



# Inspection Report

## Mold Sample

**Property Address:**  
12345 Mold Sample Report  
Edmond OK



### Mighty Fortress Inspections

**Gabriel Robertson OK License #70001359  
(405)-315-3833  
315 Pacific Crest Trail  
Edmond, OK 73003  
mightyfortressinspections@gmail.com**

# Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page .....3](#)

[I EXTERIOR SURFACES .....6](#)

[II INTERIOR SURFACES .....10](#)

[III Laboratory Results and Recommendations.....14](#)

[General Summary.....15](#)

[Invoice.....18](#)

[Agreement .....19](#)

<b>Date:</b> 11/18/2014	<b>Time:</b>	<b>Report ID:</b> Mold Sample
<b>Property:</b> 12345 Mold Sample Report Edmond OK	<b>Customer:</b> Mold Sample	<b>Real Estate Professional:</b>

This inspection for mold or fungi is performed for a fee to visually inspect for signs of a mold-like substance, fungi or growth. It also includes an air test performed outside the home and inside the home and the lab fees associated with the air tests are included. ***It does not include any surface tests or any lab fees for surface tests. Surface sample tests performed (if any) is at your request and upon your authorization will be sent to the laboratory. A fee is charged per sample. All fees must be paid prior to sending in any samples. Sample tests should be considered at each area that visible evidence is present.***

**Whether this report reveals mold in the building or not, the customer, building owner or potential buyer should consider:**

- 1. Whether or not to have any sample tests performed at any area that was noted in the report: "Visible Evidence Present".***
- 2. Whether or not to hire a qualified mold remediation company or industrial hygienist for further consultation, inspection or corrective procedures either now, before the lab tests results, or afterwards.***

#### **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. All costs associated with further inspection fees and or remediation should be considered before you purchase the property.

**No Visible Evidence (NVE)** = The inspector did not visually see on the surface area any mold-like substance or growth and the surface was visually acceptable and appeared normal.

**Visible Evidence Present (VEP)** = There was a mold-like substance or growth seen on the surface that would suggest the presence of mold, fungi or microbial activity (past or present). This is not normal and a laboratory test of this area by obtaining a sample should be considered by the building owner or prospective buyer. Or, the building owner or prospective buyer should consider further inspection or consultation by a qualified remediation contractor or a qualified industrial hygienist.

**Sample Collected for Laboratory Test (SAM)** = Upon the discovery and indication of "Visible Evidence Present" a surface test sample is collected automatically by the inspector but is held (for up to 48 hours) until authorization is given to the inspector (along with payment for lab fees) by the customer, building owner or prospective buyer. The surface test sample is collected automatically to save the customer cost in a second trip charge to collect samples should the customer want them. The samples are sent to the lab by express mail and the results are back within 5 days from receipt of payment from the customer to the inspector.

**Un-Authorized (UA)** = Did not send sample to the laboratory- This means that the sample collected was not sent to the laboratory to be analyzed and is in a 48 hour hold until the customer authorizes which sample or samples to be tested and has paid in full. If the customer does not authorize any sample within 48 hours of the time the sample was taken, the samples will be destroyed and there will be no results and samples will not be analyzed. Should the customer want to authorize samples to be tested, the customer will need to print out the sample authorization form that is attached to this report and state which samples are to be tested and sign the authorization. Payment must be made before samples are sent. Authorization needs to occur with 48 hours of this report or an extra trip charge to take another sample will be required.

**Authorized (ATH)** = This means that the customer has already paid for this sample to be tested and no other payment or authorization is needed for the inspector to mail in the sample. The sample will automatically be sent to lab by express mail and the results will be delivered to the customer within 72 hours.

**Moisture Evidence Present (MEP)** = This means that moisture signs are present. Moisture causes mold to grow or appear. Moisture can exist without mold and if no visible signs of mold are present, then the issue is to find the

source of the moisture and stop it. Mold can form after the inspection on items that were recently wet but conditions did not allow the inspector to see the mold at time of inspection. Any comments in this report regarding moisture should be referred to a moisture intrusion specialist or qualified person. Moisture left uncorrected can create mold or wood rot.

**Potential Concern (PC)** = This comment is used to describe any item, component or condition that may be suspect to cause moisture intrusion or to allow moisture intrusion or potentially create a problem in the future if not corrected. A qualified person should inspect further and correct as needed.

