

# ***A-Tech Inspection Services***

## **lac2 Complete Mold Inspection Report**



123 Mold St, Anytown NY, 12345

Inspection prepared for: Mold Report Sample

Inspection Date: 8/10/2010 Time: 12:00 P.M.

Age: 6 Yrs Size: 4,000 sqft

Weather: cold/sunny

This sample report is of an actual mold inspection, on a bank owned vacant property, no mold visible, until inspection.

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## **Ratings and how to view this report**

This report uses a check box style ratings system with narratives to describe the mold or mold conducive conditions that exist in your home. We try whenever possible to include a narrative and photograph of an item. There are many systems in a home that if functioning properly do not warrant the use of a narrative which is why we use this ratings system. You as the homeowner can view this report and be sure that a system has been inspected, and opinion given on its condition.

The following is an explanation of our ratings system:

**NVEP:** There is no visible evidence of mold related issues present. This does not mean that the item or system is defect free, it is just out of the confines of this report

**VEP:** There is visible evidence of a mold condition or a condition conducive to mold growth. **This rating is also given to items that should require monitoring in the future, or where you may want to consider an upgrade to the current item or system.**

**SAM:** Approved sample collected. Items with this rating have had samples taken from it that have been authorized by the owner or the inspector for laboratory submission. Mold like substance visible, or highly suspected.

**NSAM:** Unapproved sample collected. This rating is given to items or systems that are suspect and had a sample removed at the inspectors option. The sample can be submitted to the laboratory but an extra fee is usually involved.

**EXCL:** This item or system was excluded from the inspection.

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**Introduction**

We would like to take this time to thank you for allowing us to perform this complete mold inspection for you. Please utilize this report along with the data from the laboratory samples obtained to confirm the presence of mold in your home. If after you have read the entire report you have questions, please feel free to call us so we can review your report and answer any questions that you may have.

This report will contain defects that pertain to mold growth, moisture intrusion, and any conditions that may exist that promote the development of mold. The inspector may point out general, or safety related defects to you during the inspection should they exist but they are beyond the scope of this report. The Complete Mold Inspection which in many ways mimics a typical Home Inspection is meant to be a supplement to the Home Inspection or Property Disclosure Statement.

**IAC2 Purpose and Scope**

The International Association of Certified Air Consultants (IAC2) has published a Standard of Procedures which outlines the methods used in a mold inspection. This firm strives to perform all inspections in strict compliance with those standards. You will find the IAC2 standards as the heading for each section of the report. This is done to help you the client to understand what is inspected and why it is inspected.

This particular inspection while not considered to be invasive, allows for the inspector to move stored items and materials within reason as the inspector deems necessary. The inspector is not required to enter into any area of the home that in the opinion of the inspector is unsafe or likely to be dangerous. Keeping this in mind, it is the intention of the inspector to attempt to do what is necessary to perform the intended inspection without endangering the health or well-being of the inspector.

The inspector would like to inform the client that he is not trained or qualified to perform mold remediation, architectural or engineering services. Any opinions given in this report are based on individual experience and are just that.

# Roof

## 1. Roof Type

NVEP	VEP	SAM	NASA M	EXCL.
X	X			

Materials: The inspector shall inspect from the ground or eaves the roof covering. • asphalt shingles

- Observations:
- weathered
  - tree touching roof

## 2. Drainage, Gutters and Downspouts

NVEP	VEP	SAM	NASA M	EXCL.
	X			

Observations:

- The inspector shall inspect from the ground or eaves the roof drainage system, including gutters and downspouts.
- The gutters are restricted by debris. If the water runoff from the roof is not allowed to drain freely and properly through the gutter system, a backup of water will occur and can make its way under the roofing materials and into the house.



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## 3. Chimneys, Skylights and Penetrations

NVEP	VEP	SAM	NASA M	EXCL.
	X			

Observations:

- The inspector shall inspect from the ground or eaves the vents, flashings, skylights, chimneys and any other roof penetrations.
- Note: Water stains at skylight in master bath, Recommend further evaluation and or monitor for future moisture.



# Exterior and Grounds

## 1. Cladding, Flashing and Trim

NVEP VEP SAM NASA EXCL.  
M

X				
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Observations:

- The inspector shall inspect from the ground level the cladding, flashing and trim.



recommend cut back all vegetation

## 2. Doors, Windows, Decks, Stoops, Steps, Stairs, Porches, Railings, Eaves, Soffits

NVEP VEP SAM NASA EXCL.  
M

X				
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Observations:

- The inspector shall inspect from the ground level exterior doors, windows, stoops, steps, stairs, porches, railings, eaves soffits and fascias.

