



Standard Guide for Readily Observable Mold and Conditions Conducive to Mold in Commercial Buildings: Baseline Survey Process¹

This standard is issued under the fixed designation E 2418; the number immediately following the designation indicates the year of original adoption or, in the case of revision, the year of last revision. A number in parentheses indicates the year of last reapproval. A superscript epsilon (ε) indicates an editorial change since the last revision or reapproval.

1. Scope

1.1 *Purpose*—The purpose of this *guide*² is to define good commercial and customary practice in the United States of America for conducting a baseline survey for readily observable mold and conditions conducive to mold in a *commercial building* related to a *commercial real estate transaction* by conducting: a *walk-through survey*, document reviews, and interviews as outlined within this *guide*. This *guide* is intended to identify *observable mold* and *physical deficiencies conducive to mold* as a result of moisture and water infiltration through the *commercial building's* envelope or substructure, or generated within the building as a result of processes or mechanical systems, excluding *de minimis observable mold* and *physical deficiencies conducive to mold*. This *guide* is to allow a *user* to assess the potential need for further assessment or other actions that may be appropriate that are beyond the scope of this *guide*. For purposes of this *guide*, the acronym “BSP” or “Baseline Survey Process” is used interchangeably with this *guide's* full title.

1.2 *Purpose Limitations*—While a *BSP* may be used to survey for readily identifiable *mold* and *physical deficiencies conducive to mold*, the *BSP* is not designed to serve as *comprehensive survey* for the presence of *observable mold* and *physical deficiencies conducive to mold* in all or most areas in a commercial building. It is not intended to reduce the risk of the presence of *observable mold* and *physical deficiencies conducive to mold* nor is it to eliminate the risk that *observable mold* and *physical deficiencies conducive to mold* may pose to the building or its occupants.

1.3 *Considerations Beyond This Scope*—The use of this *guide* is strictly limited to the scope set forth in this section. Section 13 of this *guide* identifies, for informational purposes, certain physical conditions (not an all-inclusive list) that may exist at a property and certain activities or procedures (not an all-inclusive list) that are beyond the scope of this *guide* but may warrant consideration by parties to a *commercial real*

estate transaction. The need to investigate any such conditions in the *consultant's* scope of services should be evaluated based upon, among other factors, the nature of the property and the reason for conducting the *BSP*. The scope of such further investigation or testing services should be agreed upon between the *user* and the *consultant* as additional services, which are beyond the scope of this *guide*, prior to initiation of the *BSP* process. The responsibility to initiate work beyond the scope of this *guide* lies with the *user*.

1.3.1 Sampling for mold growth is a non-scope consideration under this *guide*. As noted by EPA 402-K-01-001, sampling cannot be used to assess whether a commercial building complies with federal standards, since no EPA or other federal standards or Threshold Limit Values (TLVs) have been established for mold spores. And, sampling would only produce results reflecting a *specific moment in time* in the best case and could produce inaccurate or misleading results in the worst case.

1.4 *Organization of the Guide*—This *guide* has 13 sections and three appendices. Section 1 defines the Scope. Section 2 is Referenced Documents. Section 3 is Terminology. Section 4 defines the Significance and Use of this *guide*. Section 5 describes User Responsibilities. Sections 6 through 11 provide guidelines for the main body of the *report*, including the scope of the *Walk-through Survey* and preparation of the *report*. Section 12 and Appendix X1 identifying Out of Scope Considerations. Section 13 lists keywords for Internet reference. Appendix X1 provides the *user* with additional *BSP* scope considerations, whereby a *user* may increase this *guide's* baseline scope of due diligence to be exercised by the *consultant*, Appendix X2 provides the *user* with a suggested Interview Checklist, and Appendix X3 provides the *user* with a suggested Field Checklist.

2. Referenced Documents

2.1 ASTM Standards:³

E 1527 Practice for Environmental Site Assessments: Phase

¹ This guide is under the jurisdiction of ASTM Committee E50 on Environmental Assessment, Risk Management, and Corrective Action and is the direct responsibility of Subcommittee E50.02 on Real Estate Assessment and Management.

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² Whenever terms defined in Section 3 are used in this guide, they are in *italics*.

³ For referenced ASTM standards, visit the ASTM website, www.astm.org, or contact ASTM Customer Service at service@astm.org. For *Annual Book of ASTM Standards* volume information, refer to the standard's Document Summary page on the ASTM website.