

What You Should Know Before You Hire A Mold Inspector

What Causes Mold?

Exterior Water Intrusion



Plumbing Leaks



New Construction (In the Rain)



Furnace in Dirt Crawl Space: Make-up Air



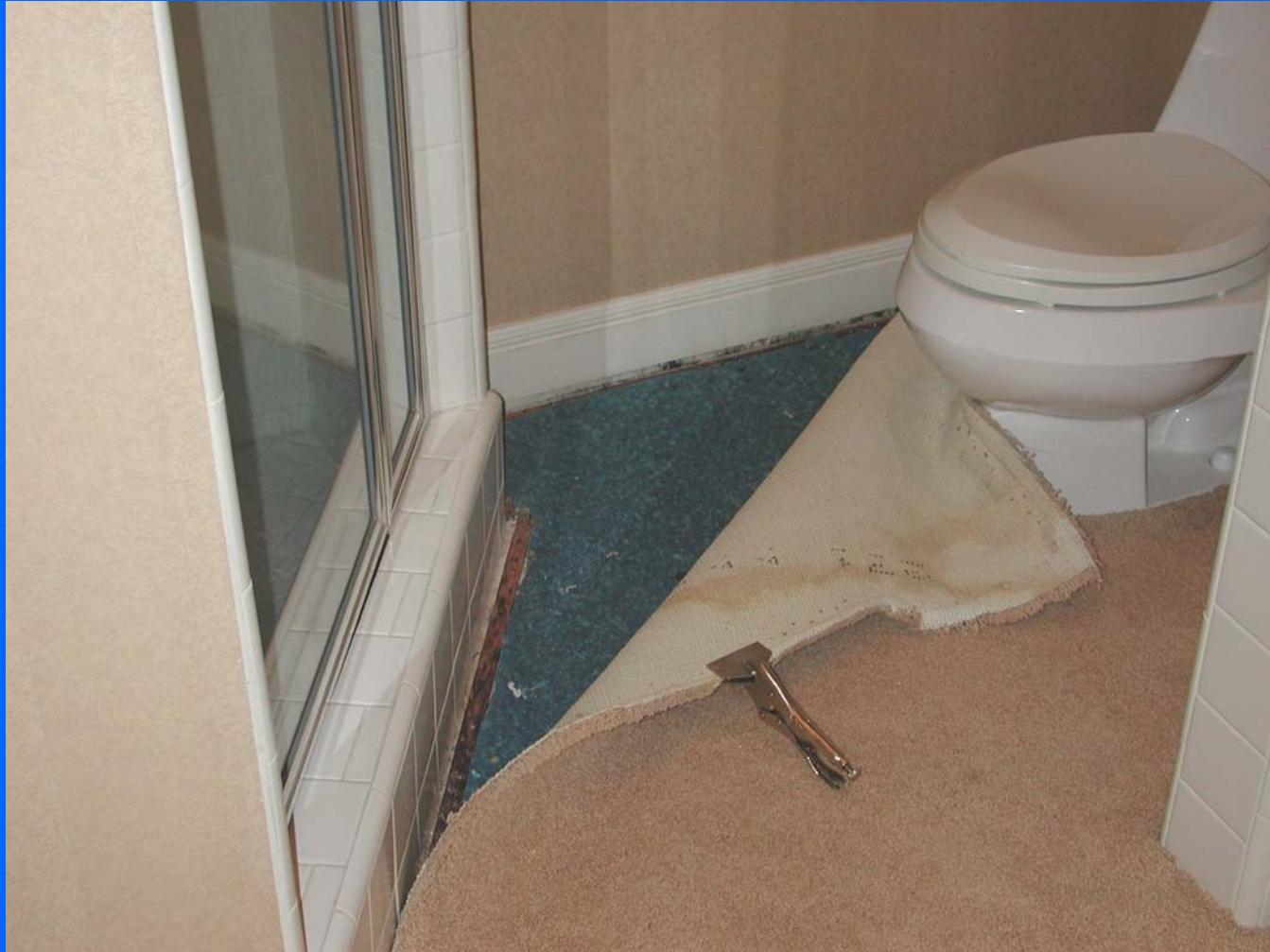
Lawn Sprinklers



Floor Slab Leak



Leaking Shower Pan



Living Room Ceiling



High Relative Humidity



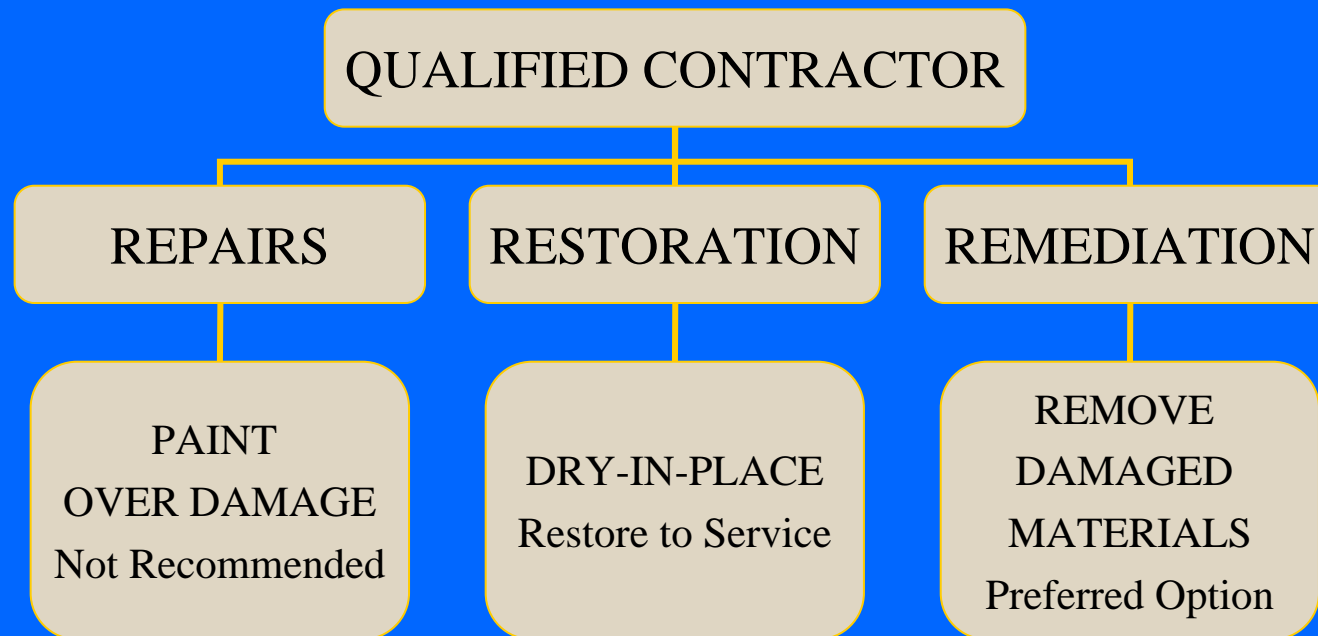
Construction Practices



The Typical Mold Inspection

- INCIDENT HISTORY
- SAMPLING PLAN
- OCCUPANT INTERVIEW
- SAMPLE COLLECTION
- VISUAL INSPECTION
- SAMPLE ANALYSIS
- MOISTURE PROFILE
- REPORT, CONCLUSIONS, AND RECOMMENDATIONS

