

RESIDENTIAL PROPERTY INSPECTION SERVICES AGREEMENT

Certified Inspectors, LLC

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SCHEDULE F

MOLD ASSESSMENT & INDOOR AIR QUALITY INSPECTION

This Schedule is incorporated into and made part of the Residential Property Inspection Services Agreement ("Agreement"). This Schedule applies only if a **Mold Assessment, Indoor Air Quality Inspection, or Environmental Sampling** is identified in the Scope of Services and Fees and paid for by the Client. In the event of a conflict between this Schedule and the Agreement, this Schedule shall control only with respect to these services.

Table of Contents

1. Purpose.....	1
2. Scope of Inspection.....	2
3. Environmental Sampling	2
4. Laboratory Analysis	2
5. Moisture Conditions.....	2
6. Indoor Air Quality.....	2
7. Health Disclaimer	3
8. Mold Remediation	3
9. Inspection Limitations	3
10. Exclusions	4
11. Recommendations	4
12. Client Acknowledgment.....	4

1. Purpose

The purpose of the Mold Assessment and Indoor Air Quality Inspection is to visually evaluate readily accessible areas of the Property for conditions that may be conducive to microbial growth and, when requested, to collect environmental samples for laboratory analysis. The inspection is intended to provide the Client with information regarding observable conditions existing at the time of the Inspection. The Inspection is not intended to certify that the Property is free of mold, fungi, bacteria, allergens, volatile organic compounds (VOCs), or other airborne contaminants, nor does it guarantee acceptable indoor environmental quality.

2. Scope of Inspection

The Inspection may include, as contracted:

- Visual assessment of readily accessible interior and exterior areas.
- Identification of visible conditions conducive to mold growth.
- Moisture meter readings at selected locations.
- Infrared thermal imaging when included as a separate Optional Inspection Service.
- Collection of air samples.
- Collection of surface samples.
- Collection of bulk samples, when appropriate.
- Measurement of indoor temperature and relative humidity.
- Documentation of visible water intrusion or elevated moisture conditions.
- Photographs and supporting documentation.

Only those services specifically identified in the Scope of Services and Fees are included.

3. Environmental Sampling

When environmental sampling is included, samples shall be collected using generally accepted industry procedures and submitted to an independent accredited laboratory for analysis.

Sampling is limited to the specific locations identified by the Inspector and approved by the Client.

Environmental conditions may vary significantly throughout the Property. Samples collected from one location are not necessarily representative of conditions in other areas.

4. Laboratory Analysis

Laboratory analysis is performed exclusively by an independent third-party laboratory.

The Inspector does not perform laboratory analysis and assumes no responsibility for:

- Laboratory methodology.
- Sample handling after shipment.
- Laboratory interpretation.
- Laboratory reporting errors.
- Turnaround times.
- Laboratory conclusions.

Laboratory reports become part of the Inspection File but remain the work product of the independent laboratory.

5. Moisture Conditions

Visible moisture staining, elevated moisture meter readings, condensation, or infrared thermal anomalies may indicate conditions conducive to microbial growth.

However, the Inspector cannot determine:

- the duration of moisture exposure;
- the source of concealed moisture;
- whether microbial growth exists behind finished surfaces;
- whether microbial growth has been completely remediated; or
- whether future microbial growth will occur.

The absence of elevated moisture readings or visible staining does not establish that hidden moisture conditions are absent.

6. Indoor Air Quality

Indoor air quality is affected by numerous variables, including but not limited to:

- Occupancy.
- Ventilation.
- HVAC operation.
- Temperature.
- Relative humidity.
- Outdoor environmental conditions.
- Seasonal changes.
- Cleaning activities.
- Pets.
- Furnishings.
- Building materials.
- Recent renovations.

Accordingly, the results of the Inspection represent conditions only at the date and time samples are collected.

7. Health Disclaimer

The Inspector does not provide:

- Medical advice.
- Occupational health opinions.
- Toxicological evaluations.
- Industrial hygiene services.
- Medical diagnoses.
- Exposure assessments.
- Risk assessments.
- Fitness for occupancy determinations.

Questions regarding health effects, allergies, respiratory conditions, or other medical concerns should be directed to a qualified physician or other licensed healthcare professional.

8. Mold Remediation

The Inspector does not perform mold remediation or verify the effectiveness of remediation unless specifically contracted to perform a post-remediation verification inspection.

Recommendations contained in the Report should not be interpreted as remediation protocols.

The Client should retain appropriately licensed remediation contractors where corrective action is recommended.

9. Inspection Limitations

The Mold Assessment and Indoor Air Quality Inspection is limited to visible and Readily Accessible conditions existing on the date of the Inspection.

The Inspector is not required to:

- Remove finishes.
- Open walls.
- Remove flooring.
- Remove insulation.
- Perform destructive testing.
- Inspect concealed cavities.
- Move furniture.
- Remove stored items.
- Evaluate inaccessible areas.
- Determine the complete extent of contamination.

Microbial growth concealed within walls, ceilings, flooring systems, HVAC systems, insulation, cabinetry, or other inaccessible areas may exist and may not be identified during the Inspection.

10. Exclusions

Unless specifically included as a separate Optional Inspection Service, the Mold Assessment and Indoor Air Quality Inspection does **not** include:

- Destructive testing.
- Hidden cavity sampling.
- HVAC system cleaning evaluations.
- Medical consultation.
- Toxicology.
- Industrial hygiene services.
- Asbestos testing.
- Lead testing.
- Radon testing.
- VOC testing.
- Bacteria testing.
- Drinking water quality testing.
- Soil contamination testing.
- Mold remediation.
- Clearance testing following remediation.
- Engineering services.
- Code compliance inspections.
- Cost estimates.
- Litigation support.
- Expert witness services.

11. Recommendations

When visible mold-like growth, elevated moisture conditions, water intrusion, or laboratory results indicate conditions warranting corrective action, the Inspector may recommend additional evaluation, moisture repairs, remediation, or further environmental testing by qualified professionals. Recommendations are based upon conditions observed at the time of the Inspection and should not be interpreted as confirmation of the full extent of contamination.

12. Client Acknowledgment

The Client acknowledges that mold, fungi, bacteria, allergens, and other environmental contaminants may exist in concealed or inaccessible areas that cannot be evaluated during a visual inspection or through limited environmental sampling. The Client understands that laboratory results apply only to the samples collected and are not a guarantee of conditions throughout the Property.

The Client further acknowledges that the Inspector is not providing medical advice, industrial hygiene services, remediation services, or any guarantee that the Property is free of environmental contaminants.

The Client agrees that environmental conditions may change over time and that the results of this Inspection are limited to the conditions existing on the date of the Inspection.

The Client agrees that this Schedule forms an integral part of the Residential Property Inspection Services Agreement and shall be interpreted together with all other applicable provisions of the Agreement.