Mold Inspection

Standards of Practice (SOP)

**Limitations and Exclusions** 2.6.1

Limitations I. These Standards of Practice apply only to residential buildings with four or fewer dwelling units. II. The mold inspection is not a warranty, guarantee or insurance policy. III. The mold inspection is not technically exhaustive. IV. The mold inspection will not identify concealed or latent conditions or defects. V. The mold inspection will not identify mold growth not readily visible at the time of the inspection. VI. The scope of a mold inspection does not include future conditions or events. VII. The scope of a mold inspection does not include hidden mold growth or future mold growth. 2.6.2 Exclusions: I.

The inspector is not required to report: A. the condition of any system or component that is not readily accessible; B. the condition of any system or component that is not in the IAC2 Standards of Practice; C. the service-life expectancy of any system or component; D. the size, capacity, BTU, performance or efficiency of any component or system; E. compliance with codes, regulations or installation guidelines; or F. the presence of evidence of rodents, animals, insects, wood-destroying insects and/or pests. II. The inspector is not required to: A. determine the presence of hidden mold by physical examination or sampling; B. report replacement or repair cost estimates; C. lift carpeting or padding; D. inspect any other environmental issue; E. determine the cause or reason of any condition; F. perform a geotechnical, structural or geological evaluation; G. move any personal items or other obstructions to the inspection, such as, but not limited to: insulation, throw rugs, furniture, floor or wall coverings, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, foliage and/or appliances; H. dismantle, open or uncover any system or component; I. enter or access any area, crawlspace or attic space which, in the opinion of the inspector, may be unsafe or may pose a risk to personal safety; J. do anything that may be unsafe or dangerous to the inspector or others, or potentially damage property, according to the opinion of the inspector; or K. determine the insurability of a property.

The inspector is not required to operate: A. any system that is shut down; B. any system that does not function properly; C. any system that does not turn on with the use of normal operating controls; D. any shut-off water or fuel valves, or manual stop valves; E. any electrical disconnect or over-current protection devices; or F. any irrigation or sprinkler systems.