Types of Response



Repair



Restoration



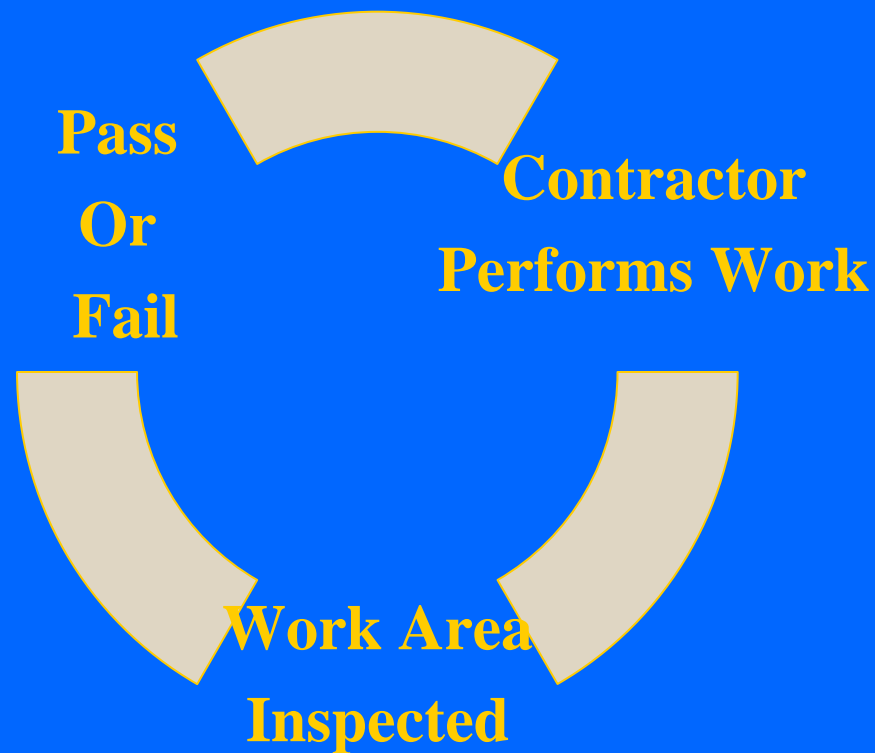
- **Drying-in-place**
- **Preferred method of insurance companies**
- **The customer is always right (but it still doesn't work)**

