

## Welcome to our Inaugural Newsletter!

At AccuPro Inspection Services we want to be your Home Specialist for life — providing you with a knowledgeable and trusted resource for your home needs.

As part of our dedication to you, we are starting this quarterly newsletter to provide you with home related care, maintenance and safety information, as well as updates to our services, relevant industry news and other topics of interest.

We will include information, tips and articles from specialists to keep you informed, save you money and make your home more comfortable, safe and enjoyable.

If you have information that you would like to contribute, comments or suggestions, please send us an e-mail at [AccuPro@cox.net](mailto:AccuPro@cox.net), or call us at (480) 456-8809.

If you know someone who would like to receive this newsletter, please pass it on or have them request a subscription.

We hope you enjoy AccuPro Insight. We look forward to providing you continued value and a long, mutually beneficial relationship as your Home Specialist for life!

Best Regards,

Jayne Schaefer  
Vice President

## Mold: The Good, the Bad and the Ugly



Certified  
Residential  
Mold  
Inspector

Mold has been a documented part of our society since biblical times and is responsible for many positive products in our society, such as Penicillin, cheese, beer and wine, to name a few. Recently a number of high profile cases have galvanized the public into some of the negative aspects of mold.

There are currently over a 100,000 different species of mold identified. Molds are broken into three groups based on the responses that humans may have because of exposure.

- **Allergenic Molds** – which usually do not produce life-threatening health effects.
- **Pathogenic Molds** – which usually produce some type of infection that can cause serious health effects to those with suppressed immune systems.
- **Toxicogenic Molds** – or Mycotoxins which can cause serious health effects in almost anyone.

While only 80 of the currently identified molds are considered toxic, the potential side effects of any home that has a large mold concentration of any type should be avoided.

While various branches of the Government have specifically identified maxi-

mum acceptable levels for various contaminants in residential materials, air and water, these levels have not been established for mold. The reasons are numerous, but at a minimum include the lack of clear medical evidence relating mold to health problems; the fact that mold exists everywhere; the reaction to mold is different from person-to-person; and, probably the most important reason is the highly litigious nature of our society.



*A magnified view of Stachybotrus chartarum, one of the causes of "sick building syndrome."*

In order to respond to the public's need to better understand the issues of mold; the IESO (Indoor Environmental Standards Organization) was formed in 2002 to provide a forum for the development of Standards of Assessment for indoor air environments. In that same year the IESO published the first Standards of Practice for the Assessment of Indoor Environmental Quality, Volume 1, which covers mold sampling and assessment of mold contamination. (continued on page 2)

## Environmental Insight (continued from Page 1)

These Standards of Practice provide for specific methods to be used to sample areas where visible evidence suggest that a mold may be present, as well as a comprehensive property evaluation to include a thorough examination to look for potential areas of contamination or conditions conducive for the development of a mold colony. The sampling methods include collection using adhesive tape, wetted swabs and air samples.

The resulting report from an accredited laboratory will indicate if mold is present, the specific species of mold, and the quantity of mold based on both an indoor and outdoor air sample. Generally a concentration of an identified mold ten times greater indoors than outdoors would lead to the need for a more thorough and expensive investigation by a Certified Environmental Air Quality Investigator.

In most cases a low cost Level I Assessment to confirm or refute an area identified with what appears to be a visible mold, or a more comprehensive property evaluation (Level II Assessment) is all that is

needed to validate or eliminate the concern.

AccuPro Inspection Services is certified by the IESO to offer Level I and Level II Mold Assessment. We utilize Aerotech Laboratories for sample analysis. Aerotech is a nationally certified environmental microbiology lab that offers a 48 to 72 hour turn-around on samples and a complete report of results.



*Stachybotrus c. growing in the attic of a Phoenix area home.*

Should you be concerned about the possibility of mold contamination in a potential new residence or in your existing residence, please give us a call. An independent scientific evaluation can eliminate your concern or provide the information you need to alleviate the problem.

## Where Does Mold Come From?

Mold requires three things to grow: moisture; a source of food; and a surface to grow on. Cellulose (wood and paper products, including drywall and fiberglass insulation covering) provide an excellent food source for mold. With this in mind, the most common causes for mold growth in a home are the following:

- Wet lumber used in new construction
- Leaks in roof
- Leaky Plumbing
- Poor foundation drainage
- Sewer back-ups
- Floods and water spills

## Warning Signs of Potential Mold Growth

- Visible "mold" (something that looks like mold)
- Musty smell
- Mildew under rugs or carpet
- Evidence of water penetration
- Water stains on interior or exterior walls, door heads or thresholds

## Insurance Insight: Flood Prevention

**Contributed by: Mike Herrmann, Michael S. Herrmann Insurance Agency (480) 731-6600**

According to Farmers Insurance, the number one cause for home insurance claims is flooding due to a water supply hose to the washing machine bursting under pressure.

One of the best and least expensive things you can do to prevent this type of flooding in your home is to replace the standard black

hoses that connect your washer to the hot and cold water source with polyester or stainless steel braid reinforced hose. The black hose is only designed to last an average of three to five years. Since most people never change them out, it is only a matter of time before they become weakened and water pressure causes them to burst.

Changing out the hoses is a simple matter and the typical cost to do it yourself is less than \$30. You can find the materials and answers to your questions on how to do this in any home improvement store, such as Lowe's or Home Depot.

## “Dedicated to a Positive Inspection Experience ”

All homes have defects. But when Home Inspectors are considered “Deal Breakers” by a Realtor, it is usually the result of poor communications rather than uncovered defects. How defects are communicated often determines whether a “deal” is broken or whether there is a successful transaction with both a satisfied buyer and seller.

