



TRI-STATE SMART HOME SOLUTIONS LLC

888-970-1791

sales@smart-homesolutionsllc.com

<https://smart-homesolutionsllc.com>



MOLD INSPECTION REPORT

1234 Main Street
Gallipolis, OH 45631

Buyer Name
07/31/2023 9:00AM



Inspector
Chris Farver

OHI.2019004096, WV-HI4464228, KY243707

888-970-1791

sales@smart-homesolutionsllc.com



Agent

Agent Name

555-555-5555

agent@spectora.com

1: INSPECTION DETAILS

Information

Purpose and Scope of Services

The inspection and testing were requested to investigate potential air quality issues within the home.

The following background information was provided to the inspector:

- Residents are experiencing upper respiratory/lung-related illnesses.
- Residents' symptoms appear to improve when away from the house for a few days or more.

Scope of Services

- Full inspection of visible portions of the home. Including the existence of mold and conditions that could lead to mold.
- Air samples within the home to determine if mold is present in the air at elevated levels.
- If what appears to be mold is found, contact samples will be taken to obtain details about the mold.
- Particle ID air testing will occur in the house to determine if there are additional particles in the air that may be a cause for concern.

Lab Test Results

Mold Contact Sample Results

Crawlspace Contact Sample Contains Mold

Per the lab: Presence of current or former MOLD GROWTH observed. EXPOSURE TO SPORES LIKELY and will continue if the growth is not removed. An active or intermittent water source will cause the mold to continue to grow if the water source is not eliminated.

Mold Air Sample Results

Your Sons Bedroom Air Sample Contains Mold

Per the lab: Mold concentrations in the air are ABNORMAL and based on the mold counts, you likely have a mold source from which spores are able to become airborne and are an exposure concern to the occupants.

The Family Room Air Sample Was Normal

Per the lab: Mold counts are within a NORMAL RANGE and there is no indication, based on the mold counts, that there is any exposure concern to the occupants

Particle Identification (ID) Air Sample Results

The particle ID test is not a "pass/fail" test. The results do not appear concerning.

See the attached mold and particle ID lab reports, attached to this inspection

Mold Specific Inspection Findings

Visible mold was found in the following locations:

- In the crawlspace. The mold is not extensive and is often typical in these high-moisture areas.
- Inside the furnace located in the crawlspace, which serves the 1st floor of the house.
- Inside the furnace located in the attic, which serves the 2nd floor of the home.

Mold Sampling & Lab Testing

Contact Samples Taken

- Crawlspace - A representative sample of the potential mold was taken in the crawlspace, including inside the furnace.

Air Samples Taken

- Interior - 1st Floor Living Room
- Interior - 2nd Floor Sons bedroom.
- Exterior - An outside control sample was taken for lab comparison purposes.

All samples were sent to our lab via FedEx overnight service, with a Chain of Custody Form.

Factors Contributing to Mold

Crawlspace Factors

High moisture levels in the crawlspace and lack of proper crawlspace ventilation. All vents are closed, trapping moisture inside the crawlspace.

HVAC Factors

Mold growth is not uncommon inside the furnace/air handler. During summer, the air conditioning creates a cool moist environment inside the furnace. If mold is present in the air in the house, the mold can cling to surfaces that contain "food" and begin to grow. Typically, this is isolated to the paper labels inside the furnace. However, if dust begins to accumulate inside the furnace, mold will grow on the dust and other surfaces inside the furnace.

Recommendations

Improve Crawlspace Conditions

Recommend the installation of a crawlspace-specific dehumidification system.

Here is a link to the system the inspector uses in their own home: <https://crawlspacerepair.com/moisture-medic-dehumidifier>

HVAC Recommendations

Recommend having the furnaces and potentially the ductwork cleaned. Ensure the system is cleaned with a proper fungicide that treats and prevents mold specifically.

Mold Remediation

After the conditions that have led to the mold are properly addressed by qualified professionals, the mold should then be removed (remediated). Recommend engaging a qualified and state-licensed mold remediation company to evaluate further and make recommendations for proper remediation procedures and steps.