Fungal Spores Are Invisible

2 Clean, 3 Contaminated



Performing the Work



Completing The Work

INSPECTOR PASSES WORK AREA

Work Area Released

General Contractor Hired

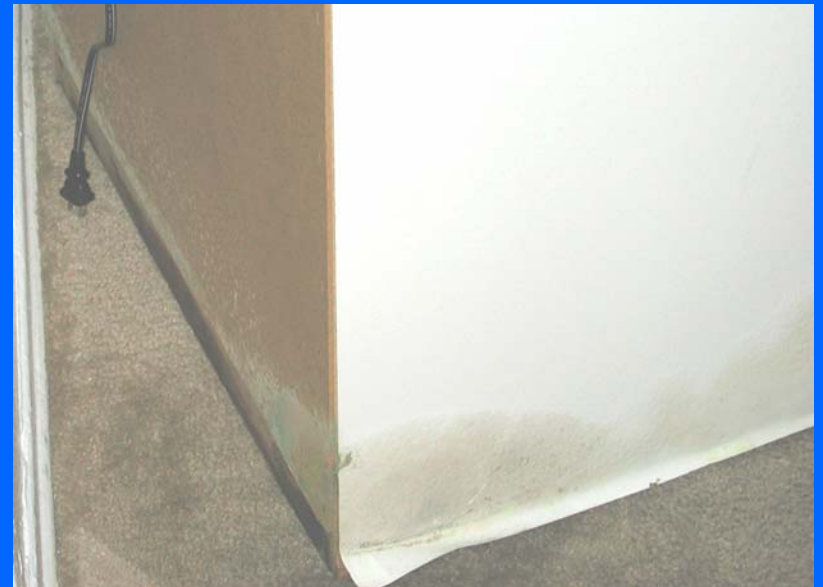
Build-Back Begins

Bathroom Clearance: Failed

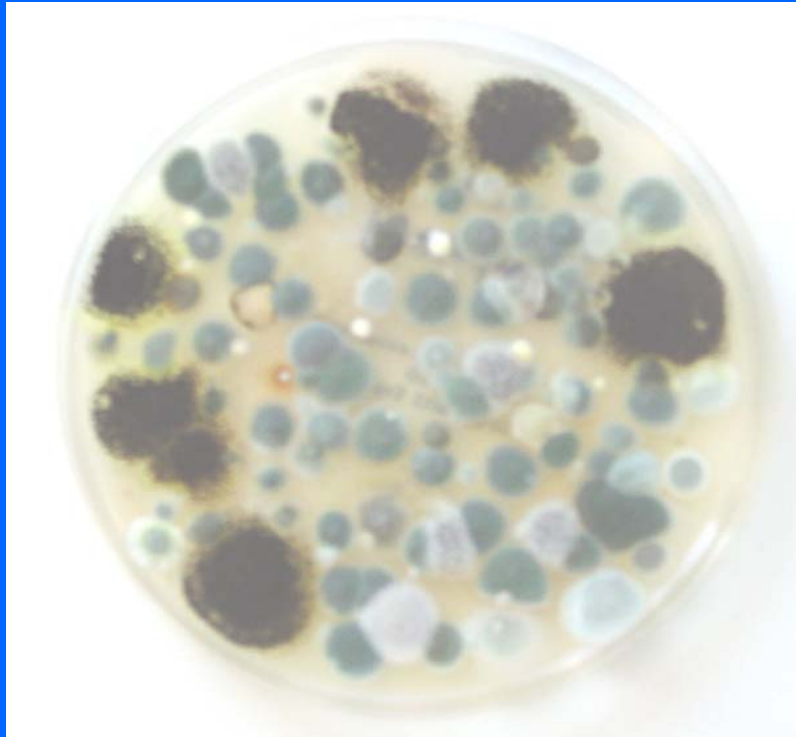


