

12/23/2021

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12/23/2021

**RE: Customer Defined Visual Mold Inspection/Assessment**

**File #:** 3883  
**Site Location:** 150 Cemetery Road, West Nottingham, PA 19362  
**Contact Person:** Patterson Schwartz

Patterson Schwartz  
3705 Kennett Pike, Greenville, DE 19807  
(302) 429-4500

**ATTN:** Kat Pigliacampi  
kpigliacampi@psre.com

To: All Concerned Parties

A visual mold inspection/assessment of the basements at the above mentioned property was performed on 12/23/2021.

**Background Information:**

This was initiated due to concerns of a mold like substance discovered in areas pointed out by buyer's home inspection. DiBiaso's Cleaning & Restoration Service (DCRS) was called in to inspect and determine if these areas did indeed have suspected activity and if a protocol is needed to properly remediate.

**Findings:**

DCRS inspection confirmed no suspected microbial growth in either basement. No evidence of moisture or active leaking was found. Both basements had normal humidity levels at the time of our inspection.

Some dirt and other discoloration were noted on the joist system but nothing microbial related was found.



**Conclusion:**

Upon receiving, compiling, and reviewing information and completing a visual inspection, DCRS has concluded that the basements have no visual signs of suspected mold growth and therefore no threat of microbial exposure.

**Disclaimer:**

Regarding the type of inspection performed: **VISUAL ASSESSMENT:** The purpose of the visual assessment is to identify visual mold contamination or conditions that may be conducive to microbial growth in the area(s) you & or your home inspection has designated. The sole purpose of the visual assessment is to detect the presence, or likely presence, of mold in the designated area(s); therefore, the inspector will not be liable for failure to discover any conditions other than readily apparent and accessible mold, including but not limited to, water penetration. DCRS has not removed flooring, wall coverings or move furniture, open walls or perform any type of destructive inspection. Certain structural areas are considered inaccessible and impractical to inspect including but not limited to: the interiors of walls & inaccessible areas below; areas beneath wood floors over concrete; areas concealed by floor coverings; and areas to which there is no access without defacing or tearing out lumber, masonry, roofing or finished workmanship; structures; portions of the attic concealed or made inaccessible by insulation, belongings, equipment or ducting; portions of the attic or roof cavity concealed due to inadequate crawl space; areas of the attic or crawl space made inaccessible due to construction; interiors of enclosed boxed eaves; portions of the sub area concealed or made inaccessible by ducting or insulation; enclosed bay windows; portions of the interior made inaccessible by furnishings; areas where locks prevented access; areas concealed by appliances; areas concealed by stored materials; and areas concealed by heavy vegetation. Note: There is no economically practical method to make these areas accessible. However, they may be subject to attack by microbial organisms. **NO OPINION IS RENDERED CONCERNING THE CONDITIONS IN THESE AFOREMENTIONED OR OTHER INACCESSIBLE AREAS.**

The information contained in this report is based on information available at the time that the report was prepared. Medical or health related concerns associated with fungal exposure are beyond the scope of this investigation. If additional information is discovered, it should be forwarded to our office for further review and comment. DIBIASO'S Cleaning & Restoration Service, Inc. reserves the right to amend and/or modify this report if new and/or significant data becomes available that impacts the situation and parameters of this investigation.

DCRS services were performed using the degree of skill normally exercised by practicing investigation individuals in this area and similar locales. No other warranty is either expressed or implied.



Please note that the following was a customer defined inspection and does not apply to any other areas of the home/structure not designated by the customer. Furthermore, the objective is to visually determine whether mold problems may exist in these defined areas.

We appreciate the opportunity to serve you, and your satisfaction is our top priority. Please contact us if you should have any questions or if we can be of any further assistance.

Sincerely,

Scott M Slager  
(410) 708-9871

