

# WHITE GLOVE BUILDING INSPECTIONS

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**Because you deserve  
 "The White Glove treatment"**



## Who We Are

Certified Mold Inspectors	7 Days a Week
Multiple Professional Inspectors	Full Time Office Staff 24/7 Answering Service
Fully Insured, Bonded & Licensed	ASHI & InterNACHI Certified
Full Service: Radon Testing	Affiliate Members: MORE ~ WCR ~ NICAR
EIFS/Dryvit® Inspections	Free Buyer Warranties & Services
Commercial Inspections	
203(k) Consultant	



## Mission Statement

We understand the buyers/sellers need for a timely and quality inspection for the real estate purchasing process. We are committed to prompt, professional service and a nonbiased inspection that is performed in accordance with the Illinois License ACT [225 ILCS41].

We also adhere to the American Society of Home Inspectors (ASHI) Standards of Practice which are the most widely accepted home inspection guidelines (*next to Illinois Licensing*) used today and are recognized by many authorities as the definitive standard for professional performance in the home inspection profession. They include all of the home's major internal and external systems and are checked for adequacy, age/lifespan, safety, condition, maintenance, and efficiency.

## Need More Info?

### National Center For Environmental Health

<http://www.cdc.gov/nceh/airpollution>



**U.S. Environmental Protection Agency**  
**A Brief Guide to Mold, Moisture and Your Home**  
[www.epa.gov/iaq/molds/moldguide.html](http://www.epa.gov/iaq/molds/moldguide.html)

Research on mold and its health effects is a science work in progress. This memorandum provides a brief overview; it does not contain or describe all of the potential health effects related to mold exposure. For more information, you may wish to call your state



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## Certified Mold Inspectors

CALL TODAY TO  
 SCHEDULE YOUR  
 MOLD INSPECTION  
 WITH TESTING

**630.428.4555**

*Stopping  
 the  
 moisture  
 problem  
 stops the  
 mold growth!*

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# MOLD MEMORANDUM

## Why is Mold Sampling Important?

- Since there has been so much media attention surrounding mold, prospective home buyers want a home that has been inspected for mold. Mold sampling is becoming a common practice during a home inspection.
- It's important to know what type and amount of mold in your home.
- Mold sampling helps find the mold that is not visible to the buyer.
- People react to mold differently. Children, the elderly, and persons with pre-existing respiratory ailments are at a higher risk than the general population to succumb to illness following toxic mold exposure. However, healthy adults may also suffer illnesses related to toxic mold exposure.
- **You care about the health and well-being of your family.**



## Types of Mold

Mold is a form of fungus. It is a living organism that requires food to sustain it. Among other things, it feeds on organic material found in homes and buildings such as the wood and paper. Mold proliferates in moist, warm environments. There are hundreds of species of mold found in the United States that are not harmful to humans. Mold can generally be divided into 3 groups based on health effects.

- Allergenic:** Allergen molds are not normally dangerous, but can cause allergic or asthmatic symptoms and are most likely to affect those who are already allergic or asthmatic.
- Pathogenic:** These molds can cause serious health effects in persons with decreased immune functions. Some pathogens are common in indoor air. A normal, healthy individual can resist infection by these organisms.
- Toxic:** Toxins are poisonous substrates produced by living things. Those forms of mold, (called mycotoxins) can cause serious health effects in almost anyone. Effects range from short-term irritation to the immune system to serious lung, nerve and skin concerns.

## "The White Glove Treatment"

White Glove performs Industry standard Indoor Air Quality Inspections. We do not perform any type of mold repairs, which eliminates any conflict of interest. We have no vested interest in finding toxic mold that would require expensive repairs.

Our mold inspection fee includes a visual inspection of the property and 4 samples. Moisture Meter Measurements will be performed to test for any hidden moisture problems. The collected samples are then sent to a Certified Laboratory for final analysis.

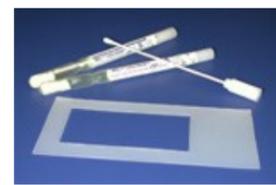
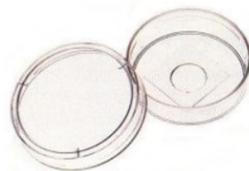
*A Mold inspection is your first line of defense!*

## The Mold Inspection

### Visual Inspection

A visual inspection is the initial step in identifying possible contamination problems. It will identify any visible water leaks or moisture stains. The air conditioning, heating systems, attic and crawl spaces under homes will receive a visual inspection as well. Mold can grow on ceilings, walls, floors, under counters, air ducts, pipes, wood framing, drywall, etc.