#### **Taking the Guesswork out of Mold testing:**

There are 2 main types of mold samples, air and surface. The air test is the most important test. This test must be conducted outside the building and inside the building. The surface test is performed when Visible Evidence is Present. The preferred surface test method is with a conditioned swab. The swabs are hermetically sealed in a container until the time the sample is collected and then resealed.

**Air Test:** It can be typical to have mold spores in the air outside and inside. Mold spores can travel from outside into the home through windows and doors. The level or concentration of the mold inside compared to outside determines its significance. One air sample test accurately describes the amount of spores in the air at the time of the test and can and does vary from moment to moment or day by day. The air test is usually performed once per 1000 square feet indoors and once outdoors. A commonly asked question is why a test is needed outdoors? The answer is that an outdoor test is the baseline, or the reference to compare to the spore count indoors.

An excellent illustration is smoke: Let's say that we have a smoke count of 3 in the building. What does this mean? Answer, who knows? Now, let's say we do an air test outside and the smoke count is 3 also. What does this mean? That the windows must be open because the smoke inside the building is the same as the smoke outside. Now, let's say the outside smoke count was 3 but the inside smoke count was 9? Then we better call the fire department because the building must be on fire. Likewise, the air test outside gives you a way to gauge if the air in the building has less or more mold than the air outside. If the mold count is higher inside than outside then we definitely know that there is more mold in the air inside the home than there is in the air outside. This would suggest for you to seek further consultation as to the cause and to determine the corrective procedures needed by a qualified remediation company.

**Surface test:** A surface test is performed when there is **Visible Evidence Present** in order to identify the type of mold on that surface. It does not identify the species but the type. There are more than 1 million different species of mold. The swab test performed during this inspection will identify the family of species but not the actual species. This test would require the laboratory to grow the sample which can be done but usually is not necessary as long as the mold can be identified to a specific family or category.

Why do surface tests? Why not just do an air test? Because the mold in the air may be different than the mold on the surface test. Comparing the two tests can reveal if the mold is in the same family or category.

So, if I see mold on a surface, why can't I just test that surface. Why do I need an air test? Another great illustration is cheese: You open the refrigerator and there in a plastic bag is some cheese with mold on it. You take a knife and cut out the mold. Is there a problem with that? If you did an air test inside the refrigerator and there was an elevated count of cheese mold all over the other food items, then you have a problem that involves more than the piece of cheese that had mold on it. Likewise if you have mold in your home, why can't you just remove that one piece, either by cleaning or cutting away the drywall in that one area? The answer is maybe you can, but without an air test, you don't know if the mold spores are everywhere or just on that piece of drywall.

**Important: If you do have mold and it must be removed, there can't be enough said about finding a qualified remediation contractor who will take extreme care to remove the contaminated materials without contaminating the home during the removal process. Many times remediation contractors use large vacuums and fans to reduce the risk. There should be an air test performed after remediation by a person other than the remediation contractor.**

**Client Present:**

Yes

**Radon Test:**

No

**Rain in last 3 days:**

No

**Air test performed outside:**

Yes

**Air test performed inside (one test per  
1000 sq feet):**

Yes- 1 test

**Lead Test:**

No

**Asbestos Test:**

No

## I. EXTERIOR SURFACES

1. Parts of the exterior or interior of the building are to be inspected visually for mold-like signs .
2. Substances thought to be mold, fungi or microbial organisms and are visually seen on surfaces of the building is to be noted, including its location, and entered in this report with the indication that "Visible Evidence is Present".
3. Each time this occurs and is noted in the report, the inspector will also state whether or not a sample was taken. When a sample is taken from more than one area in the building, the inspector will associate that sample with the item number or code/name and will label the sample.
4. Care to preserve the integrity of the sample from the time in which the sample is taken to delivery to the laboratory will be administered.

Upon receipt of this report the building owner or potential buyer should now decide at the least:

1. *Whether or not to have any sample tests performed at any area that was noted in the report "Visible Evidence Present".*
2. *Whether or not to hire a qualified mold remediation company or industrial hygienist for further consultation, inspection or corrective procedures either before the lab tests results or afterwards.*

### Items

---

#### 1.0 COLLECT AN AIR SAMPLE OUTSIDE FOR BASELINE

**Comments:** Sample collected

***An outside air sample was collected and will be sent to the laboratory for analysis. The sample number is 20920421. The sample was taken on the north side of the home.***

#### 1.1 EAVES, SOFFIT AND OVERHANG SURFACES

**Comments:** Potential Concerns

There is a gap in the soffit that can allow water penetration.