Products such as Concrobium Mold Control have been found to be effective:

<https://www.concrobium.com/products/mold-control-spray/>

Recommend retesting the son's room after the HVAC systems are cleaned. This will determine if this is the source of the mold or if there is another hidden source.

Inspection Process & Details

The interior and exterior were visually inspected for mold or conditions that could lead to current or future mold growth. Tools such as moisture meters, FLIR thermal imaging cameras, and powerful flashlights were used, as necessary, to assist in the inspection.

Exterior - The exterior was inspected with specific attention to the roof drainage systems, property grading, walkways, driveways, and other factors that could contribute to water intrusion. The roof was not traversed.

Interior - Accessible areas of the interior were visually inspected. Special attention was given to common water and moisture areas, such as the kitchen, bathrooms, ceiling stains, and around windows and doors. The furnace and HVAC ductwork were also visually inspected.

Attic - The attic was inspected from the access hatch. Specific attention was given to signs of mold, attic insulation, and proper attic ventilation.

Basement - The visible portions of the basement were inspected. The inspection included looking for the presence of mold or conditions that could lead to mold growth. Specific attention was given to water intrusion, standing water, or evidence of past standing water, plumbing leaks, and high moisture levels.

Crawlspace - The visible portions of the crawlspace were inspected. The crawlspace was entered and traversed in readily accessible areas. The inspection included looking for the presence of mold or conditions that could lead to mold growth. Specific attention was given to water intrusion, standing water, or evidence of past standing water, plumbing leaks, and high moisture levels, ventilation, and vapor barriers.

Mold Information & Resources

Symptoms of Mold Exposure

The most common symptoms of mold exposure are runny nose, eye irritation, cough, congestion, and aggravation of asthma and COPD.

Health Concerns

Individuals with persistent health problems that appear to be related to mold or other types of air quality contaminant exposure should see their physicians for a referral to specialists who are trained in occupational/environmental medicine or related specialties and are knowledgeable about these types of exposures. Decisions about removing individuals from an affected area must be based on the results of such medical evaluation.

Mold is naturally present in outdoor environments and we share the same air between indoors and outdoors, so it is impossible to eliminate all mold spores indoors.

Ten Things You Should Know About Mold

- 1) Potential health effects and symptoms associated with mold exposure include allergic reactions, asthma, and other respiratory problems.
- 2) There is no practical way to completely eliminate mold and mold spores in the indoor environment. The way to control indoor mold growth is to control moisture.
- 3) If mold is a problem in your home or building, you must remove the mold and eliminate sources of moisture.
- 4) To prevent mold growth any source of a water problem or leak must be repaired.
- 5) Indoor humidity must be reduced (generally below 60%) to reduce the chances of mold growth by adequately venting crawlspaces, basements, bathrooms, dryers, and other moisture-generating sources to the outside; using air conditioners and de-humidifiers; increasing ventilation; and using exhaust fans whenever cooking, dishwashing, and cleaning.
- 6) Clean and dry any damp or wet building materials and furnishings within 24-48 hours to prevent mold growth.
- 7) Clean mold off of hard surfaces with water and detergent and dry completely.
- 8) Prevent condensation: reduce the potential for condensation on cold surfaces (e.g., windows, piping, exterior walls, roof, or floors) by adding insulation and reducing moisture.
- 9) In areas where there is a perpetual moisture problem on the floor, do not install carpeting. Allow the floor to breathe and dry freely.
- 10) Mold can be found almost anywhere. Mold can grow on wood, paper, carpet, and foods; almost anything can support some mold growth provided there is moisture, time to grow, and food to eat.

