

### What does the inspection look like?

Our mold inspections consist of evaluating the current conditions of the home and inspecting for possible moisture intrusions where mold amplification is likely to occur. The inspection will include use of a thermal imaging device which provides an x-ray type vision into the wall/ceiling/floor cavities without any damage. Since moisture leaks can often be hidden behind walls, the thermal imaging device is an excellent tool for locating any potential leaks which may otherwise be unseen. The inspection will also include use of moisture meters which can detect the moisture levels of building materials.

An example of what a thermal imaging device can show is to the right.



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### How do you sample for mold?

There are three types of samples the inspector may recommend to the onsite representative at the time of the inspection. The total number of samples is determined onsite based areas of concern noted by the inspector and what is authorized to be collected at the time of the inspection. It is impossible to know the exact total number of samples prior to inspection.

1. Air samples may be taken to test the ambient air quality which can help determine the current air quality. We recommend having at least one interior and one exterior for comparison purposes per state sampling guidelines.
2. Swab samples may also be taken for identification from any visible mold growth.
3. An air cavity sample can be taken inside a wall, ceiling, or cabinet using a 1/4" round drilled hole to reach wall gap which was later sealed with caulking. The cavity sample will be collected for a few minutes with the pump running; this setting is accepted nationally to attain readings. Whenever possible, samples are collected from inconspicuous areas to minimize any aesthetic impact; in the event that this is not possible, JLM Environmental will confirm with the property owner (or on-site representative of the owner) of an appropriate sampling location while attempting to minimize the visibility of the sampling area.

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### How can I prepare for the mold inspection?

To get an accurate representation of fungal spores present, it is recommended to keep the windows and doors closed as safety permits and air purifiers in the 'off' setting for at least 4-12 hours prior to inspection. Make sure that all areas that may be wanted to be inspected are accessible such as pulling furniture away from walls or ensuring no doors are locked for the inspector.

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### When will the report and results be available?

This depends on the turnaround time that was selected by the paying party. Once the laboratory has finished analyzing the samples, a report will be generated explaining any areas of concern, risk assessment and recommendations for remediation if necessary. All documents will be sent via email in PDF format to the client. *The report and results will be sent only to the client/paying party unless otherwise indicated. Please do not ask us to distribute this information to other people. The paying party is at liberty to share the information with anyone they wish. This simply states that if anyone wants to know about your results, they cannot get the information from us without a subpoena. This includes real estate agents, lawyers, sellers, buyers, tenants, property management, etc. Unless we are authorized to release information specifically to other individuals on the original agreement, the paying party will be the only recipient of the information.*