1.1 Item 1(Picture)

#### 1.2 SIDING SURFACES

**Comments:** (Un-Authorized did NOT send sample to Lab), Potential Concerns

The siding is failing and needs to be painted to prevent water penetration.



1.2 Item 1(Picture)

**1.3 FOUNDATION WALLS SURFACE**

**Comments:** Potential Concerns

Crawl spaces need to be vented year round to prevent moisture build up.



1.3 Item 1(Picture)

**1.4 DECKS, PORCHES, PATIOS and COVER/CEILING SURFACES**

**Comments:** No Visible Evidence

There were no concerns for the decks, porches, or patios.

**1.5 WINDOW SILLS AND TRIM**

**Comments:** Potential Concerns

Windows need to be sealed to prevent water penetration.



1.5 Item 1(Picture)

**1.6 OTHER**

**Comments:** No Visible Evidence

**1.7 CRAWLSPACES/FLOOR SYSTEM in regards to moisture or visible mold-like substances**

**Comments:** Potential Concerns

The crawl space floor needs a vapor barrier installed on the bare earth. This can allow more moisture build up in the crawlspace.



1.7 Item 1(Picture)

**1.8 Roof**

**Comments:** Potential Concerns

There is a hole in the roof which could allow water into the home.



1.8 Item 1(Picture)



1.8 Item 2(Picture)

---

This inspection was performed visually, and it was limited to visually accessible areas of the building at the time of the inspection. Mold or mold-like substances can be blocked from view and not found during inspection due to personal items or appliances and are out of view or not seen by the inspector. ***The inspector is limited to visual access and this inspection is not all inclusive.***

If "Visible Evidence Present" is noted, the building owner or buyer should be aware that this identification is not a determination of the amount or its significance. Whether visible or not visible but hidden, there is a possibility that more mold or growth could exist in unseen areas. Perhaps only discovered after the inspection when personal belongings are removed revealing mold, or during remodeling, or further investigative inspections that may involve more sampling or dismantling and removal of building components.

Note: This is not a home inspection. This inspection will not contain the condition of any component even if the component or components are deteriorated, non-operational, dangerous, damaged or defective. Please note that we do not test for asbestos, lead, or any other hazardous materials. This inspection is to attempt to visually identify a mold-like substance and to offer to send to the lab for testing. The decision for removal or remediation is at the sole discretion of the buyer and is not part of this inspection.

## II. INTERIOR SURFACES

### Items

---

#### 2.0 COLLECT AN AIR SAMPLE INSIDE HOME

**Comments:** Sample collected

*An inside air sample was collected and will be sent to the laboratory for analysis. The sample number is 20920517*

#### 2.1 DISHWASHER AREA

**Comments:** No Visible Evidence

#### 2.2 INSIDE SURFACES ON WALL AND BASE CABINETRY (kitchen, baths)

**Comments:** Visible Evidence Present

A mold like substance was discovered on the sink base bottom at the Kitchen. A sample was collected for convenience, but will not be sent to the laboratory unless authorized and pre-paid by the customer. Refer to the report summary for instructions. The lab code for this sample is the item number.



2.2 Item 1(Picture)

#### 2.3 BEHIND REFRIGERATOR (if wall can be viewed without moving refrigerator)

**Comments:** No Visible Evidence

#### 2.4 BEHIND FREEZER (if wall can be viewed without moving freezer)

**Comments:** No Visible Evidence

#### 2.5 ACCESS PANELS ON TUB WALL (where accessible or available without causing damage to remove)

**Comments:** Potential Concerns

There is a leak on the master bath tub that needs to be fixed. This could lead to mold growth in the future.



2.5 Item 1(Picture)

## 2.6 WALLS INSIDE CLOSETS

**Comments:** Potential Concerns

There is signs of water damage inside the closet. It does not appear active at this time.



2.6 Item 1(Picture)

## 2.7 WALLS AROUND WASHER AND DRYER AREA

**Comments:** Visible Evidence Present

A mold like substance was discovered on the wall the walls behind washer/dryer at the Washer/Dryer room. A sample was collected for convenience, but will not be sent to the laboratory unless authorized and pre-paid by the customer. Refer to the report summary for instructions. The lab code for this sample is the item number.



