



3411 Long Hollow rd  
Knoxville TN 37938  
(865)256-5397  
Tn License # 835

## Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments

[Mold Lab Results](#)

**CONFIDENTIAL MOLD TESTING DOCUMENTATION**

**Mr. Sample Mold**

**Property Address:  
3232 mold way  
Knoxville tn 37938**

**Fogarty Home Inspection Services**

**Sean Fogarty  
3411 Long Hollow rd  
Knoxville TN 37938  
(865)256-5397  
Tn License # 835**

***Certified with the Association Of Indoor AirConsultants***

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<b>Date:</b> 8/3/2010	<b>Time:</b>	<b>Report ID:</b> Mold 22345
<b>Property:</b> 3232 mold way Knoxville tn 37938	<b>Customer:</b> Mr. Sample Mold	<b>Real Estate Professional:</b>

Fogarty Home Inspection Services has been requested to perform mold or fungi testing, and is performed for a fee to take air and or physical samples of visible obvious signs of fungal growth. Also air testing could be performed to try and discover hidden signs of growth. Testing generally includes air tests performed outside the home and inside the home or crawlspace, and the lab fees associated with the air tests are included. ***It does not include any surface tests or any lab fees for surface tests. Surface sample tests performed (if any) is at your request and upon your authorization will be sent to the laboratory. A fee is charged per sample. All fees must be paid prior to sending in any samples. Sample tests should be considered at each area that visible evidence is present.***

**Whether the samples reveal mold in the building or not, the customer, building owner or potential buyer should consider:**

- 1. Whether or not to have any sample tests performed at any area that was noted in the report: "Visible Evidence Present".***
- 2. Whether or not to hire a qualified mold remediation company or industrial hygienist for further consultation, inspection or corrective procedures either now, before the lab tests results, or afterwards.***

#### **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. All costs associated with further inspection fees and or remediation should be considered before you purchase the property.

**No Visible Evidence (NVE)** = The inspector did not visually see on the surface area any mold-like substance or growth and the surface was visually acceptable and appeared normal.

**Visible Evidence Present (VEP)** = There was a mold-like substance or growth seen on the surface that would suggest the presence of mold, fungi or microbial activity (past or present). This is not normal and a laboratory test of this area by obtaining a sample should be considered by the building owner or prospective buyer. Or, the building owner or prospective buyer should consider further inspection or consultation by a qualified remediation contractor or a qualified industrial hygienist.

**Sample Collected for Laboratory Test (SAM)** = Upon the discovery and indication of "Visible Evidence Present" a test sample is collected automatically by the inspector but is held (for up to 48 hours) until authorization is given to the inspector (along with payment for lab fees) by the customer, building owner or prospective buyer. The surface test sample is collected automatically to save the customer cost in a second trip charge to collect samples should the customer want them. The samples are sent to the lab by express mail and the results are back within 5 days from receipt of payment from the customer to the inspector.

**Moisture Evidence Present (MEP)** = This means that moisture signs are present. Moisture causes mold to grow or appear. Moisture can exist without mold and if no visible signs of mold are present, then the issue is to find the source of the moisture and stop it. Mold can form after the inspection on items that were recently wet but conditions did not allow the inspector to see the mold at time of inspection. Any comments in this report regarding moisture should be referred to a moisture intrusion specialist or qualified person. Moisture left uncorrected can create mold or wood rot.

**Potential Concern (PC)** = This comment is used to describe any item, component or condition that may be suspect to cause moisture intrusion or to allow moisture intrusion or potentially create a problem in the future if not corrected. A qualified person should inspect further and correct as needed.

**Taking the Guesswork out of Mold testing:**

There are 2 main types of mold samples, air and surface. The air test is the most important test. This test must be conducted outside the building and inside the building. The surface test is performed when Visible Evidence is Present. The preferred surface test method is with a conditioned swab. The swabs are hermetically sealed in a container until the time the sample is collected and then resealed.

**Air Test:** It can be typical to have mold spores in the air outside and inside. Mold spores can travel from outside into the home through windows and doors. The level or concentration of the mold inside compared to outside determines its significance. One air sample test accurately describes the amount of spores in the air at the time of the test and can and does vary from moment to moment or day by day. The air test is usually performed once per 1000 square feet indoors and once outdoors. A commonly asked question is why a test is needed outdoors? The answer is that an outdoor test is the baseline, or the reference to compare to the spore count indoors.

**Surface test:** A surface test is performed when there is **Visible Evidence Present** in order to identify the type of mold on that surface. It does not identify the species but the type. There are more than 1 million different species of mold. The swab test performed during this inspection will identify the family of species but not the actual species. This test would require the laboratory to grow the sample which can be done but usually is not necessary as long as the mold can be identified to a specific family or category.

