



Inspection Report

Mr. First Name Last Name

Property Address:

Hometown

Anytown NJ 88888



All Ways Inspect, LLC

Bob Pellegrino Lic #24GI00103800

24 Brantwood Place

Clifton, NJ 07013

(p) 973-594-1622

(f) 973 594 9337



Table of Contents

Cover Page.....	1
Table of Contents.....	2
Intro Page.....	3
General Summary.....	6
I EXTERIOR SURFACES.....	8
II INTERIOR SURFACES.....	10
III(1) POOL HOUSE.....	12
III(2) GUEST HOME.....	13
III(3) GARAGE APARTMENT.....	14
III(4) SHED.....	15
III(5) BARN.....	16
III(6) GARAGE.....	17

Date: 9/27/2010	Time: 09:00 AM	Report ID: 09272010
Property: Hometown Anytown NJ 88888	Customer: Mr. First Name Last Name	Real Estate Professional:

Scope of Inspection: The Mold Identification Inspection consists of a visual assessment for mold problems for all defined areas of the interior and exterior of the subject property along with the collection of the appropriate number of samples as identified by the inspection protocols for each inspection type. Results of a Mold Identification Inspection are not a guarantee that mold does or not exist in the subject property; the results are indicative only of the presence or absence of mold in the areas sampled at the time of the Inspection is performed. In the absence of established Threshold Limit Values (TLVs) for the majority of substances of biological origins that are associated with building-related exposures, All Ways Inspect, LLC follows the guidance of the American Conference of Governmental Industrial Hygienists (ACGIH).

Visual Assessment: The purpose of the visual assessment is to identify visual mold contamination or conditions that may be conducive to microbial growth, such as musty order and/or evidence of water penetration, in readily accessible areas of the subject property. The Technician is not liable for failure to discover any condition other than readily apparent and accessible mold, including, but not limited to, water penetration. Following the visual assessment, sample collection and receipt of laboratory results, the client is provided with a written report stating whether mold or conditions indicating mold were found in the subject property.

Scope of Visual Assessment/Exclusions: THE SCOPE OF THE VISUAL ASSESSMENT IS LIMITED TO READILY ACCESSIBLE AREAS OR AREAS WHERE READILY OBSERVABLE "RED FLAG" CONDITIONS EXIST ONLY. The inspector does not remove floor and wall coverings or move furniture, open walls or perform any type of destructive inspection. certain structural areas are considered inaccessible and impractical to inspect including but not limited to: the interior of walls and inaccessible areas below; areas beneath wood floors over concrete; areas concealed by floor coverings; and areas to which there is no access without defacing or tearing out lumber, masonry, roofing or finished workmanship; structures and portions of the attic concealed or made inaccessible by insulation, belongings, equipment or ducting; portions of the attic or roof cavity concealed due to inadequate crawl space; areas of the attic or crawl space made inaccessible due to construction; interiors of enclosed boxed eaves; portions of the sub area concealed or made inaccessible by ducting or insulation; enclosed by bay windows; portions of the interior made inaccessible by furnishings; areas where locks prevented access; areas concealed by appliances; areas concealed by stored materials; and areas concealed by heavy vegetation. Note: There is no economically practical method to make these areas accessible. However, they may be subject to attack by microbial organisms. NO OPINION IS RENDERED CONCERNING THE CONDITIONS IN THESE OR OTHER INACCESSIBLE AREAS.

Sampling: The inspector cannot determine the extent or type of microbial contamination from the result of Visual Assessment alone. An appropriate number of samples must be collected before the presence or absence of mold can be quantified. Best practices for this level of service may require sampling by air, swab, carpet, wall check, or direct bulk sampling techniques. After all samples are collected, they will be sent to an accredited Lab where they will be analyzed for the presence of mold. The Lab will then issue a report detailing the presence and type(s) of mold, if any, found in the samples including references guide to describe the various types of mold.

