



ALLIANCE INSPECTIONS
MOLD & MOISTURE

8209 Foothill Blvd. #A124, Sunland, CA 91040

(818) 353-2885

Confidential Mold & Moisture Report

**1234 Anytown Place
Los Angeles, CA. 90000**



**Prepared for: John & Jane Doe Prepared By:
Jim Johnson**

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GENERAL INFORMATION

CLIENT INFORMATION:

INSPECTION DATE:

February 27, 2019.

TIME:

9:00.

CLIENT:

John & Jane Doe.

INSPECTION SITE:

Los Angeles.

OCCUPIED?

No.

INSPECTOR:

Jim Johnson.

PEOPLE PRESENT:

Selling agent, Purchasers.

COMMENTS:

The illustrations in this report are intended to help client have a visual understanding of what is being expressed in the report. "Code Check" is simply the name of the book that appears in the illustration. It should not be interpreted as being a code compliance report as this is not the intention of the inspection.

BUILDING:

MAIN ENTRY FACES:

South.

ESTIMATED AGE:

Built 1940.

BUILDING TYPE:

1 family.

STORIES:

One story.

SPACE BELOW GRADE:

Crawl space.

CLIMATIC CONDITIONS:

WEATHER

Overcast.

SOIL CONDITION:

Damp.

OUTSIDE TEMPERATURE (F):

60-70.

UTILITY SERVICES:

WATER SOURCE:

Public.

SEWAGE DISPOSAL:

Public.

PAYMENT INFORMATION:

PAID BY:

INSTRUMENTS USED:

Moisture Meter(s):

Moisture meters are useful for identifying damp materials that look dry, which may be an indicator of concealed contamination. Moisture meter readings are relative, allowing comparison with adjacent surfaces but not a precise measurement of actual moisture content in most materials. Temperature and humidity readings may be useful for identifying potential condensation problems. More intrusive equipment and methods may be required if the cause and scope of the problem cannot be determined by inspection of visible surfaces alone.

Flir MR160 moisture meter and thermal camera.

Mannix MMD7NP moisture hunter.

Air Sampler:

Air sampling was conducted using a Zefon Air-O-Cell volumetric air sampler. By this methodology a specific volume of air is pulled through a cassette containing a treated microscope slide. Air impinges on the slide and particulate material (e.g., fungal spores) is captured. The slide is then examined microscopically for mold spore numbers and a characterization related to taxonomic classification performed, generally allowing the genus of fungus and sometimes the species to be determined.

High Volume Em-Lite II Pump & Air-O-Cell cassette.

After recommended work is completed air samples can be taken to ensure living space is clear.

OBSERVATIONS

INTERIOR OBSERVATIONS:

Nothing in this report is meant to constitute a definite statement as to the cause of any adverse health effects upon occupants.

A visual check was made of the interior for old and new moisture as well as mold.

Moisture meters were used to aid in finding any areas that may be wet or damp.

A number of areas were noted to have moisture damage or current high moisture levels. A representative wall sample was taken from the kitchen. It can be expected the other areas to have a similar result and as a safety precaution to use standard remediation protocol during demolition/remodeling activities.

Ceiling:

Signs of water damage throughout house but no moisture on ceiling found.



Floor:

Moisture damage on floor and wall.



Windows:

Window shows water damage.



KITCHEN

Clothes washers and dryers are not inspected. Inspector will only operate, if at all, a dishwasher in one cycle. Efficiency and quality of operation is not verified. Be aware that water fill lines for refrigerator ice makers are not fully visible to inspect and inspector will not move a refrigerator to examine this device.

KITCHEN:



Kitchen corner window

Below the corner window registered a high level of moisture.

Air sample taken from the wall.

High levels of Cladosporium, Penicillium/Aspergillus types, and Stachybotrys were found.

Recommend destructive investigation and abatement of affected areas. Unknown how much of the walls are affected without destructive visual examination.

This should be done by a professional remediation company following .

<https://www.epa.gov/mold/brief-guide-mold-moisture-and-your-home> and

<https://www.cdc.gov/mold/cleanup.htm> has instructions.

Standard mold remediation actions are recommended to deal with this damage and mold contamination. A specific protocol can be provided if needed, but the proper protocol is well known to mold remediation personnel using the IICRC S520 Standard and Reference Guide for Professional Mold Remediation.

FIXTURES:

SINK & DRAIN:

Black growth that appears to be mold under kitchen sink.
It is my understanding the cabinets are to be replaced. Recommend further visual inspection behind cabinet and drywall for more mold before installing new cabinets.



WALLS & CEILING:

CONDITION:



Kitchen pantry has drywall ceiling. Attic side has a black growth. Remove and replace.

