

SCOPE OF MOLD INSPECTION

The purpose of the mold inspection is to identify and report signs of potential mold growth along with conditions that are conducive to mold growth as evident to the inspector on the day of the inspection. The inspection is a non-intrusive, visual examination performed for a fee identified below, and is limited to the primary building along with its parking structure. The inspection includes only visual and readily accessible components and systems. Mold sampling and laboratory testing are optionally performed with the client's acceptance of additional fees outlined below. This mold inspection is not a home inspection and does not identify physical defects in any component or system.

The inspection will be performed in accordance with the Standards of Practice of the National Association of Mold Remediators and Inspectors (NAMRI) in effect at the time of this inspection. Systems and components to be inspected for signs of potential mold growth and conditions that are conducive to mold growth include: exposed and visible landscaping, exteriors, foundations, roofing, plumbing, attic, interior rooms, basement and crawlspaces, heating and central air conditioning, and garage or carport, where these components are visible and readily accessible on the day of the inspection.

LIMITS OF THE MOLD INSPECTION

The mold inspection is limited to the readily accessible and visible systems and components of the home. The inspector will not dismantle and/or move equipment, systems, furniture, appliances, floor coverings, finished or fastened surfaces or components, personal property or other items to conduct this inspection or otherwise to expose concealed or inaccessible conditions. The inspection will not include destructive testing of any kind.

GENERAL EXCLUSIONS

The following conditions are NOT within the scope of the mold inspection:

- 1) Indoor air quality except as related to independent lab results of inspector-collected samples authorized and purchased by the client.
- 2) Presence of toxic matter except as related to independent lab results of inspector-collected samples authorized and purchased by the client.
- 3) Environmental hazards related but not limited to asbestos, lead paint, radon, urea formaldehyde insulation, or water quality.
- 4) Items that are obstructed, inaccessible or not in plain view.
- 5) Defects other than those associated with current visible conditions conducive to potential mold growth.
- 6) The activation or the serviceability of any systems or components.
- 7) The dismantling of any system, structure, or component, or any intrusive or destructive examination.
- 8) Systems, components or structures not specifically identified in the mold inspection report including ones not permanently installed.
- 9) The use of electronic or special equipment to detect or verify the presence of mold-conducive conditions except where contracted with client.

- 10) Determining compliance with any codes, ordinances, or regulations.
- 11) The advisability or inadvisability of the purchase of the property, its value, or its potential use.
- 12) Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related examinations, or lab testing.
- 13) The adequacy, durability, quality, repair cost, replacement cost, fair market value, or remaining useful life of any component or system.
- 14) Termite or pest infestation.
- 15) Disclosing or providing the means of remediation for any contaminants discovered during the inspection.

Additionally, the following components or systems are NOT within the scope of the inspection: security systems; appliances; playground equipment; swimming pools; hot tubs/spas; lawn sprinkler systems; intercom and audio systems; antennas; central vacuums; solar systems; water softeners and filters; wells; septic systems; latent defects; adequacy of system designs; zoning or building code compliance.

THE MOLD INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY that the items inspected are mold-free, or that concealed conditions conducive to mold do not or will not exist. Problems may exist even though signs of such may not be present during the inspection.