At AccuPro, our goal is to present our findings in a way our clients can fully understand and to put issues into proper perspective. For instance, a house built in 1960 most likely will not have GFCI (Ground Fault Circuit Interrupter) outlets as they were not required by code at the time the house was built. By

explaining that GFCI outlets are not required on that home, but that they are an inexpensive recommended safety upgrade, the buyer is much better informed without becoming alarmed or concerned about the safety of their potential new home. In fact, they will be much more comfortable in their new home knowing that it has been thoroughly inspected for safety issues.

And, it is not uncommon for the sellers to, in turn, become AccuPro clients when they purchase their new residence. This was the situation with Mr. and Mrs. T. Yarows. After performing an inspection for the buyer of the home they were selling, they called AccuPro to perform an inspec-

tion on their potential new home. We recently received this note from them.

*“Dear Rich,*

*Madelon and I are very appreciative for your professional assistance in our quest to buy the house . . . It is comforting to be able to benefit from your efforts on our behalf. Thank you.”*

*Madelon and Terry Yarows*

This is one example of AccuPro’s **Dedication to a Positive Inspection Experience.**

***“The ornament of a house is the friend who frequents it.”***

**Ralph Waldo Emerson**

### Home Improvement Insight: Projects that Pay Back

**Contributed by: Marlon Minchuk, West USA Realty (480) 820-3333**

Recouping your remodeling costs may be a goal when you sell your home, but not all improvements yield the same return. Influencing factors include the current real estate market, type of improvement, total cost of the improvement and how much you customize the project to your individual tastes. Consider these payback estimates on common improvements.

Project	Estimated Cost	Rate of Return
Minor Kitchen Remodel	\$2,000 to \$8,500	94% to 102%
New Heating or Air Conditioning System	\$2,000 to \$8,500	100% for Heating 75% for Air Conditioning
Adding a Family Room	\$30,000	86%
Adding a Bathroom	\$5,000 to \$12,000	92%
Bathroom Remodel	\$8,500	77%
Building a Deck	\$6,000	73%
Replacing Windows	\$6,000	68% to 74%
Landscape Upgrades	\$1,500 to \$15,000	\$30% to 60%

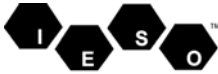
# AccuPro

## Inspection Services

Phone: (480) 456-8809

Fax: (480) 456-6139

AccuPro@cox.net



Setting the Standard for Building Safety™

**CERTIFICATIONS:**

- AZ Certified Home Inspector # 39316
- IESO Certified Residential Mold Inspector # 12253
- ICC Certified Residential Building Inspector # 5224729
- ICC Certified Electrical Inspector # 5224729

**MEMBERSHIP:**

- ASHI # 212017
- AZ ASHI # 212017
- Indoor Environmental Standards Organization # 12253
- International Code Council # 5224729

AccuPro Inspection Services, LLC  
 805 W. Baseline Rd., Suite # 4-142  
 Tempe, AZ 85283

### Flooring Insight: Dealing With Pet Problems

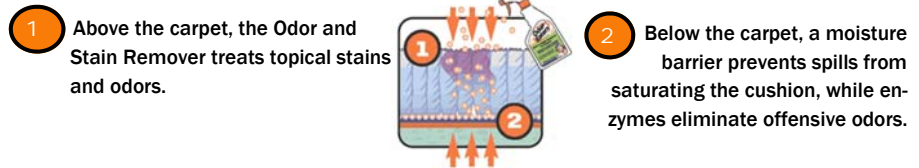
Contributed by: Pam Pandalls, Distinctive Carpets, Inc. (602) 323-0303

Are pet problems preventing you from replacing your old, stained carpeting? Don't want Fido to make your new carpeting look and smell like his personal domain?

One of the greatest inventions in the flooring world is a new padding called Odor-Eaters. Unfortunately, wall-to-wall carpet is not machine washable, and spills and odors in the underlying pad are not easily accessible. Odor-Eaters padding is the only system that continuously and permanently removes all organic odors and most common stains.

Natural enzymes and beneficial bacterial cultures in the cushion work together to prevent odors below the carpet, and a moisture barrier prevents spills from saturating the pad. There is also an Odor-Eaters carpet spray that eliminates odor and stains from the carpeting itself. Used together, these products provide excellent protection for your new floor so that you don't need to be embarrassed by Fido's follies any more and your investment in carpeting is well protected for years of service.

#### The Odor-Eaters Carpet Cushion System Works Above and Below the Carpet to Remove Odors and Stains



### Flooring Insight: What you Can't See Does Hurt Your Carpet

Contributed by: Bob Brunelle, Elite Professional Cleaning (480) 497-2444

Each day I pull pounds of sandy soil out of the base of carpets. It's in yours too! This sand is scratching and dulling your carpet. It's grinding your expensive yarns down into those worthless fibers that fill your vacuum bag.

In addition, oily residues from the street are drying to the carpet causing unsightly, worn down traffic lanes. Slightly sticky, the residues grab dirt and lock onto it. Through a process called "oxidation," soils bond with the carpet, causing color change and becoming permanently attached. The longer you wait between cleaning, the more the soil becomes permanent. If you wait too long, you are throwing away the key to

unlocking dirt and oil from traffic lanes.

Clean carpets normally function to help filter pollutants. The carpet traps them so that you don't breathe them over and over. But when the trap gets full, your family starts breathing dust mites, debris, pollens, pollutants, fungus spores, bacteria and other undesirable particulates. If the air in your house is starting to smell stale, it's an indication that you carpet's natural filtering ability is no longer functioning.

Clean your carpet every six to eight months and it will last longer, look better and you and your family will breathe easier.

