



Professional Commercial & Residential Inspections

8209 Foothill Boulevard, Suite A124 Sunland, CA 91040

Report: Sample 54321 Sample St, Sample City 91040

Confidential Mold & Moisture Inspection Report

54321 Sample Street
Sample City 91040



Prepared for: Sample Client
Prepared By: Jim Johnson

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GENERAL INFORMATION

CLIENT INFORMATION:

1.1 INSPECTION DATE:

February 22, 2022.

1.2 TIME:

10:00.

1.3 OCCUPIED?

Staged - 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:

Listing agent, Selling agent, Purchaser.

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:

West.

1.7 ESTIMATED AGE:

Built 1925.

1.8 BUILDING TYPE:

1 family.

1.9 STORIES:

Two story.

1.10 SPACE BELOW GRADE:

Basement, Crawl space.

CLIMATIC CONDITIONS:

1.11 WEATHER

Overcast.

1.12 SOIL CONDITION:

Wet.

1.13 OUTSIDE TEMPERATURE (F):

50-60.

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:

Air samples 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 fungal spore numbers and a characterization related to taxonomic classification performed, generally allowing the genus of fungus, and sometimes the species, to be determined. Air samples taken from wall or ceiling cavities are commonly referred to as "wall checks."

1.16 Outdoor Air Sample



An outdoor air sample was taken to help establish a base.

1.17 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.

1.18 Scope

The purpose of this inspection was to identify possible moisture sources, identify black staining which appeared to be moisture related, and get air samples which could help establish better indoor air quality.

Below are the findings and recommendations.

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:

2.0



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 had water damage under the sink.

The kitchen air sample showed **very low levels** of various mold species, some which did not show outside.

Recommend removing the bottom of the sink cabinet for further investigation and remediation, cleaning any suspected areas found. If it appears there is more than surface mold some of the plaster may need to be removed and a visual inspection of the studs be achieved. The dishwasher should be removed as well.

2.2 CAULKING:



Another source of the mold count could be around the sink. Black staining that appears to be moisture related under/on seal. Recommend removing existing caulk, cleaning, and replace with anti-bacterial silicone.

INTERIORS:

The inspector does not move furniture or items, if present, when conducting the inspection. The interiors are given a precursory examination. The inspector will mostly note issues that may be a sign of something more serious, such as movement cracks, water stains. Stains on flooring or worn flooring may be noted though these are mostly cosmetic issues and do not affect use unless noted otherwise. The inspector will conduct a representative sampling of doors and windows to base his opinion. Client should come to their own conclusion as regards to cosmetic repairs that may be desired. We are not qualified to perform a mold inspection. This should only be done by qualified environmental agency. Other substances that are not tested are and not limited to fungus, asbestos and lead paint. We are not doing air samplings nor testing for radon. Again this is only done by a qualified environmental agency. So please do not ask the inspector other than to seek advise on whether or not you should have further testing. More than likely he will suggest that you do.

3.1 NW BEDROOM



The NW bedroom air sample showed **very low levels** of various mold species, some which did not show outside. No obvious source other than possibly the HVAC in the room.

Recommend removing the existing furniture and cleaning the room and HVAC system.

3.2 KIDS BEDROOM



The kid's bedroom air sample showed **very low levels** of various mold species, some which did not show outside. No obvious source other than possibly the visible dust under and above bed.

Recommend removing the existing furniture and drawers, and cleaning.

3.3 UPSTAIRS BEDROOM



Air sample showed Pen/Asp mold to be a bit above normal even for normal February outdoor levels.

Penicillium/Aspergillus - The most common mold species to show up in Indoor Air Samples. This group of species will grow with only the humidity in the air as its water source.

Penicillium/Aspergillus levels can be found in this range (1300 spores per cubic meter), and if no water intrusion or mold issue is found during the inspection, these levels can be caused by normal life in an enclosed environment. However, it was unusual there was a spike in this particular room.

There was some water damage around the window found which may be the cause. Recommend the damage to the wood and wall be repaired and cleaned. The damaged wall should be opened to look for any visible mold and removed.

Some of the other possible sources, could be the area above the bathroom had been opened and inspected, the

furnishings along with rug and drapes, and the HVAC floor vent was visibly dirty.

Recommend removal of all furnishings and cleaning the room, clean and HEPA vac the area above the bathroom, run a duct to the exterior for the bathroom fan. With all furnishings removed, a better look of the room can be achieved and anything suspect can be cleaned or further investigated.

3.4 MOLD NUMBERS

For some perspective on the numbers: 3,000-25,000 spores per cubic meter - If there was no water intrusion or mold issue found, a general thorough cleaning of the home and HVAC & duct system may just need to be achieved.

Aspergillus/Penicillium in a "clean" residential building study was at a mean of 230/m³; Aspergillus/Penicillium in buildings known to have a moisture or flooding problem was at 2235/m³; Aspergillus/Penicillium in mold contaminated buildings was at 36,037/m³.

3.5 UPSTAIRS BEDROOM



The black smudges on the wall and in the closet proved to not be any type of mold and would not have contributed to the increased level of mold in the air sample.

WINDOWS:

3.6 LIVING ROOM



The swab sample showed this mold to be a high level of *Ulocladium* which takes a good water source to proliferate; outside is found in the soil and decaying plants.

Recommend repairs to window, opening wall for further inspection behind the black stain. Destructive investigation starts at the obvious area and the wall is opened until no further visible mold is detected. The watering of plants just outside the window should cease or utilizing a drip system with low water plants is recommended.

3.7 DESTRUCTIVE EXAMINATION

Additional "destructive testing" should be performed by a professional remediation company under a local containment. This recommendation is the result of evidence, either visual or microbial, or the presence of elevated moisture indicating the possibility of hidden mold. The extent of the contamination (if any) can only be determined during the remediation/destructive evaluation process. This normally requires opening the area in question and further visual inspection by the remediator during the destructive evaluation process. The initial findings that led to this recommendation cannot be used to accurately determine the extent of the contamination (if any) and the presence of hidden mold.

LAUNDRY

LAUNDRY:

4.1 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):

5.0



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

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.



Discoloring noted under caulking which may have been mildew that was cleaned. Recommend removal and replace with an anti-bacterial silicone.

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:

6.1 LOCATION:



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.

BUILDING 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.

CRAWLSPACE:

7.1 CONDITION:

Portions of the crawlspace were found to be damp and water damage to some of the framing along with a musty smell. Some surface mold appeared to be on the shelving which can be cleaned unless it is found to be extensive in which case should be discarded. Ventilation did not appear to be adequate. Recommend further evaluation by a foundation and site drainage specialist as well as a termite inspector. Crawlspace should be dry and free of debris, especially organic material such as cardboard.

ADDITIONAL COMMENTS:

7.1

From EPA website: <https://www.epa.gov/mold/brief-guide-mold-moisture-and-your-home#tab-2>

Who should do the cleanup depends on a number of factors. One consideration is the size of the mold problem. If the moldy area is less than about 10 square feet (less than roughly a 3 ft. by 3 ft. patch), in most cases, you can handle the job yourself, follow the guidelines.

Full protocol available upon request. Professional remediation companies are aware of any regulations that apply. Here is a section for the people doing the work:

"Workers performing the demolition must be notified of the potential hazard to their health. Persons who are ill, allergic or asthmatic, or who have impaired immune systems, should not work on this project. All work through step h of this project should be done wearing HEPA (high efficiency particle air) filtered respirators, disposable suits and gloves. Workers should be advised to wash face and hands after leaving the site and prior to eating or smoking and should change clothes following the end of a shift. Workers should be advised to report to their employer if they become ill following the project."