Disclosure for Mold Sampling Reports: The accredited lab generates Reports, at the request of and for the exclusive use of the person or entity (client) named on the report. Neither lab nor Inspector will release results, reports or copies of the same to any third party without the prior express written consent from the client named in the report. The Mold Sampling report makes no express or implied warranty or guarantee as to the remediation techniques or processes used by the individual performing any remediation. The client is solely responsible for the use and interpretation of the Lab Mold Sampling Report. The Inspector or Lab makes no express or implied warranties as to such use or interpretation.

There are various levels of service provided in mold sampling and inspection services.

Limited Sampling: Detect the presence of microbial contamination in client-defined areas of the subject property.

Mold Inspection and Sampling: Detect the presence of mold in "red flag" or special concern areas of a subject property. Provide a comprehensive mold assessment of a subject property by sampling all "red flag" areas and collecting data sufficient to produce Remediation Specifications.

Advanced Mold Inspection and Sampling: viable or culturable testing refers to the method of sampling that captures mold spores on a media that enables the sample to grow and therefore the lab may analyze a sample that is living and growing. Viable sampling is used when the specific identification of mold is needed. This is more expensive, requires a different sampling technique, shipping method and takes longer for test results and a report to be generated from the lab.

Post Remediation Verification (PRV): Determine the success of mold remediation efforts.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report.

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 surface 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.

Un-Authorized (UA) = Did not send sample to the laboratory- This means that the sample collected was not sent to the laboratory to be analyzed and is in a 48 hour hold until the customer authorizes which sample or samples to be tested and has paid in full. If the customer does not authorize any sample within 48 hours of the time the sample was taken, the samples will be destroyed and there will be no results and samples will not be analyzed. Should the customer want to authorize samples to be tested, the customer will need to print out the sample authorization form that is attached to this report and state which samples are to be tested and sign the authorization. Payment must be made before samples are sent. Authorization needs to occur within 48 hours of this report or an extra trip charge to take another sample will be required.

Authorized (ATH) = This means that the customer has already paid for this sample to be tested and no other payment or authorization is needed for the inspector to mail in the sample. The sample will automatically be sent to lab by express mail and the results will be delivered to the customer within 72 hours.

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.

There are two other type of mold samples that are collected, which are bulk and carpet sampling. Bulk sampling is when a piece of contaminated material (carpet, drywall or other porous material) is collected and then sent to the lab for testing. Carpet sampling is the use of an air pump and a carpet-sampling cartridge to vacuum a small area of the carpet to collect dust that is sent to the lab for testing.

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.

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. There should be an air test performed after remediation by a person other than the remediation contractor.

Air Sample Test performed outside:

Yes

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

Yes- 1 test

yes

Bulk Sample Test:

no

Carpet Sample Test:

no

General Summary



All Ways Inspect, LLC

24 Brantwood Place
 Clifton, NJ 07013
 (p) 973-594-1622
 (f) 973 594 9337

Customer

Mr. First Name Last Name

Address

Hometown
 Anytown NJ 88888

This summary lists all areas where a mold like substance was discovered and a sample was collected. The samples are collected automatically and discarded if the customer does not authorize the inspector to send to the lab in the next 48 hours. Payment for each sample must be made before samples can be sent to the laboratory. There is an additional fee for any return trips back to the property.

Instructions:

1. Decide which surface samples are to be sent to the lab.
2. To authorize, decide which samples you want tested and call, fax or email your authorization by item number.
3. Make payment. The lab results will be delivered within 5 days.

Upon receipt of your lab results, review the information from the lab. Then decide if you need remedial action. If so, contact a mold remediation company.

I. EXTERIOR SURFACES

- 1.0 COLLECT AN AIR SAMPLE OUTSIDE FOR BASELINE
 Visible Evidence Present, Sample collected, (Authorized- sample sent to Lab)
An outside air sample was collected and will be sent to the laboratory for analysis.
- 1.3 FOUNDATION WALLS SURFACE
 No Visible Evidence, Visible Evidence Present, Sample collected, (Authorized- sample sent to Lab)
 Surface Sample taken
- 1.4 DECKS, PORCHES, PATIOS and COVER/CEILING SURFACES
 Visible Evidence Present, Sample collected, (Authorized- sample sent to Lab)
 Surface sample taken
- 1.5 WINDOW SILLS AND TRIM
 No Visible Evidence, Potential Concerns
 Water damage need to replace.