References & Resources

Useful Websites

- National Institute of Environmental Health Sciences - information on mold - <http://www.niehs.nih.gov/health/topics/agents/mold/index.cfm>
- The United States Environmental Protection Agency website on mold and moisture - www.epa.gov/mold/
- American Academy of Allergy, Asthma, and Immunology – information on mold and allergies and outdoor allergens - www.aaaai.org/nab/index.cfm?p=faq
- Allergy & Asthma Network – information for homes about allergies and asthma - <http://www.aanma.org/?s=mold>
- Crawlspace Ventilation: <https://www.thespruce.com/crawlspace-ventilation-requirements-1821946>
- Crawlspace Vapor Barrier: <https://crawlspace.com/do-i-need-a-vapor-barrier-in-my-crawl-space/>
- Crawlspace Dehumidification Systems: <https://crawlspace.com/moisture-medic-dehumidifier>
- Crawlspace Encapsulation: <https://www.epichomeideas.com/crawl-space-encapsulation/>
- Efflorescence: <https://www.thebalance.com/definition-of-efflorescence-1798544>
- Attic Ventilation: <https://iibec.org/attic-ventilation-101/>
- Whole House HVAC Filtration Systems: <https://www.thisoldhouse.com/green-home/21014891/whole-house-air-purifier>
- American Conference of Governmental Industrial Hygienists - information on Indoor Air Quality and useful links - www.acgih.org/resources/links.htm
- Guidelines for Assessment and Remediation of Fungi in Indoor Environments – a good reference for mold clean up and removal - orf.od.nih.gov/PoliciesAndGuidelines/ORFPolicies/MoldPrevPolicy.htm

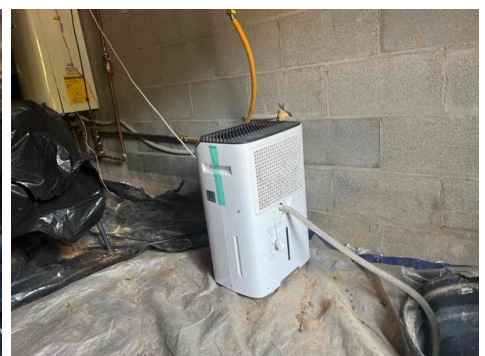
Inspection Reference Pictures



Crawlspace Access



Crawlspace



Crawlspace



Crawlspace, Mold



Crawlspace, Mold



Crawlspace, Mold



Crawlspace, Mold



Crawlspace, Mold



Crawlspace



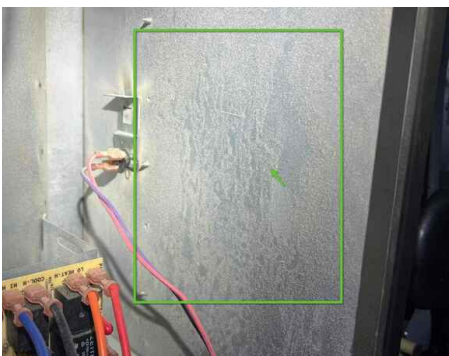
Crawlspace



Crawlspace, Mold



Crawlspace Furnace



Furnace Crawlspace, Mold



Outside Control Sample



Outside Control Sample



Main Floor Air Sample



Main Floor Air Sample



2nd Floor Sample



2nd Floor Sample



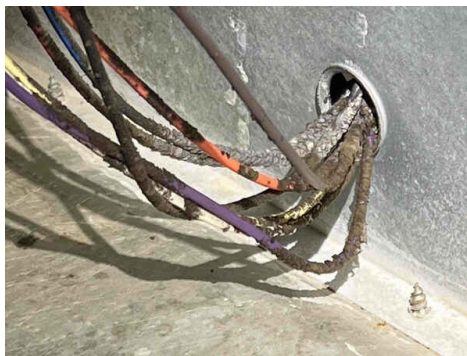
Attic



Attic



Attic, 2nd Floor Furnace, Mold



Attic, 2nd Floor Furnace, Mold



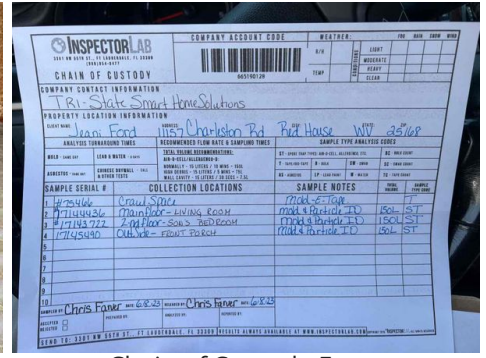
Attic, 2nd Floor Furnace, Mold



Attic, 2nd Floor Furnace



Attic, 2nd Floor Furnace, Potentially Mold



Chain of Custody Form



FedEx Envelope