

North Carolina Home Inspector Licensure Board
Suggested Language Statements
Revised and Submitted for Board Approval by Bonnie Gregory
Gregory Enterprises: The Home Inspection Training Center
NC Update 2018

SUGGESTED LANGUAGE STATEMENT: WATER PENETRATION AND CONDENSATION: FUNGI (MOLD) Direction Statement for Consumer Protection

When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home.