The use of equipment, such as a moisture meter are used to help identify hidden sources of mold growth and the extent of the water damage. Mold sampling will be recommended if there is any noticeable mold growth, musty odors, visible water damage or stains, poorly maintained HVAC systems or construction defects. By combining a visual inspection with air, tape or swab sampling, the Inspector can help identify the types of mold that are present.



### Air Sampling

The purpose of air sampling is to determine the type and amount of airborne contamination in a building. Air sampling is necessary if the presence of mold, allergens or toxins are suspected (e.g. musty odors, allergies).

When air sampling is performed, both the indoor air and the outdoor air are sampled. Typically, the a viable indoor sample is taken while the heating and/or air conditioning unit is operating; this will ensure the interior air is effectively tested. The Air-O-Cell is the most widely used air sampling cassette in the Indoor Air Quality industry! Used by professionals world-wide, the Air-O-Cell is a unique air sampling cassette specifically designed for the rapid collection of a wide range of airborne aerosols including mold spores. The Air-O-Cell collects both viable and non-viable sample specimens, providing a much broader overview of potential allergens and contaminants.

**Airborne Settling Samples:** A viable air sample is collected by impacting a known volume of air onto the surface of a nutrient media. The nutrient media is incubated for a period of time during which the organisms mature and then can be identified and enumerated by the laboratory.

### Bulk Sampling

A bulk sample is taken when there is visible mold growth present. As with air sampling, it is used to determine the type of mold present.

**Tape/Swab Sampling:** Tape/Swab samples are usually collected from visible moldy surfaces by wiping the area with a sterile swab. This type of sampling is used to identify specific mold types.

### Lab Results and Report

We submit samples to EMLab P&K Mold Testing Laboratory, located in Naperville IL. The results take approximately 48 hours. Once the home has a visual inspection and the mold circumstance evaluated, action can be planned to clean it up and prevent future contamination. Based upon site evaluations and sample lab analysis results, we provide you with a written report that can be used for disclosure and references. The outdoor test is a benchmark to determine the indigenous mold count at that time. The results are then compared to the indoor samples to determine if there are unusual mold conditions present.

### The Health Risks of Having Mold

- Itching or irritation of the nose, eyes, throat or skin
- Mysterious skin rashes
- Sinus infections or congestion/ sinusitis (runny nose)
- Upper or lower respiratory infections (RSV)
- Fatigue
- Frequent headaches
- Trouble concentrating, memory lapses, confusion
- Mood swings, anxiety, depression
- Chronic aches and pains
- Digestive problems



Moldy attic area caused by leaky roof.



Mold infested insulation.



Mold behind wall paper.

### Air Ducts

Air duct systems can become contaminated with mold. Type of duct systems are:

- Bare sheet metal
- Sheet metal with fibrous glass insulation on the exterior
- Sheet metal with an internal fibrous glass liner
- Made entirely of fibrous glass

Bare sheet metal systems and sheet metal with exterior fibrous glass insulation can be cleaned and disinfected.

If water damaged, ductwork made of sheet metal with an **internal** fibrous glass liner or made entirely of fibrous glass will often need to be removed and discarded. Ductwork in difficult-to-reach locations may have to be abandoned. If you have other questions, contact an air duct cleaning professional or licensed contractor.

### Moisture Prevention

- If water has soaked inside the walls, it may be necessary to open wall cavities, remove baseboards, and/or pry open wall paneling.
- Be sure the home has adequate ventilation, including exhaust fans in kitchen and bathrooms. They should be vented out to the exterior and not into the attic space.
- **Do Not** carpet bathrooms.
- While painting, use mold inhibitors which can be added to paints.
- Run dehumidifiers and window air conditioners to lower humidity. Keep humidity to less than 50%.
- **Do Not turn** up the heat or use heaters in confined areas, as higher temperatures *increase* the rate of mold growth.

### Leaking / Flooding

Inspect your home regularly for the indications and sources of indoor moisture and mold. Take steps to eliminate sources of water as quickly as possible. **If** a leak or flooding occurs, it is essential to act *quickly*:

- Stop the source of leak or flooding.
- Remove excess water with mops or wet vacuum.
- Whenever possible, move wet items to a dry and well ventilated area or outside to expedite drying. Move rugs and pull up areas of wet carpet as soon as possible.
- Open closet and cabinet doors and move furniture away from walls to increase circulation.
- Run portable fans to increase air circulation.

**Do NOT** use the home's central blower if flooding has occurred in it or in any of the ducts.