

National Association of Mold Remediators & Inspectors

16192 Coastal Highway, Lewes, Delaware 19958

NAMRI Standards of Practice

## INTRODUCTION

The purpose of the NAMRI Standards of Practice is to establish a minimum and uniform standard for performing a mold inspection of a single-family to a four-family dwelling. The Standards set minimum requirements for describing and reporting conditions observed that could contribute to microbial growth. The Standards define and clarify terms, procedures, scope, conditions, and limitations as they relate to an NAMRI Inspection and Report.

## INTRO

**Client:** A person who engages the services of a mold inspector for a mold inspection assignment.

**Component:** A part of a system.

**Describe:** To report a system or component by its type or other observed, significant characteristics to distinguish it from other systems or components.

**Mold Inspection Report:** A written evaluation prepared and issued by a residential mold inspector upon completion of a mold inspection that meets the standards of practice as established by NAMRI.

**Inspect:** To visually examine readily accessible systems and components of a building in accordance with these Standards of Practice, using normal operating controls and opening readily accessible access panels.

**Mold Inspection Agreement:** An agreement signed by the client prior to the start of the mold inspection that contains, at a minimum, the full name and address of the client, the address of the home to be inspected, the date and time of the mold inspection, the price of the mold inspection, and the scope and limitations of the inspection.

**Readily Accessible:** Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

**Structural Component:** A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

**System:** A combination of interacting or interdependent components, assembled to carry out one or more functions.

Unsafe: A condition in a system or component that poses a significant risk of personal injury or property damage during normal, day-to-day use.

## PURPOSE

The purpose of a mold inspection is to detect the presence of suspected mold growth in the inspected areas of the subject property. The mold inspection Report communicates the information to the client through a written summary that describes the suspected microbial growth along with property conditions that could contribute to microbial growth. Additionally, the report may include the results of laboratory testing on suspected mold samples taken from the structure during the inspection.

## SCOPE

The scope of the inspection is a visual observation of the readily accessible areas of the building, components, and systems that is limited to the readily accessible and visible areas and the systems identified as follows: Grounds, Exterior, Structure, Plumbing, Interior, HVAC, and Sampling protocols.

## LIMITATIONS

The mold inspection is limited to the readily accessible and visible systems and components of the home. The inspector shall not dismantle and/or move equipment, systems, furniture, appliances, floor coverings, finished or fastened surfaces or components, personal property or other items to conduct this inspection or otherwise to expose concealed or inaccessible conditions. The inspection will not include destructive testing of any kind. Certain structural areas are considered inaccessible and impractical to inspect including but not limited to: the interiors of walls and inaccessible areas below; areas beneath wood floors or over concrete; and areas concealed by floor coverings. The following conditions are NOT within the scope of this Limited Mold inspection:

Areas to which there is no access without defacing or tearing out lumber, masonry, roofing or finished workmanship.

Surfaces concealed by floor and wall coverings or furniture.

Portions of the attic concealed or made inaccessible by insulation, belongings, equipment or ducting.

Portions of the attic, roof cavity, or under floor crawl space areas concealed or made inaccessible due to construction.

Portions of the sub area concealed or made inaccessible by ducting or insulation.

Enclosed bay windows and enclosed boxed eaves.

Portions of the interior made inaccessible by furnishings.

Areas where locks prevented access.

Areas concealed by heavy vegetation.

#### WARRANTIES AND GUARANTEES:

The written mold inspection report is not intended to be used as a guarantee or warranty, expressed or implied, that the items inspected are mold-free, or that concealed conditions conducive to mold do not or will not exist. Problems may exist even though signs of such may not be present during the inspection.

The Standards provide minimum guidelines for the Inspector, and outline what the Inspector should inspect, identify, and report on. The guidelines provide the minimum contents of a written mold report and are not intended to limit the Inspector from performing additional inspection services.

#### INSPECTOR QUALIFICATIONS

NAMRI members have demonstrated extensive knowledge of mold inspection by acquiring accredited mold inspector education and by passing the NAMRI Exam, which is a national exam sponsored by NAMRI. Members are required to obtain approved continuing education to maintain their membership.

#### STANDARDS OF PRACTICE

The following Standards provide guidelines for the NAMRI Inspector and outline what the Inspector should inspect, identify, and report on. The guidelines provide the minimum contents of a written report and are not intended to limit the Inspector from performing additional inspection services, or from excluding systems or components by mutual agreement with the client.

