



Professional Commercial & Residential Inspections

8209 Foothill Boulevard, Suite A124 Sunland, CA 91040

Report: Sample Mold 12345 Sample Ave, Sample City

Confidential Mold & Moisture Inspection Report

12345 Sample Ave,
Sample City, CA 91040



Prepared for: Sample
Prepared By: Jim Johnson

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GENERAL INFORMATION

CLIENT INFORMATION:

1.1 INSPECTION DATE:

March 12, 2022.

1.2 TIME:

8:30.

1.3 OCCUPIED?

Yes-Client should understand that there are many stored items throughout the interiors restricting access and view to certain, components, systems and general interiors. Some issues, such as and not limited to defects, stains and cracks may go unnoted in this report that were not in view at the time of the inspection.

1.4 PEOPLE PRESENT:

Selling agent, Purchasers.

1.5 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:

1.6 MAIN ENTRY FACES:

East.

1.7 ESTIMATED AGE:

Built 1964.

1.8 BUILDING TYPE:

1 family.

1.9 STORIES:

One story.

1.10 SPACE BELOW GRADE:

Ground floor living area.

CLIMATIC CONDITIONS:

1.11 WEATHER

Clear.

1.12 SOIL CONDITION:

Dry.

1.13 OUTSIDE TEMPERATURE (F):

70-80.

GENERAL INFORMATION:

1.14 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. 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. One or more of the following tools were used to assist in determining if moisture is present.

FLIR MR160 moisture meter and thermal camera.

FLIR C5 Thermal camera.

Etekcity Infrared Thermometer 774

Klein Tools ET140 Pinless Moisture Meter

The interior walls of the envelope and walls that are known to have water pipes were checked for moisture and visible mold where possible. Except where noted, the levels of moisture were found to all be within normal range.

1.15 Air Sampler:

Sampling not conducted at this location due to not enough evidence to warrant the added expense.

1.16 Disclaimer

Disclaimer: Mold growth is known to occur in hidden areas where chronic and recurrent water releases may occur in a property. These areas include walls and insulating materials in bathrooms, kitchens, laundry-room, garages and attics under a leaking roof. No intrusive sampling was conducted behind walls, cabinets, vanities and shower enclosures. Intrusive sampling usually necessitates some destructive investigation in order to get into a wall or under a cabinet. Destructive investigation always requires the permission of the homeowner.

All suggestions, recommendations indicated in this report by consultant should be achieved during inspection contingency.

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

1.17 Scope

This action was to determine if there are moisture and/or mold issues currently in the house while in escrow.

Shower area had wrinkled or damaged paint, which is an indication of possible water intrusion. Moisture checking in that area found no current moisture and no additional indications of water intrusion, other than possible use of the shower.

The following are other findings and recommendations that could help with overall better indoor air quality.

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.

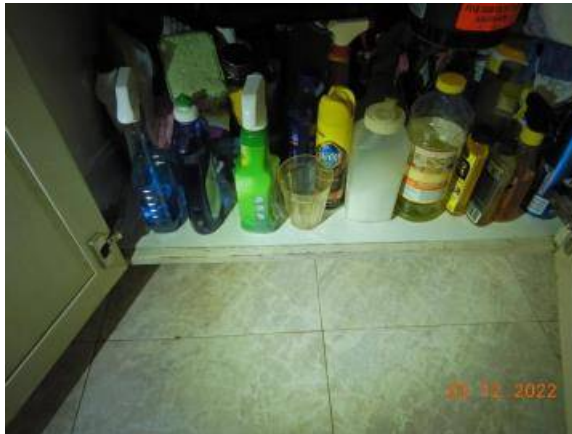
FIXTURES:

2.1 SINK & DRAIN:

Under kitchen sinks and sink cabinets are not uncommon to find old water damage, water staining, mold and mildew. This cabinet was dry with no stains or mildew smells to warrant further investigation.

CABINETRY & COUNTER TOPS:

2.2 CABINETRY:



Water damage is noted within cabinet, under sink, but no other indication of any mold problem.

LAUNDRY

LAUNDRY:

3.1 LOCATION:

Recommend pulling units and cleaning behind annually. Moisture and lint from the units in the confined space can create an environment conducive to mold growth.

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):

4.1 LOCATION:

1/2 bath, Hall

No elevated moisture levels, mildew smells, or visible signs of mold noted.

Areas around the tub and showers are commonplace to find water damage and mildew or mold, depending upon usage by residents. Recommend keeping areas wiped dry and humidity level down by leaving window open and/or fan on.

BATHROOM(S) B:

4.2 LOCATION:



Main bedroom No elevated moisture levels, mildew smells, or visible signs of mold noted.

Water damage to baseboard and wall next to and above shower stall. Moisture meter and thermal camera showed no sign of current moisture. Recommend remove and replace damaged material. No sampling necessary as the recommendation would be the same regardless if there happened to be some mold behind the baseboard.

4.3



Water may be getting through the enclosure and should be sealed.

4.4 EXHAUST FAN:

None - There is no exhaust fan in this bathroom. Leaving a window open is not always practical and consideration should be given to installing a fan with a humidity sensor which would automatically shut off once the shower humidity has abated.

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:

5.0



System was found to be visibly dirty. ACs in general can be a source of mold due to the condensation they create and the collection of dirty air. Swab samples can be taken but the solution, if mold spores are present, would be to professionally clean and sanitize the system which should be done with this unit just based on the visible dirt.



Excessive water staining in furnace closet. No evidence of current moisture. No visible mold present or mildew smells noted. Possibly asbestos acoustic material in closet which should be tested before removing.