## 3. Exterior Grading

NVEP VEP SAM NASA EXCL.  
M

X				
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Observations:

- The inspector shall inspect from the ground level the exterior grading surrounding the buildings exterior.



Recommend cut back all vegetation



Recommend cut back all vegetation.

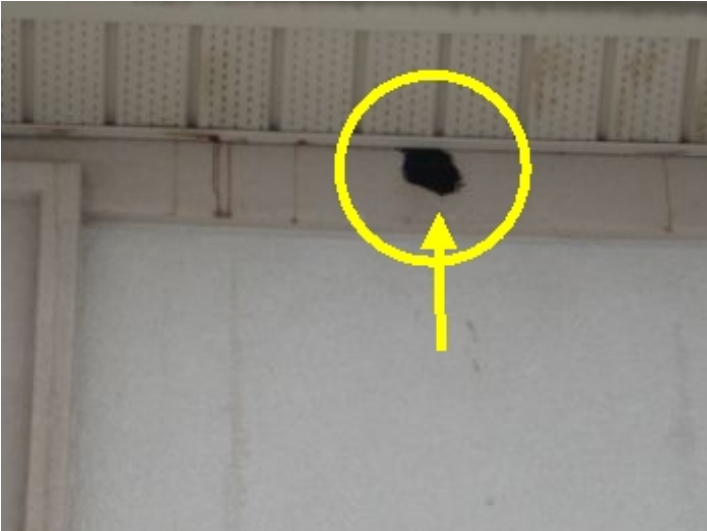
4. Siding/ Covering Penetrations

NVEP VEP SAM NASA EXCL.  
M

	X			
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Observations:

- The inspector shall inspect from the ground level items that penetrate the exterior siding or covering materials.
- **Note: Hole in stucco look siding, recommend further evaluation and or repairs to prevent moisture, animal or insect entry.**



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# Basement, Foundation, Crawlspace and Structure

## 1. Basement, Foundation, Crawlspace and Structure

NVEP VEP SAM NASA EXCL.  
M

X				
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**Observations:**

- The inspector shall inspect the basement, foundation, crawlspace and structure including ventilation.



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## 2. Moisture Intrusion

NVEP VEP SAM NASA EXCL.  
M

		X		
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**Observations:**

- The inspector shall inspect for moisture intrusion.
- There appears to be moisture present in the exterior walls. We recommend having a licensed contractor evaluate this condition and provide repair options.
- Recommend further evaluation and or repairs to mold like substance on lower basement wall. Bio slide Samples taken.



Recommend sealing for limiting moisture intrusion.



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# Heating, Cooling and Ventilation

## 1. Air Handler, Fan and Filter

NVEP	VEP	SAM	NASA M	EXCL.
X				

Observations:

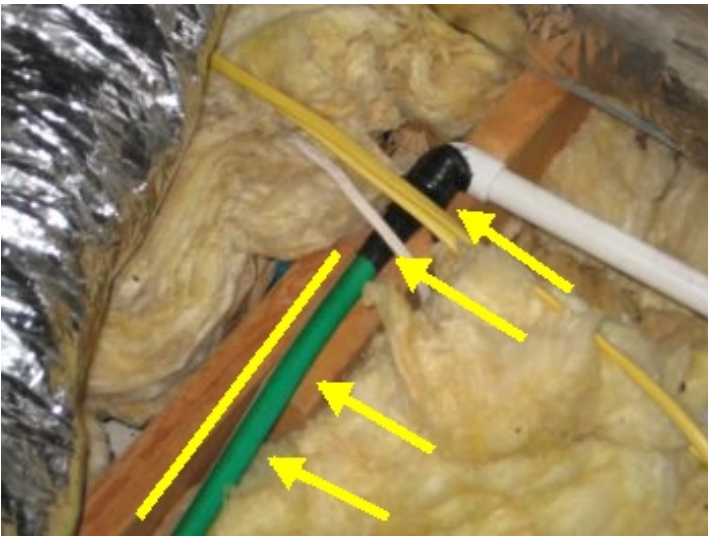
- The inspector shall inspect the air handler, circulating fan and air filter.

