issues, let your consultant know.

If a mold problem in your home exists, they can provide you with the information to determine if you are at increased risk.

CONTACT

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BEFORE THE INSPECTION



STEP 3: TALK TO YOUR CONSULTANT/INSPECTOR

Your consultant should ask you several questions to determine the type of inspection you need, such as:

- What are your specific concerns?
- How large is the building?
- Do you have a crawlspace, attic, or basement?

Your consultant should provide you with a report at the end of their inspection. Make sure to ask what it includes or even for a sample. That report should include:

- detailed methods
- results of sample analysis
- findings
- their recommendations for resolving any found issues

STEP 4: GET PREPARATION INSTRUCTIONS

Once they have the information they need, you should be given instructions for the day of the survey, such as:

- Make sure all doors and windows remain closed for 24 hours prior to the survey
- The consultant will need to have access to all areas to be surveyed such as crawlspaces, attics or locked rooms
- The survey/inspection should take approximately 1-2 hours for a home, small commercial building, etc.

However an assessment can run longer depending on the size of the area to be inspected, what is discovered during assessment, and what questions may come up.



DURING THE INSPECTION

STEP 5: ONSITE INFORMATION GATHERING

Your consultant may need to gather more information, such as:

- age of the structure,
- what type of HVAC system you have ,
- what concerns you have,
- have you seen any evidence of leaks, etc.

NOTE: This is a conversation not an interrogation so don't be afraid to voice any concerns you may have or ask any questions. That's what you hired them for.

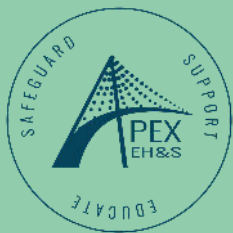
STEP 6: THE INSPECTION - VISUAL

The next step should be a complete visual assessment of the building or the areas of concern. This includes non-living spaces like crawlspaces and attics. The visual assessment will not disturb walls or floor as that might increase the spread of mold. It may however include the use of moisture meters or thermal imaging cameras to better assess areas of moisture concern. The consultant should photograph various areas during the assessment.

STEP 7: THE INSPECTION - SAMPLING

Finally, sampling may be performed based on the findings of the visual assessment. This may include air sampling or surface sampling for mold spores. Air samples should be collected in the area of concerns as well as other areas in the building and outside as reference. Since mold spores are in every environment, outside spore counts are used to determine if indoor counts are unusually elevated or different types of molds are present indoor as opposed to outside. Surface samples are typically collected to verify fungal growth on surfaces.





AFTER THE INSPECTION

- The consultant will submit the samples collected to an accredited laboratory.
- Once the sample results are received the consultant should provide you with a report detailing, the methods used, the results of sample analysis, and their findings and recommendations.
- Make sure this is the type of report you will get at the conclusion of your inspection.
- If remediation is required, the report should provide a list of items to be completed to remediate your building.
- Your consultant should be available after you receive the report to answer any questions you may have and can assist you in finding a reputable remediation contractor in your area.

THINGS TO KEEP IN MIND WHEN SELECTING YOUR CONTRACTORS

Your consultant and remediation contractor should not be the same company due to conflict of interest.

Be wary of contractors who will perform an inspection for free or very cheaply so that they can do the remediation. Having an independent consultant can save you money on remediation costs.

Visit our website at www.apex-ehs.com for more information about our company's services. Email us at rshultz@apex-ehs.com for inquiries.

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NAVIGATING YOUR NEEDS

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