Contamination vs Colonization

IICRC Category 2 versus Category 3 Areas

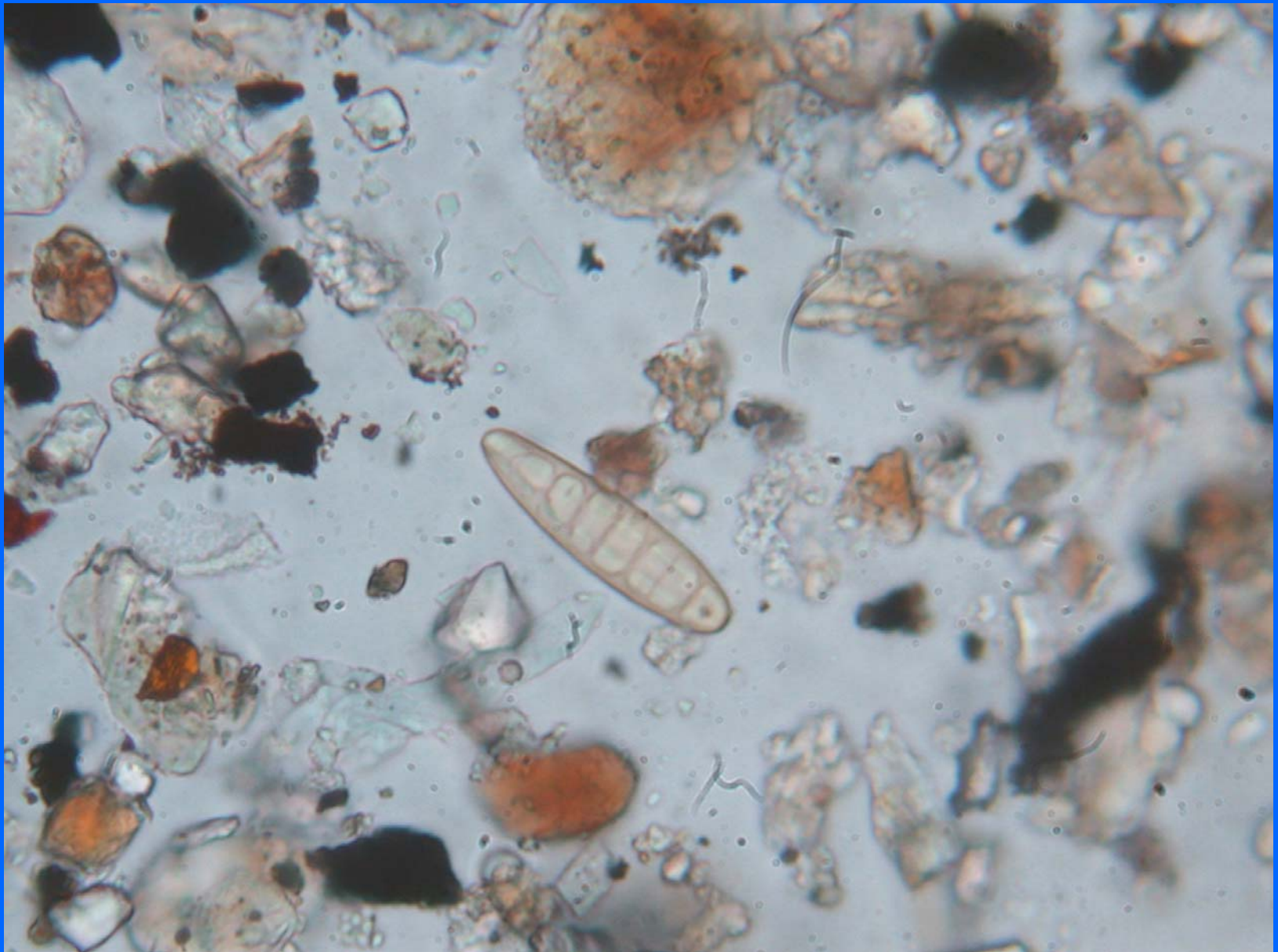


Fungal Mycelia



- A mass of microscopic hyphae that is visible to the unaided eye
- “Visible” mold





Surface Swab Samples



- **Two from flat surfaces**
