

Mold Reference Guide: Top Gun Classifications



Class A: Mold around Nails

What might an Inspector say?

This is the beginning signs of microbial growth. This is due to the lack of ventilation and the presence of humidity in the attic. The nail acts as a thermal bridge transferring energy from the outdoors into an elevated (temperature) attic; resulting with condensations forming on the nail.

What might a home inspector write in their report?

Ventilation is substandard in the attic. Inadequate attic ventilation may result in high attic and roof surface temperatures; reduce the life of the roof covering materials and increase cooling costs. Recommend to contact a qualified contractor to evaluate the attic ventilation design and to repair as necessary.

- ✗ Mold Assessment
- ✗ Mold Remediation

Class B: STATE of CONFUSION

Is the mold greater than 10 ft? Maybe

Is the microbial growth considered to be continuous since?

1. Size/shape around the nails has elongated.
2. Shapes are almost touching each other.
3. Separate shapes of microbial growth are observed between the nails.

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Class C: Mold greater than 10 ft²

What might an Inspector say?

Observed an mold-like substance greater than 10 ft² along the attic decking, which requires remediation. Remediation may be performed by the homeowner or by a NYS License Remediation Company. If a remediation company is requested, an NYS License Mold Assessor is necessary to perform a pre and post mold assessment prior to any remediation.

What might a home inspector write in their report?

As document per the Environmental Protection Agency (EPA), the presence of a mold like substance is considered a health concern. For example, inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Allergic reactions to mold are common. The presence of mold in the attic may be due to lack of ventilation and/or generation of moisture. Recommend to contact a New York State License Mold Assessor to evaluate the mold like substance along the sheathing in the attic and to provide the appropriate actions and resolution. This defect is identified as a major defect that will cost greater than \$1500 in services.

- ✓ Mold Assessment
- ✓ Mold Remediation

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