LAUNDRY

LAUNDRY:

Recommend pulling washer & dryer to clean area. Ensure any wall or floor openings are sealed off to not allow any updraft from crawlspace. This is recommended throughout the house.



BATHROOM SECTION:

Shower pans are not tested by this inspection agency as this should only be done by a pest control operator who is licensed by the state of California. Efficiency of hot water flow to fixtures is not part of this inspection and inspector does not comment on whether or not temperature of hot water is adequate. Client should have a licensed plumber set water heater thermostat to desired hot water setting. When away for long periods be sure to set your water heater thermostat to vacation mode. Functional drainage flow is only judged as seen while running water under normal conditions. Excessive use of improper use can always cause back ups.

BATHROOM(S):



Tub needs silicone between tile and tub.

Shower has mildew growth on ceiling.
Recommend cleaning.



Shower

Shower should be cleaned of any mildew or mold on tile.



VANITY CABINET

Cabinet should be replaced or cleaned.



HEATING & AIR CONDITIONING

The heating and air conditioning components are not dismantled except to remove simple access covers for general visual means of inspection. The inspector does not use any specialized instruments. A thermometer may be used as a general guide to range temperature readings from return air to register air in the process of heating and cooling though it should be understood that this is not the most reliable means of testing an HVAC system. Client should understand that the inspector is not a specialist as relates to the HVAC system but rather a generalist. When items are noted as needing attention and further evaluation client should understand that other issues may arise in the course of said specialist inspection that have gone unnoted in the report. This should be expected as the further evaluation of the components by the specialist is hopefully far more detailed than the general visual inspection.

HVAC:

Recommend cleaning HVAC systems professionally with new occupants.
If you move into a house or building that has been previously occupied, you are inheriting the life style of the previous occupant. This makes cleaning a recommended activity.

FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of the walk through.

FOUNDATION:

CONDITION:

Efflorescence (This is the white chalk like substance) is seen on areas of concrete indicating past water infiltration. Corrections are needed to adjacent grade as this can promote decay.



ADJACENT GRADE:



Drainage around the foundation should slope away from the foundation at a rate of 1/2 inch per foot for 6 feet away from the foundation. Portions of the ground around the perimeter do not meet this minimum standard.

CRAWLSPACE:

METHOD OF OBSERVATION:

Crawlspace was observed by entering and crawling through.

FOUNDATION FRAMING:

SUB FRAMING:



Water staining noted in areas, such as under bathrooms and kitchen.
Swab sample taken. Low level of *Penicillium/Aspergillus* mold detected under laundry, nothing under tub.

GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of walk-through. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete.

GARAGE:

TYPE:



Garage is detached and free standing, converted to a room.
Multiple signs of water intrusion.
Recommend not using as a living or work space.

ROOF & ATTIC

Roof systems require periodic maintenance, such as checking the seals around flashings, removing foliage and cleaning out gutters. The consultant does not certify the roof system or determine how well it performs under extreme weather conditions. Consultant does not perform any roof structure calculations, leak test or determine efficiency and actual R value of any insulation. Consultant can not comment on attic framing or roof structures that do not have an accessible attic space nor can he/she determine integrity of roof deck as it is covered by roof material when observed.

ROOF DRAINAGE:

GUTTERS & DOWNSPOUTS:



Extend down spouts further away from the foundation to reduce potential settlement of the structure.

ROOF ASSEMBLY & VENTILATION:

METHOD OF INSPECTION:

Attic cavity was inspected by entering the area. A leak is created by this pipe which is dripping on the drywall in the kitchen cubby. Recommend repair by a roofer.



STRUCTURE:

While the observer makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the walk-through, the consultant does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the consultant or other persons.

STRUCTURE:

TYPE OF CONSTRUCTION:

Conventional wood framing.

DOORS & WINDOWS:

EXTERIOR DOORS:



Low level of moisture detected above door.

WINDOWS CONDITION:

Moisture level high under bedroom window.
Recommend wall sample or destructive investigation.



FRAMING:

FRAMING MEMBERS.

Exposed percentages of wall framing members is minimal. Therefore, no assumption should be made as to the condition of the unexposed framing members. This is only a comment on the visible portions of the wall framing.

SITE

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

SITE:

SITE DRAINAGE:

There are areas of the lot that need adjustment to allow water to run off of the property. There are areas that may allow water to interfere with the foundation.

COMMENTS & RECOMMENDATIONS:

Due to the findings from the wall sample taken from the kitchen I recommend more wall samples be taken from other areas such as the sliding door, the green bedroom windows area, the front door, behind kitchen sink, and bathroom sinks.