 - **top of door casings**
- **(Both) air return filters**
- **Two air supply ducts**
 - **Downstairs & upstairs**

Wall Cavity Sampling

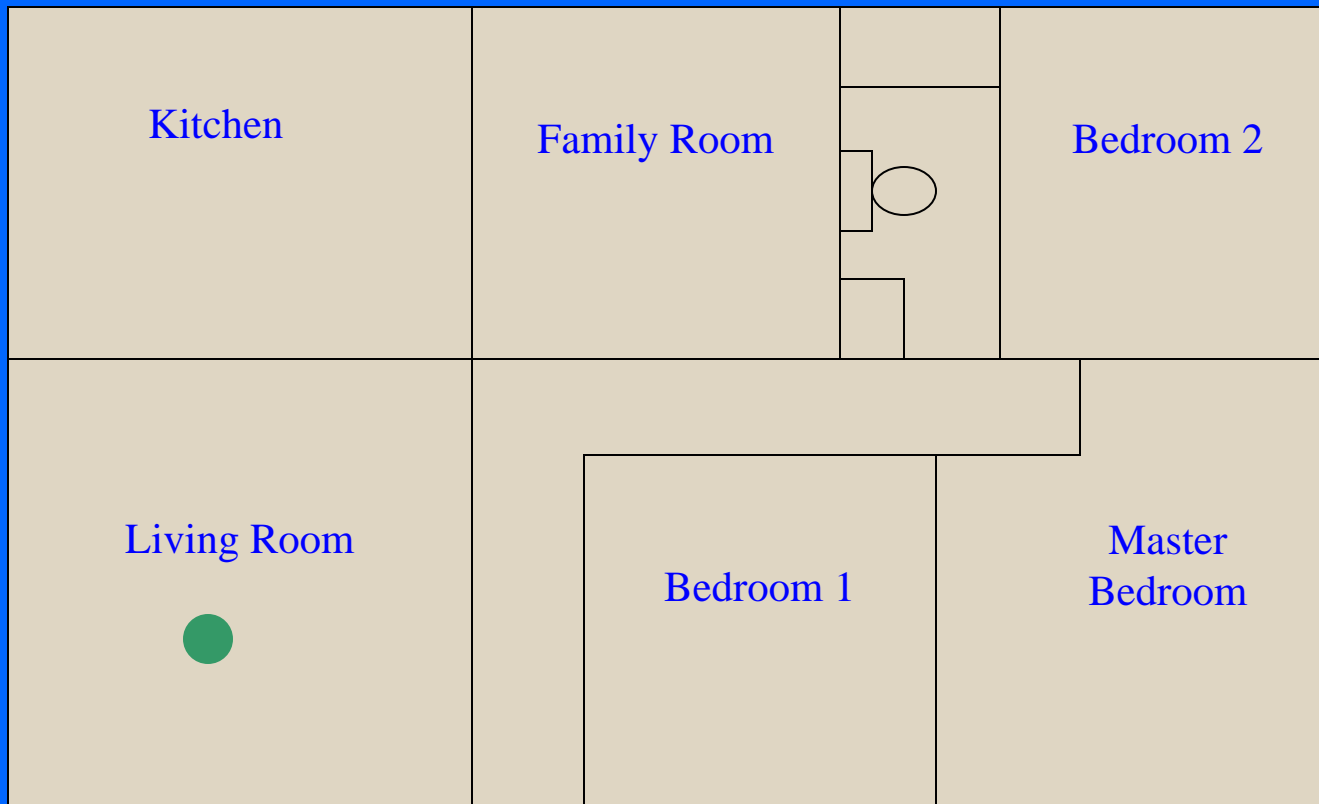


- **Total spores AND culturable fungi**
- **Micro-vac cassette**
- **Aggressive sampling**

