

# **Homespect LLC**

## **Iac2 Complete Mold Inspection Report**

NJ

Inspection prepared for:  
Inspection Date: 3/4/2009

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HOMESPECT LLC



HOME INSPECTION SERVICE

**Introduction**

We would like to take this time to thank you for allowing us to perform this complete mold inspection for you. Please utilize this report along with the data from the laboratory samples obtained to confirm the presence of mold in your home. If after you have read the entire report you have questions, please feel free to call us so we can review your report and answer any questions that you may have.

This report will contain defects that pertain to mold growth, moisture intrusion, and any conditions that may exist that promote the development of mold. The inspector may point out general, or safety related defects to you during the inspection should they exist but they are beyond the scope of this report. The Complete Mold Inspection which in many ways mimics a typical Home Inspection is meant to be a supplement to the Home Inspection or Property Disclosure Statement.

**IAC2 Purpose and Scope**

The International Association of Certified Air Consultants (IAC2) has published a Standard of Procedures which outlines the methods used in a mold inspection. This firm strives to perform all inspections in strict compliance with those standards. You will find the IAC2 standards as the heading for each section of the report. This is done to help you the client to understand what is inspected and why it is inspected.

This particular inspection while not considered to be invasive, allows for the inspector to move stored items and materials within reason as the inspector deems necessary. The inspector is not required to enter into any area of the home that in the opinion of the inspector is unsafe or likely to be dangerous. Keeping this in mind, it is the intention of the inspector to attempt to do what is necessary to perform the intended inspection without endangering the health or well-being of the inspector.

The inspector would like to inform the client that he is not trained or qualified to perform mold remediation, architectural or engineering services. Any opinions given in this report are based on individual experience and are just that.

## Ratings and how to view this report

This report uses a check box style ratings system with narratives to describe the mold or mold conducive conditions that exist in your home. We try whenever possible to include a narrative and photograph of an item. There are many systems in a home that if functioning properly do not warrant the use of a narrative which is why we use this ratings system. You as the homeowner can view this report and be sure that a system has been inspected, and opinion given on its condition.

The following is an explanation of our ratings system:

**NVEP:** There is no visible evidence of mold related issues present. This does not mean that the item or system is defect free, it is just out of the confines of this report

**VEP:** There is visible evidence of a mold condition or a condition conducive to mold growth. **This rating is also given to items that should require monitoring in the future, or where you may want to consider an upgrade to the current item or system.**

**SAM:** Approved sample collected. Items with this rating have had samples taken from it that have been authorized by the owner or the inspector for laboratory submission.

**NASAM:** Unapproved sample collected. This rating is given to items or systems that are suspect and had a sample removed at the inspectors option. The sample can be submitted to the laboratory but an extra fee is usually involved.

**EXCL.:** This item or system was excluded from the inspection.

# 4.1 Roof

## Roof

- I. The inspector shall inspect from ground level or eaves:
  - A. The roof covering.
  - B. The roof drainage system, including gutters and downspouts.
  - C. The vents, flashings, skylights, chimneys, and any other roof penetrations.
  
- II. The inspector is not required to:
  - A. Walk on any roof surface.
  - B. Predict the service life expectancy.
  - C. Perform a water test.

### 1. Roof Type

NVEP   VEP   SAM   NASA   EXCL.  
M

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### 2. Drainage, Gutters and Downspouts

NVEP   VEP   SAM   NASA   EXCL.  
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### 3. Chimneys, Skylights and Penetrations

NVEP   VEP   SAM   NASA   EXCL.  
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# 4.2 Exterior and Grounds

## Exterior and Grounds

I. The inspector shall inspect from the ground level:

- A. The cladding, flashing and trim.
- B. Exterior doors, windows, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
- C. The exterior grading surrounding the building perimeter.
- D. Items that penetrate the exterior siding or covering materials.

II. The inspector is not required to:

- A. Inspect underground drainage systems.
- B. Window well drainage
- C. Inspect defects not related to mold growth or moisture intrusion.