2.7 Item 1(Picture)

**2.8 WALLS AROUND WATER HEATER AREA**

**Comments:** No Visible Evidence

**2.9 CEILINGS**

**Comments:** Visible Evidence Present

A mold like substance was discovered on ceiling at the Bedroom. A sample was collected for convenience, but will not be sent to the laboratory unless authorized and pre-paid by the customer. Refer to the report summary for instructions. The lab code for this sample is the item number.



2.9 Item 1(Picture)

**2.10 BACK END OF DRAWER ON BASE CABINETRY (remove a representative number of drawer(s) to examine back side)**

**Comments:** No Visible Evidence

**2.11 FURNACE FILTER, INNER PLENUM WALLS OF RETURN AND SUPPLY AS SEEN FROM FILTER ACCESS VIEW ONLY**

**Comments:** No Visible Evidence

*The inspection of the plenum through the filter access is limited. It is not possible to inspect the interior ducting without a scope. This inspection does not include inspecting the interiors of ductwork.*

**2.12 HUMIDIFIER ( housing, filter/cartridge, float and container)**

**Comments:** No Visible Evidence

**2.13 ATTIC AREA**

**Comments:** Potential Concerns

The bath vent does not vent to the exterior. This can cause excess moisture to be released into the attic.



2.13 Item 1(Picture)

---

This inspection was performed visually, and it was limited to visually accessible areas of the building at the time of the inspection. Mold or mold-like substances can be blocked from view and not found during inspection due to personal items or appliances and are out of view or not seen by the inspector. ***The inspector is limited to visual access and this inspection is not all inclusive.***

If "Visible Evidence Present" is noted, the building owner or buyer should be aware that this identification is not a determination of the amount or its significance. Whether visible or not visible but hidden, there is a possibility that more mold or growth could exist in unseen areas. Perhaps only discovered after the inspection when personal belongings are removed revealing mold, or during remodeling, or further investigative inspections that may involve more sampling or dismantling and removal of building components.

Note: This is not a home inspection. This inspection will not contain the condition of any component even if the component or components are deteriorated, non-operational, dangerous, damaged or defective. Please note that we do not test for asbestos, lead, or any other hazardous materials. This inspection is to attempt to visually identify a mold-like substance and to offer to send to the lab for testing. The decision for removal or remediation is at the sole discretion of the buyer and is not part of this inspection.

### III. Laboratory Results and Recommendations

#### Items

---

#### 3.0 Laboratory Results and Recommendations

**Comments:** Visible Evidence Present, Sample collected, (Authorized- sample sent to Lab), Moisture Evidence Present, Potential Concerns

The laboratory results indicate that the mold spore count indoors is significantly higher than the mold spore count outdoors. This indicates that there is a mold problem on the inside of the home. This can contribute to a reduced indoor air quality. At this time I recommend contacting a mold remediation company to clean or remove the mold. I also recommend correcting any water penetration issues in the home that could contribute to mold growth.

## General Summary



**Mighty Fortress Inspections**

**(405)-315-3833**  
**315 Pacific Crest Trail**  
**Edmond, OK 73003**  
**mightyfortressinspections@gmail.com**

**Customer**  
Mold Sample

**Address**  
12345 Mold Sample Report  
Edmond OK

This summary lists all areas where a mold like substance was discovered and a sample was collected. The samples are collected automatically and discarded if the customer does not authorize the inspector to send to the lab in the next 48 hours. Payment for each sample must be made before samples can be sent to the laboratory. There is an additional fee for any return trips back to the property.

### Instructions:

1. **Decide which surface samples are to be sent to the lab.**
2. **To authorize, decide which samples you want tested and call, fax or email your authorization by item number.**
3. **Make payment. The lab results will be delivered within 5 days.**

*Upon receipt of your lab results, review the information from the lab. Then decide if you need remedial action. If so, contact a mold remediation company.*

## I. EXTERIOR SURFACES

### 1.0 COLLECT AN AIR SAMPLE OUTSIDE FOR BASELINE

**Sample collected**

*An outside air sample was collected and will be sent to the laboratory for analysis. The sample number is 20920421. The sample was taken on the north side of the home.*

### 1.1 EAVES, SOFFIT AND OVERHANG SURFACES

**Potential Concerns**

There is a gap in the soffit that can allow water penetration.