#### GROUNDINGS

The inspector shall:

Inspect the grading, surface drainage, landscaping, and water features on the property where any of these could likely contribute to water damage or microbial growth on the inspected structure

Report the presence of suspected microbial growth or water damage directly related to these components.

#### LIMITATIONS:

The Inspector is not required to:

Inspect any underground drainage systems, any detached structures, or any other components that do not directly impact the main structure.

Inspect areas not visible or readily accessible.

## EXTERIOR

The inspector shall:

Inspect the exterior wall covering and trim, exterior doors and windows, attached decks, steps, porches, patios, window wells, eaves and soffits, gutters and downspouts, and chimney where any of these could likely contribute to water damage or microbial growth on the inspected structure.

Report the presence of suspected microbial growth or water damage directly observed.

### LIMITATIONS:

The Inspector is not required to:

Inspect components not accessible from the ground level.

Report on the adequacy or functionality of any component.

Use any invasive tests other than visual observation.

## STRUCTURE

The inspector shall:

Inspect the foundation, roof covering, attic, basement, crawlspace, and attached garage or carport where any of these could likely contribute to water damage or microbial growth on the inspected structure.

Describe the methods used to inspect the roof covering and attic.

Report the presence of suspected microbial growth or water damage directly observed.

### LIMITATIONS:

The Inspector is not required to:

Determine the adequacy of any structural system or component

Evaluate buildings detached from the main inspected structure

Walk on the roof or perform any tasks that could be dangerous.

Determine that any component is defect free.

Determine or estimate the remaining life of any component.

Enter crawl spaces with headroom less than two feet.

Enter attic spaces where the headroom is less than 3 feet.

Enter any spaces where hazardous conditions exist.

Evaluate ventilation adequacy by any means other than visually.

Evaluate the insulation by any means other than visually.

Operate sump pumps.

## PLUMBING

The inspector shall:

Inspect the sinks, drains, showers, tubs, toilets, water main, supply pipes, waste pipes, and water heater where any of these could likely contribute to water damage or microbial growth on the inspected structure.

Report the presence of suspected microbial growth or water damage directly observed.

### LIMITATIONS:

The Inspector is not required to:

Operate components that have been shutdown or winterized.

Operate or test any main shut-off valves.

Fill any component with water

## INTERIOR

The inspector shall:

Inspect kitchens, bathrooms, bedrooms, living rooms, laundry, closets, and other interior spaces along with their associated windows, walls, ceilings, and floors where any of these could likely contribute to water damage or microbial growth on the inspected structure.

Report the presence of suspected microbial growth or water damage directly observed.

### LIMITATIONS:

The Inspector is not required to:

Move furniture or owner possessions.

Identify defects unrelated to microbial growth or water damage.

Examine interior surfaces concealed by any type of covering.

## HVAC

The inspector shall:

Inspect the filter, return air box, condensate drain and pump lines, humidifier, ducts and vents where any of these could likely contribute to water damage or microbial growth on the inspected structure.

Report the presence of suspected microbial growth or water damage directly observed.

### LIMITATIONS:

The Inspector is not required to:

Certify proper operation of any HVAC system.

Activate equipment that has been "shut-down" or will not respond to thermostat controls.

Use tools to disassemble system components.

Perform tests other than can be determined visually.

Report on the efficiency or adequacy of the system or distribution method.

## SAMPLING

The inspector shall:

Collect surface samples and air samples for lab submission when authorized by the client for an agreed-upon fee, and when conditions of microbial growth exist that allow for the sample to be collected.

### AIR SAMPLING

Indoor air samples will be collected near the HVAC return duct by default unless there is reason to test visible mold elsewhere.

When an indoor air sample is taken, the inspector shall take an outdoor air sample as a baseline.

Document any environmental conditions that could impact the sampling.

When clearance testing is performed after mold remediation, the inspector shall collect a minimum of two air samples from each contained space.

The inspector shall use an appropriate air pump and collection cassette.

The inspector shall:

Collect surface samples only from areas of suspected microbial growth.

Complete Chain-of-Custody documents that include complete information along with sample numbers.

Take measures to prevent contamination, and promptly send the sample to a lab accredited by the American Industrial Hygiene Association (AIHA).

Provide the client with a copy of the original lab report.

LIMITATIONS:

The Inspector is not required to:

Collect samples unless contracted with the client.

Perform any intrusive or destructive examination, test or analysis

Sample every suspected area of microbial growth unless contracted with the client

Instruct the client how to perform remediation

Determine costs or procedures for remediation

Provide safety determinations based on any findings