### 1. Cladding, Flashing and Trim

NVEP VEP SAM NASA EXCL.  
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### 2. Doors, Windows, Decks, Stoops, Steps, Stairs, Porches, Railings, Eaves, Soffits

NVEP VEP SAM NASA EXCL.  
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### 3. Exterior Grading

NVEP VEP SAM NASA EXCL.  
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### 4. Siding/ Covering Penetrations

NVEP VEP SAM NASA EXCL.  
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# 4.3 Basement, Foundation, Crawlspace and Structure

## Basement, Foundation, Crawlspace, and Structure

I. The inspector shall inspect:

- A. The foundation, basement, or crawlspace including ventilation.
- B. For moisture intrusion

II. The inspector is not required to:

- A. Operate sump pumps with inaccessible floats.
- B. Inspect for structural defects not related to mold growth or moisture intrusion.

### 1. Basement, Foundation, Crawlspace and Structure

NVEP VEP SAM NASA EXCL.  
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### 2. Moisture Intrusion

NVEP VEP SAM NASA EXCL.  
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# 4.4 Heating, Cooling and Ventilation

## Heating, Cooling and Ventilation

- I. The inspector shall inspect:
- A. The air handler, circulating fan, and air filter.
  - B. The condensate pump.
  - C. Readily visible ductwork.
  - D. Representative number of supply and return air registers.
  - E. The central humidifier.
  - F. The central air conditioning unit.

- II. The inspector is not required to:
- A. Inspect the air conditioning coil if not readily accessible.
  - B. Inspect the condensate pan if not readily accessible.
  - C. Test the performance or efficiency of the HVAC system.
  - D. Inspect the interior of ductwork system.

### 1. Air Handler, Fan and Filter

NVEP VEP SAM NASA EXCL.  
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### 2. Condensate Pump

NVEP VEP SAM NASA EXCL.  
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### 3. Visible Ductwork

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### 4. Supply and Return Registers

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### 5. Central Humidifier

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### 6. Central Air Conditioning Unit

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# 4.5 Plumbing

## Plumbing

- I. The inspector shall inspect:
  - A. The readily visible main water line.
  - B. The readily visible water supply lines.
  - C. The readily visible drain, waste, and vent pipes.
  - D. Hot water source.
  - E. Fixtures such as toilets, faucets, showers and tubs.

- II. The inspector is not required to:
  - A. Test the showers and tubs by filling them with water
  - B. Test whirlpool tubs, saunas, steam rooms, or hot tubs.
  - C. Inspect for plumbing defects that are not related to mold growth or moisture intrusion.

### 1. Main Water Line

NVEP VEP SAM NASA EXCL.  
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### 2. Water Supply Lines

NVEP VEP SAM NASA EXCL.  
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### 3. Drain, Waste and Vent Piping

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### 4. Hot Water Source

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### 5. Fixtures

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# 4.6 Attic, Ventilation and Insulation

## Attic, Ventilation & Insulation

- I. The inspector shall inspect:
  - A. Insulation.
  - B. Ventilation of attic spaces.
  - C. Framing and sheathing.

- II. The inspector is not required to:
  - A. To move, touch, or disturb insulation.
  - B. Inspect for vapor retarders.
  - C. Break or otherwise damage the surface finish or weather seal on or around access panels and covers.

### 1. Insulation

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### 2. Ventilation of Attic

NVEP VEP SAM NASA EXCL.  
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### 3. Framing

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### 4. Sheathing

NVEP VEP SAM NASA EXCL.  
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# 4.7 Interior

## Interior

I. The inspector shall inspect:

- A. The walls, ceilings, floors, doors and windows.
- B. The ventilation in the kitchen, bathrooms and laundry.
- C. Whole-house ventilation fans

II. The inspector is not required to:

- A. Inspect for interior defects that are not related to mold growth or moisture intrusion.

### 1. Walls, Ceilings, Floors, Doors and Windows

NVEP VEP SAM NASA EXCL.  
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### 2. Kitchen, Bath and Laundry Ventilation

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### 3. Whole House Ventilation Fans

NVEP VEP SAM NASA EXCL.  
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# 4.8 Moisture, Humidity and Temperature

## Moisture, Humidity, and Temperature

I. The inspector shall measure:

A. Moisture of any room or area of the building that has moisture intrusion, water damage, moldy odors, apparent mold growth, or conditions conducive to mold growth.

B. Humidity of any room or area of the building (at the inspector's discretion).

C. Temperature of any room or area of the building (at the inspector's discretion).

### 1. Moisture Intrusion

NVEP VEP SAM NASA EXCL.  
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### 2. Room Humidity

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### 3. Interior Room Temperature

NVEP VEP SAM NASA EXCL.  
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Report Summary