Clothing

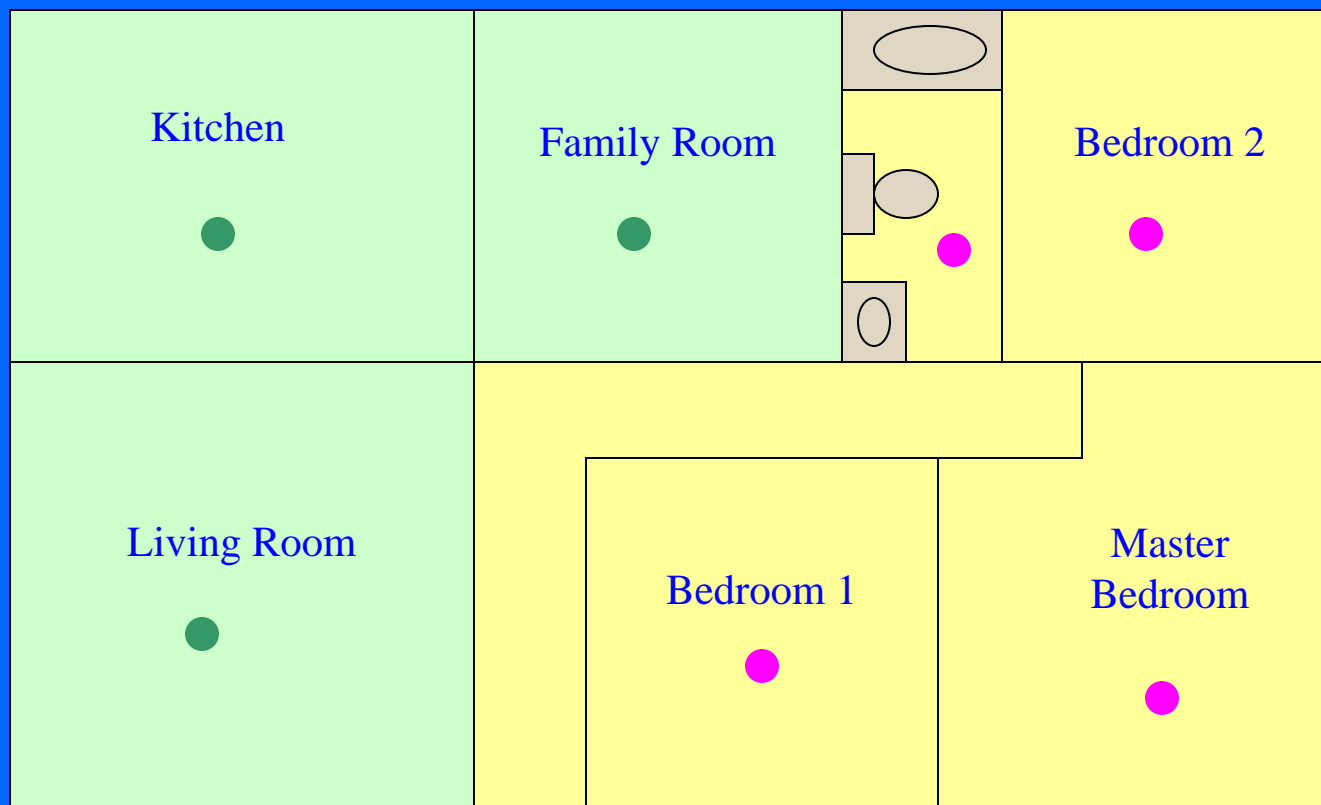


“Typical” Escrow Mold Inspection: Single 5-minute Air Sample



Phase 2 Sampling

One-Story house



Carpet Dust Sample



Wall Cavity



HVAC: Micro-vac Sample



Furniture: “Settled Dust” Sampling



HVAC: Swab Samples



Base Cabinet: “Toe Kick”



What Does Containment Look Like?