### 1.2 SIDING SURFACES

## I. EXTERIOR SURFACES

**(Un-Authorized did NOT send sample to Lab), Potential Concerns**

The siding is failing and needs to be painted to prevent water penetration.

### 1.3 FOUNDATION WALLS SURFACE

**Potential Concerns**

Crawl spaces need to be vented year round to prevent moisture build up.

### 1.4 DECKS, PORCHES, PATIOS and COVER/CEILING SURFACES

**No Visible Evidence**

There were no concerns for the decks, porches, or patios.

### 1.5 WINDOW SILLS AND TRIM

**Potential Concerns**

Windows need to be sealed to prevent water penetration.

### 1.7 CRAWLSPACES/FLOOR SYSTEM in regards to moisture or visible mold-like substances

**Potential Concerns**

The crawl space floor needs a vapor barrier installed on the bare earth. This can allow more moisture build up in the crawlspace.

### 1.8 Roof

**Potential Concerns**

There is a hole in the roof which could allow water into the home.

## II. INTERIOR SURFACES

### 2.0 COLLECT AN AIR SAMPLE INSIDE HOME

**Sample collected**

*An inside air sample was collected and will be sent to the laboratory for analysis. The sample number is 20920517*

### 2.2 INSIDE SURFACES ON WALL AND BASE CABINETRY (kitchen, baths)

**Visible Evidence Present**

A mold like substance was discovered on the sink base bottom at the Kitchen. A sample was collected for convenience, but will not be sent to the laboratory unless authorized and pre-paid by the customer. Refer to the report summary for instructions. The lab code for this sample is the item number.

### 2.5 ACCESS PANELS ON TUB WALL (where accessible or available without causing damage to remove)

**Potential Concerns**

There is a leak on the master bath tub that needs to be fixed. This could lead to mold growth in the future.

### 2.6 WALLS INSIDE CLOSETS

**Potential Concerns**

There is signs of water damage inside the closet. It does not appear active at this time.

### 2.7 WALLS AROUND WASHER AND DRYER AREA

**Visible Evidence Present**

A mold like substance was discovered on the wall the walls behind washer/dryer at the Washer/Dryer room. A sample was collected for convenience, but will not be sent to the laboratory unless authorized and pre-paid by the customer. Refer to the report summary for instructions. The lab code for this sample is the item number.

### 2.9 CEILINGS

**Visible Evidence Present**

## II. INTERIOR SURFACES

A mold like substance was discovered on ceiling at the Bedroom. A sample was collected for convenience, but will not be sent to the laboratory unless authorized and pre-paid by the customer. Refer to the report summary for instructions. The lab code for this sample is the item number.

### 2.13 ATTIC AREA

#### Potential Concerns

The bath vent does not vent to the exterior. This can cause excess moisture to be released into the attic.

## III. Laboratory Results and Recommendations

### 3.0 Laboratory Results and Recommendations

#### Visible Evidence Present, Sample collected, (Authorized- sample sent to Lab), Moisture Evidence Present, Potential Concerns

The laboratory results indicate that the mold spore count indoors is significantly higher than the mold spore count outdoors. This indicates that there is a mold problem on the inside of the home. This can contribute to a reduced indoor air quality. At this time I recommend contacting a mold remediation company to clean or remove the mold. I also recommend correcting any water penetration issues in the home that could contribute to mold growth.

---

This inspection was performed by visual inspection of readily accessible areas of the home. There was no drilling, probing or scoping into wall cavities or hidden areas. No attempts were made to inspect areas hidden from normal view. Areas in your home may have mold but was not seen or tested by this inspection. This includes not being able to inspect carpet, padding or the floor underneath floor coverings. The air tests help to reveal spore count and different possible allergens in the home. Compare the spore count inside the home to the spore count outside. It is logical to desire a lower spore count inside the home than the count outside. If the spore count is relatively equal to or more inside than outside would suggest concern, and you should consider and contact a remediation company for further consultation and remedy. Please be advised that the remediation company can cause more contamination if proper removal or remediation methods are not adhered to during repairs.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Gabriel Robertson



