



# Confidential Mold Assessment

LOCATED AT:  
123 Main  
Anytown, New York 12205

PREPARED EXCLUSIVELY FOR:  
Example Report

INSPECTED ON:  
Monday, February 02, 2026

Inspector, Donald Clendaniel  
Carey Home Inspection



Monday, February 02, 2026  
Example Report  
123 Main  
Anytown, New York 12205

Dear Example Report,

We have enclosed the report for the property inspection we conducted for you on Monday, February 02, 2026 at:

123 Main  
Anytown, New York 12205

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Donald Clendaniel  
Carey Home Inspection



## Mold Assessment

A mold assessment is an inspection performed prior to remediation to determine the presence of an active mold growth, underlying cause, and method of removal. A clearance inspection should be scheduled after remediation to confirm mold has been removed.

Carey Home Inspection Assessment License #23-6TPSG-SHMO

### Remediation of mold contaminant

Mold must be removed from all hard cleanable surfaces by a means utilized by the remediator equivalent to soda-blasting, sand-blasting, or scrubbing with EPA approved mold cleanser equivalent to RMR Disinfectant, Onslaught, Fosters 40-90, FiberLock ShockWave, or Decon 30.

Non-cleanable surfaces with mold presence, such as but not limited to; drywall, insulation, rotted wood and such must be removed and disposed of in accordance with local and state regulations.

Affected surfaces should be encapsulated with anti-microbial sealant after removal of mold. Encapsulate, if used, should be EPA registered and equivalent to EnviroShield-MT, Fosters 40-25, Concrobium, Sentinel 24-7, or Fiberlock AfterShock/ IAQ 6000. If encapsulation is used it must be applied according to the manufacturers instructions which typically call for complete coverage at no less than 1 mil thickness.

### Personal Protective Equipment

Remediators will utilize personal protective equipment as outlined in their operating procedures. Equipment will meet the minimum OSHA safety standards and will consist of a minimum of N-95 face mask, gloves, boots, and coverings.

Areas to be abated must be properly contained to protect non-affected areas of the home in accordance with EPA standard (10-100 sf limited containment, >100 sf full containment). This includes the use of appropriate mil plastic sheeting, and negative air machines when required.

### Clearance criteria

Clearance of mold contaminants will be based upon a visual inspection. Note that if the remediaters use clear coat encapsulation that results in stains bleeding through random testing may be required prior to clearance being granted. All mold should be removed, no mold should be visible.

Abatement company work plan, including scope must be received prior to clearance being conducted.

Clearance of the cause of the mold will be based upon the remediator's work plan.

Scheduling - every effort will be made to schedule the clearance as close to completion of the remediation as possible. For this to happen, please schedule a clearance inspection with us at the time the remediation is scheduled. Calling to schedule clearance after the remediation is completed may result in a two week wait or longer.

Most jobs are cleared on the first attempt, if additional clearance inspections are required a \$150 charge is required for each additional visit.

## **Disclaimer/Limitations**

This inspection is limited to the visually accessible areas of the home. Where permitted material will be moved or removed. While every attempt was made to discover mold, not all presences of mold may be discovered. Mold may exist inside covered walls or under floors that we were unable to examine.

Photos are provided for as a representative sample and do not reflect every indication of mold found.

This inspection is non-transferable without prior written permission from the inspector; it is intended for the named client on the front page only.

This inspection is not a warranty against future mold. Carey Home Inspection is not a remediation company and we do not remove mold. Any warranty against work should be directed to the Remediation company. The assessment and clearance reflect the conditions of the home at the time of inspection.

Carey Home Inspection will recommend one of possibly several solutions to correct the cause of mold growth, our clearance of a remediator's work will be based on the remediator's work plan. Carey Home Inspection is not responsible for the workmanship, durability, or effectiveness of the remediator's method of correcting an initial mold cause.

According to the EPA and NYS the most acceptable way to determine the presence of mold is through visual examination. Testing should be used to determine mold type or to verify a suspect substance is mold. Carey Home Inspection will test for mold to determine type when needed, or verify a suspect substance is mold. Testing may be used to determine the level or type of mold in an area if the initial complaint is health related.

If requested, and permission granted to perform an invasive inspection, Carey Home Inspection does not assume liability to repair or replace any damage caused in the course of the inspection. This includes but not limited to drywall holes, carpet removal, duct work disassembly, cabinetry removal, and paneling removal.

It is the responsibility of the client to schedule the clearance inspection once abatement is completed. Final clearance report will only be issued after we receive a signed agreement and full payment.

This assessment is valid 90 days from the date of inspection. This may be extended at the discretion of the assessor. Mold is an active living biological contaminant meaning conditions, extent of growth, and other factors may have changed over time.

## **Attic**

### **ACCESS**

Attic is accessed through pull down stair system.

## LOCATION OF MOLD

Mold was noted on sheathing and rafters in the attic.



## AMOUNT OF MOLD

Total area to remediate was about 900 square feet.

## UNDERLINING CAUSE

The underlying cause of the mold was likely due to insufficient ventilation. Recommend ventilation be improved to prevent mold from returning after remediation.

It was noted that one or more bathroom fans vented to the attic. Bathroom fans must vent to a gable wall or through the roof correctly prior to clearance.

## COST OF REMEDIATION

Cost of remediation is not likely to exceed \$2500

Projected cost in this assessment does not include the cost to restore the area to current condition.

Projected cost in this assessment does not include the cost to correct the underlying cause.

## TIME TO REMEDIATE

Time frame of remediation is estimated at 1-2 days.

## Mold Clearance

### CLEARANCE

A clearance inspection should be scheduled after remediation to confirm the mold has been removed and the scope of work in the assessment was completed. Please contact our office once the remediation is scheduled and forward the remediation plan.

A clearance inspection is not included in the initial assessment.