II. INTERIOR SURFACES**2.1 COLLECTED SURFACE SAMPLE INSIDE HOME**

Visible Evidence Present, Sample collected, (Authorized- sample sent to Lab)

An inside surface sample was collected and will be sent to the laboratory for analysis. The number of inside surface samples collect were _____.

2.2 "RED FLAG" AREA

Visible Evidence Present

See below

2.13 WALLS AROUND WINDOWS

Moisture Evidence Present, Potential Concerns

Water damage below window fix leak source and repair.

III(4). SHED**3.0.D WALLS (interior and Exterior)**

Visible Evidence Present, Sample collected

Sample collects.

This inspection was performed by visual inspection of readily accessible areas of the home. There was no drilling, probing or scoping into wall cavities or hidden areas. No attempts were made to inspect areas hidden from normal view. Areas in your home may have mold but was not seen or tested by this inspection. This includes not being able to inspect carpet, padding or the floor underneath floor coverings. The air tests help to reveal spore count and different possible allergens in the home. Compare the spore count inside the home to the spore count outside. It is logical to desire a lower spore count inside the home than the count outside. If the spore count is relatively equal to or more inside than outside would suggest concern, and you should consider and contact a remediation company for further consultation and remedy. Please be advised that the remediation company can cause more contamination if proper removal or remediation methods are not adhered to during repairs.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To All Ways Inspect, LLC

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.*

		NVE	VEP	SAM	UA	ATH	MEP	PC
1.0	COLLECT AN AIR SAMPLE OUTSIDE FOR BASELINE		X	X		X		
1.1	EAVES, SOFFIT AND OVERHANG SURFACES	X						
1.2	SIDING SURFACES	X						
1.3	FOUNDATION WALLS SURFACE	X	X	X		X		
1.4	DECKS, PORCHES, PATIOS and COVER/CEILING SURFACES		X	X		X		
1.5	WINDOW SILLS AND TRIM	X						X
1.6	OTHER	X						
1.7	CRAWLSPACES/FLOOR SYSTEM in regards to moisture or visible mold-like substances	X						

NVE VEP SAM UA ATH MEP PC

NVE=No Visible Evidence, VEP=Visible Evidence Present, SAM=Sample collected, UA=(Un-Authorized did NOT send sample to Lab), ATH=(Authorized-sample sent to Lab), MEP=Moisture Evidence Present, PC=Potential Concerns

Comments:

1.0 An outside air sample was collected and will be sent to the laboratory for analysis.

1.3 Surface Sample taken



1.3 Picture 1

1.4 Surface sample taken



1.4 Picture 1

1.5 Water damage need to replace.



1.5 Picture 1

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

		NVE	VEP	SAM	UA	ATH	MEP	PC
2.0	COLLECT AN AIR SAMPLE INSIDE HOME					X		
2.1	COLLECTED SURFACE SAMPLE INSIDE HOME		X	X		X		
2.2	"RED FLAG" AREA		X					
2.3	SUB-FLOORING UNDER TOILET	X						
2.4	SUB-FLOORING UNDER BATHTUB	X						
2.5	SUB-FLOORING UNDER SHOWER	X						
2.6	BEHIND REFRIGERATOR (if wall can be viewed without moving refrigerator)	X						
2.7	DISHWASHER AREA	X						
2.8	FURNACE FILTER, INNER PLENUM WALLS OF RETURN AND SUPPLY AS SEEN FROM FILTER ACCESS VIEW ONLY	X						
2.9	HUMIDIFIER (housing, filter/cartridge, float and container)	X						
2.10	WALLS AROUND WASHER AND DRYER AREA	X						
2.11	WALLS AROUND WATER HEATER AREA	X						
2.12	WALLS INSIDE CLOSETS	X						
2.13	WALLS AROUND WINDOWS						X	X
2.14	INSIDE SURFACES ON WALL AND BASE CABINETS (kitchen, baths)	X						
2.15	BACK END OF DRAWER ON BASE CABINETS (remove a representative number of drawer(s) to examine back side)	X						
2.16	ATTIC AREA	X						
2.17	ATTIC WALLS	X						
2.18	ATTIC CEILING	X						
2.19	ATTIC FLOOR	X						
2.20	ATTIC RAFTERS	X						
2.21	ATTIC JOISTS	X						
2.22	ATTIC SHEATHING	X						