All work should be done in accordance with standard safety practices as laid out by CDC

<https://www.cdc.gov/mold/cleanup.htm>. and

<https://www.epa.gov/mold/brief-guide-mold-moisture-and-your-home>



Report for:

Jim Johnson
Alliance Real Estate Inspections
8209 Foothill Blvd
#A124
Sunland, CA 91040

Regarding: Project: Anytown PI
EML ID: 2105288

Approved by:

Dates of Analysis:
Spore trap analysis: 02-28-2019

Technical Manager
Murali Putty

Service SOPs: Spore trap analysis (EM-MY-S-1038)
AIHA-LAP, LLC accredited service, Lab ID #102856

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the items tested.

EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

EMLab P&K's LabServe® reporting system includes automated fail-safes to ensure that all AIHA-LAP, LLC quality requirements are met and notifications are added to reports when any quality steps remain pending.

Client: Alliance Real Estate Inspections
 C/O: Jim Johnson
 Re: Anytown Place

Date of Sampling: 02-27-2019
 Date of Receipt: 02-27-2019
 Date of Report: 02-28-2019

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	A01: Kitchen wall		
Comments (see below)	None		
Lab ID-Version‡:	9958017-1		
Analysis Date:	02/28/2019		
	raw ct.	% read	spores/m3
Ascospores	1	25	270
Basidiospores			
Botrytis			
Chaetomium			
Cladosporium	8	25	2,100
Curvularia			
Epicoccum			
Fusarium			
Myrothecium			
Nigrospora			
Other colorless			
Penicillium/Aspergillus types†	189	25	50,000
Pithomyces			
Rusts			
Smuts, Periconia, Myxomycetes			
Stachybotrys	11	100	730
Stemphylium			
Torula			
Ulocladium			
Zygomycetes			
Background debris (1-4+)††	2+		
Hyphal fragments/m3	< 67		
Pollen/m3	< 67		
Skin cells (1-4+)	< 1+		
Sample volume (liters)	15		
§ TOTAL SPORES/m3			54,000

Comments:

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

†† Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

The analytical sensitivity is the spores/m³ divided by the raw count, expressed in spores/m³. The limit of detection is the analytical sensitivity (in spores/m³) multiplied by the sample volume (in liters) divided by 1000 liters.

For more information regarding analytical sensitivity, please contact QA by calling the laboratory.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

§ Total Spores/m³ has been rounded to two significant figures to reflect analytical precision.



Report for:

Jim Johnson
Alliance Real Estate Inspections
8209 Foothill Blvd
#A124
Sunland, CA 91040

Regarding: Project: Anytown PI
EML ID: 2105288

Approved by:

Dates of Analysis:
Direct microscopic exam (Qualitative): 02-28-2019

Technical Manager
Murali Putty

Service SOPs: Direct microscopic exam (Qualitative) (EM-MY-S-1039)
AIHA-LAP, LLC accredited service, Lab ID #102856

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Client: Alliance Real Estate Inspections
 C/O: Jim Johnson
 Re: Cherry Wood

Date of Sampling: 02-27-2019
 Date of Receipt: 02-27-2019
 Date of Report: 02-28-2019

DIRECT MICROSCOPIC EXAMINATION REPORT

Background Debris and/or Description	Miscellaneous Spores Present*	MOLD GROWTH: Molds seen with underlying mycelial and/or sporulating structures†	Other Comments††	General Impression
Lab ID-Version‡: 9958015-1, Analysis Date: 02/28/2019: Swab sample S1: Crawlspace laundry				
Light	Very few	< 1+ <i>Penicillium/Aspergillus</i> group (spores, hyphae)	None	Minimal mold growth
Lab ID-Version: 9958016-1, Analysis Date: 02/28/2019: Swab sample S2: Crawlspace tub				
Moderate	Very few	None	None	Normal trapping

* Indicative of normal conditions, i.e. seen on surfaces everywhere. Includes basidiospores (mushroom spores), myxomycetes, plant pathogens such as ascospores, rusts and smuts, and a mix of saprophytic genera with no particular spore type predominating. Distribution of spore types seen mirrors that usually seen outdoors.

† Quantities of molds seen growing are listed in the MOLD GROWTH column and are graded <1+ to 4+, with 4+ denoting the highest numbers.

†† Some comments may refer to the following: Most surfaces collect a mix of spores which are normally present in the outdoor environment. At times it is possible to note a skewing of the distribution of spore types, and also to note "marker" genera which may indicate indoor mold growth. Marker genera are those spore types which are present normally in very small numbers, but which multiply indoors when conditions are favorable for growth.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".
 The limit of detection is < 1+ when mold growth is detected.