# INVOICE

**Mighty Fortress Inspections**  
 (405)-315-3833  
 315 Pacific Crest Trail  
 Edmond, OK 73003  
 mightyfortressinspections@gmail.com  
 Inspected By: Gabriel Robertson

**Inspection Date:** 11/18/2014  
**Report ID:** Mold Sample

<b>Customer Info:</b>	<b>Inspection Property:</b>
Mold Sample 1300 Somewhere Edmond OK	12345 Mold Sample Report Edmond OK
<b>Customer's Real Estate Professional:</b>	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
			<b>Tax \$0.00</b>
			<b>Total Price \$0.00</b>

**Payment Method:**  
**Payment Status:**  
**Note:**

## Inspection Agreement

[www.MightyFortressInspections.com](http://www.MightyFortressInspections.com)

The address of the property is: 12345 Mold Sample Report Edmond OK

Fee for the Mold Inspection is \$0.00.

THIS AGREEMENT made on 11/18/2014 by and between Mighty Fortress Inspections (Hereinafter "INSPECTOR") and the undersigned Mold Sample (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. Fee: The inspection is not technically exhaustive. The fee charged for this inspection is substantially less than that of a technically exhaustive inspection. The fee for the mold inspection includes up to 4 indoor samples, either air samples or biotape samples. If more samples are requested a fee of \$50 per sample is added to the price of the inspection.
2. Purpose: The purpose of the inspection is to attempt to detect the presence of mold by performing a visual inspection of the property and collecting samples to be analyzed by a laboratory.
3. Scope: The scope of the inspection is limited to the readily accessible areas of the property and is based on the condition of the property at the precise time and date of the inspection and on the laboratory analysis of the samples collected. Mold can exist in inaccessible areas such as behind walls and under carpeting. Furthermore, mold grows. As such, the report is not a guarantee that mold does or does not exist. The report is only indicative of the presence or absence of mold. As a courtesy Mighty Fortress Inspections may point out conditions that contribute to mold growth but such comments are not part of the bargained for report.
4. Report: The CLIENT will be provided with a written report of Mighty Fortress Inspections' visual observations and copies of the results of the laboratory analysis of the samples collected. Mighty Fortress Inspections is not able to determine the extent or type of microbial contamination from visual observations alone. The report will be issued only after the laboratory analysis is completed. The report is not intended to comply with any legal obligations to disclosure.
5. Exclusivity: The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement. Notwithstanding the foregoing, the CLIENT understands that Mighty Fortress Inspections may notify the homeowner, occupant, or appropriate public agency of any condition(s) discovered that may pose a safety or health concern.
6. Limitation of Liability: It is understood that Mighty Fortress Inspections and the laboratory are not insurers and that the inspection, laboratory analysis and report shall not be construed as a guarantee or warranty of any kind. The CLIENT agrees to hold Mighty Fortress Inspections and their respective officers, agents and employees harmless from and against any and all liabilities, demands, claims, and expenses incident thereto for injuries to persons and for loss of, damage to, destruction of property, cost of repairing or replacing, or consequential damage arising out of or in connection with this inspection.

- 7. Limitations Period: Any legal action arising out of this Agreement or its subject matter must be commenced within one year from the date of the Inspection or it shall be forever barred. The CLIENT understands that this limitation period may be shorter than the statute of limitations that would otherwise apply.
- 8. Litigation: The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which Mighty Fortress Inspections has its principal place of business. If Mighty Fortress Inspections is the substantially prevailing party in any such litigation, the CLIENT shall pay all legal costs, expenses and attorney's fees of Mighty Fortress Inspections in defending said claims.
- 9. Severability: If any court having jurisdiction declares any provision of this Agreement to be invalid or unenforceable, the remaining provisions will remain in effect.
- 10. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay a 10% Fee if not paid at time of inspection. A 10% fee will be added monthly for all unpaid balances. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.
- 11. Entire Agreement: This Agreement represents the entire agreement between the PARTIES. No statement or promise made by Mighty Fortress Inspections or its respective officers, agents or employees shall be binding.

CLIENT Mold Sample HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

Mighty Fortress Inspections must receive a copy of this agreement signed by the CLIENT before the inspection can begin.

email [MightyFortressInspections@gmail.com](mailto:MightyFortressInspections@gmail.com)

Mighty Fortress Inspections  
INSPECTION COMPANY

\_\_\_\_\_  
CLIENT OR REPRESENTATIVE