NVE VEP SAM UA ATH MEP PC

NVE=No Visible Evidence, VEP=Visible Evidence Present, SAM=Sample collected, UA=(Un-Authorized did NOT send sample to Lab), ATH=(Authorized-sample sent to Lab), MEP=Moisture Evidence Present, PC=Potential Concerns

Comments:

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

2.1 An inside surface sample was collected and will be sent to the laboratory for analysis. The number of inside surface samples collect were _____.

2.2 See below

2.8 The inspection of the plenum through the filter access is limited. It is not possible to inspect the interior ducting without a scope. This inspection does not include inspecting the interiors of ductwork.

2.13 Water damage below window fix leak source and repair.

2.13 Picture 1

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.

III(1). POOL HOUSE

NVE VEP SAM UA ATH MEP PC

NVE VEP SAM UA ATH MEP PC

NVE=No Visible Evidence, VEP=Visible Evidence Present, SAM=Sample collected, UA=(Un-Authorized did NOT send sample to Lab), ATH=(Authorized-sample sent to Lab), MEP=Moisture Evidence Present, PC=Potential Concerns

III(2). GUEST HOME

NVE VEP SAM UA ATH MEP PC

NVE VEP SAM UA ATH MEP PC

NVE=No Visible Evidence, VEP=Visible Evidence Present, SAM=Sample collected, UA=(Un-Authorized did NOT send sample to Lab), ATH=(Authorized-sample sent to Lab), MEP=Moisture Evidence Present, PC=Potential Concerns

III(3). GARAGE APARTMENT

NVE VEP SAM UA ATH MEP PC

NVE VEP SAM UA ATH MEP PC

NVE=No Visible Evidence, VEP=Visible Evidence Present, SAM=Sample collected, UA=(Un-Authorized did NOT send sample to Lab), ATH=(Authorized-sample sent to Lab), MEP=Moisture Evidence Present, PC=Potential Concerns

III(4). SHED

		NVE	VEP	SAM	UA	ATH	MEP	PC
3.0.D	WALLS (interior and Exterior)		X	X				

NVE VEP SAM UA ATH MEP PC

NVE VEP SAM UA ATH MEP PC

NVE=No Visible Evidence, VEP=Visible Evidence Present, SAM=Sample collected, UA=(Un-Authorized did NOT send sample to Lab), ATH=(Authorized-sample sent to Lab), MEP=Moisture Evidence Present, PC=Potential Concerns

Comments:

3.0.D Sample collects.



3.0.D Picture 1

III(5). BARN

NVE VEP SAM UA ATH MEP PC

NVE VEP SAM UA ATH MEP PC

NVE=No Visible Evidence, VEP=Visible Evidence Present, SAM=Sample collected, UA=(Un-Authorized did NOT send sample to Lab), ATH=(Authorized-sample sent to Lab), MEP=Moisture Evidence Present, PC=Potential Concerns

III(6). GARAGE

NVE VEP SAM UA ATH MEP PC

NVE VEP SAM UA ATH MEP PC

NVE=No Visible Evidence, VEP=Visible Evidence Present, SAM=Sample collected, UA=(Un-Authorized did NOT send sample to Lab), ATH=(Authorized-sample sent to Lab), MEP=Moisture Evidence Present, PC=Potential Concerns

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To All Ways Inspect, LLC