Why do surface tests? Why not just do an air test? Because the mold in the air may be different than the mold on the surface test. Comparing the two tests can reveal if the mold is in the same family or category.

***Important: If you do have mold and it must be removed, there can't be enough said about finding a qualified remediation contractor who will take extreme care to remove the contaminated materials without contaminating the home during the removal process. Many times remediation contractors use large vacuums and fans to reduce the risk. There should be an air test performed after remediation by a person other than the remediation contractor.***

**Client Present:**

Yes

**Radon Test:**

No

**Rain in last 3 days:**

Yes

**Air test performed outside:**

Yes

**Air test performed inside (one test per 1000 sq feet):**

Yes- 1 test

## I. EXTERIOR SURFACES

1. Parts of the exterior or interior of the building are to be inspected visually for mold-like signs .
2. Substances thought to be mold, fungi or microbial organisms and are visually seen on surfaces of the building is to be noted, including its location, and entered in this report with the indication that "Visible Evidence is Present".
3. Each time this occurs and is noted in the report, the inspector will also state whether or not a sample was taken. When a sample is taken from more than one area in the building, the inspector will associate that sample with the item number or code/name and will label the sample.
4. Care to preserve the integrity of the sample from the time in which the sample is taken to delivery to the laboratory will be administered.

**Upon receipt of this report the building owner or potential buyer should now decide at the least:**

1. *Whether or not to have any sample tests performed at any area that was noted in the report "Visible Evidence Present".*
2. *Whether or not to hire a qualified mold remediation company or industrial hygienist for further consultation, inspection or corrective procedures either before the lab tests results or afterwards.*

### Inspection Items

#### 1.0 COLLECT AN AIR SAMPLE OUTSIDE FOR BASELINE

**Comments:** Sample collected

***An outside air sample was collected and will be sent to the laboratory for analysis. All air samples when feasible, are taken at an average of 5 feet from the ground surface, and a minimum of 10 feet from the home or any structure as per IAC2 requirements.***

***All testing equipment was cleaned prior to taking outside preliminary sample.***

#### 1.1 CRAWLSPACES/FLOOR SYSTEM in regards to moisture or visible mold-like substances

**Comments:** Visible Evidence Present, Sample collected, Moisture Evidence Present, Potential Concerns

One air sample was collected in the crawlspace. The air sample or samples taken in the crawlspace was done by running the sampling air pump for 1 to 2 minutes at 15 liters. Most air samples are taken at an average of 18 to 24 inches from the ground when allowable.

A mold like substance was discovered on floor joists and floor system at the crawlspace area.

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This inspection was performed visually, and it was limited to visually accessible areas of the building at the time of the inspection. Mold or mold-like substances can be blocked from view and not found during inspection due to personal items or appliances and are out of view or not seen by the inspector. ***The inspector is limited to visual access and this inspection is not all inclusive.***

If "Visible Evidence Present" is noted, the building owner or buyer should be aware that this identification is not a determination of the amount or its significance. Whether visible or not visible but hidden, there is a possibility that more mold or growth could exist in unseen areas. Perhaps only discovered after the inspection when personal belongings are removed revealing mold, or during remodeling, or further investigative inspections that may involve more sampling or dismantling and removal of building components.

Note: This is not a home inspection. This inspection will not contain the condition of any component even if the component or components are deteriorated, non-operational, dangerous, damaged or defective. This inspection is to attempt to visually identify a mold-like substance and to offer to send to the lab for testing. The decision for removal or remediation is at the sole discretion of the buyer and is not part of this inspection.

## II. INTERIOR SURFACES

### Inspection Items

#### 2.0 COLLECT AN AIR SAMPLE INSIDE HOME

**Comments:** Sample collected

***An inside air sample was collected and will be sent to the laboratory for analysis.***

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**INVOICE**

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 Knoxville TN 37938  
 (865)256-5397  
 Tn License # 835  
 Inspected By: Sean Fogarty

Inspection Date:8/3/2010  
 Report ID: Mold 22345

<b>Customer Info:</b>	<b>InspectionProperty:</b>
Mr. Sample Mold	3232 mold way Knoxville tn 37938
<b>Customer's Real Estate Professional:</b>	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
First 2 Mold Samples	150.00	1	150.00
Additional Sample	75.00	1	75.00
			<b>Tax \$0.00</b>
			<b>Total Price\$225.00</b>

**Payment Method:**Cash  
**Payment Status:** Paid At Time Of Inspection  
**Note:**



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