## 2. Condensate Pump

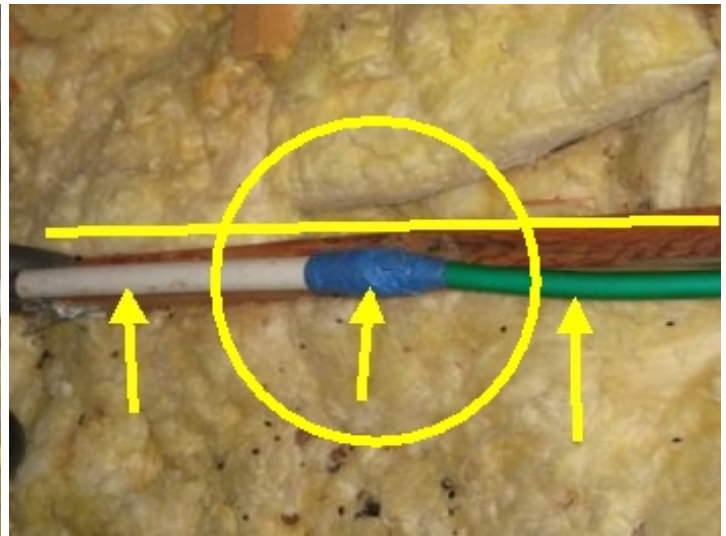
NVEP	VEP	SAM	NASA M	EXCL.
		X		

Observations:

- The inspector shall inspect the condensate pump.
- Advise condensate pump drain line damaged and leaking, improperly repaired. Water damage and mold like substance visible, bio slide and air quality tests completed.



Advise condensate pump drain line damaged and leaking, improperly repaired. Water damage and mold like substance visible, bio slide and air quality tests completed.



Advise condensate pump drain line damaged and leaking, improperly repaired. Water damage and mold like substance visible, bio slide and air quality tests completed.

## 3. Visible Ductwork

NVEP	VEP	SAM	NASA M	EXCL.
X				

Observations:

- The inspector shall inspect readily visible ductwork.

## 4. Supply and Return Registers

NVEP	VEP	SAM	NASA M	EXCL.
	X			

Observations:

- The inspector shall inspect a representative number of supply and return air registers.
- We recommend periodic cleaning of the interior of the ductwork to insure that dust, debris and mold do not buildup.

## 5. Central Humidifier

NVEP	VEP	SAM	NASA M	EXCL.
X				

Observations:

- The inspector shall inspect the central humidifier.

### 6. Central Air Conditioning Unit

NVEP VEP SAM NASA EXCL.  
M

	X			
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**Observations:**

- The inspector shall inspect the central air conditioning unit.
- There is insulation missing from the suction line on the central air conditioning unit. This can at times cause condensation to form on the line and not only create a moisture issue but reduce the units efficiency.

# Plumbing

## 1. Main Water Line

NVEP	VEP	SAM	NASA M	EXCL.
X				

Observations:

- The inspector shall inspect the readily visible main water line.

## 2. Water Supply Lines

NVEP	VEP	SAM	NASA M	EXCL.
X				

Materials: The inspector shall inspect the readily visible water supply lines. • Copper

## 3. Drain, Waste and Vent Piping

NVEP	VEP	SAM	NASA M	EXCL.
	X			

Materials: The inspector shall inspect the readily visible drain, waste and vent pipes. • PVC • ABS

Observations:

- Note: some drains show signs of previous leaks, recommend closely monitor or repair suspected leaks.(see photo)
- Recommend upgrade to plumbing vent that terminates in the attic.(see photo) This will lead to sewer gas and moisture in attic area.



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## 4. Hot Water Source

NVEP	VEP	SAM	NASA M	EXCL.
X				

Observations:

- The inspector shall inspect the hot water source.

## 5. Fixtures

NVEP	VEP	SAM	NASA M	EXCL.
X				

Observations:

- The inspector shall inspect fixtures such as toilets, faucets, showers and tubs.

# Attic, Ventilation and Insulation

## 1. Insulation

NVEP VEP SAM NASA EXCL.  
M

X				
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Materials: The inspector shall inspect all visible attic insulation. • 7-8" •  
Fiberglass batts with kraft paper vapor barrier

## 2. Ventilation of Attic

NVEP VEP SAM NASA EXCL.  
M

X				
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Observations:  
• The inspector shall inspect attic ventilation.  
• There are gable vents and soffit vents present.

## 3. Framing

NVEP VEP SAM NASA EXCL.  
M

X				
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Observations:  
• The inspector shall inspect attic framing and sheathing.  
• Rafter and joist construction

## 4. Sheathing

NVEP VEP SAM NASA EXCL.  
M

X				
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Observations:  
• Plywood roof sheathing

# Interior

## 1. Walls, Ceilings, Floors, Doors and Windows

NVEP	VEP	SAM	NASA	EXCL.
		X		

Materials: The inspector shall inspect the walls, ceilings, floors, doors and windows.

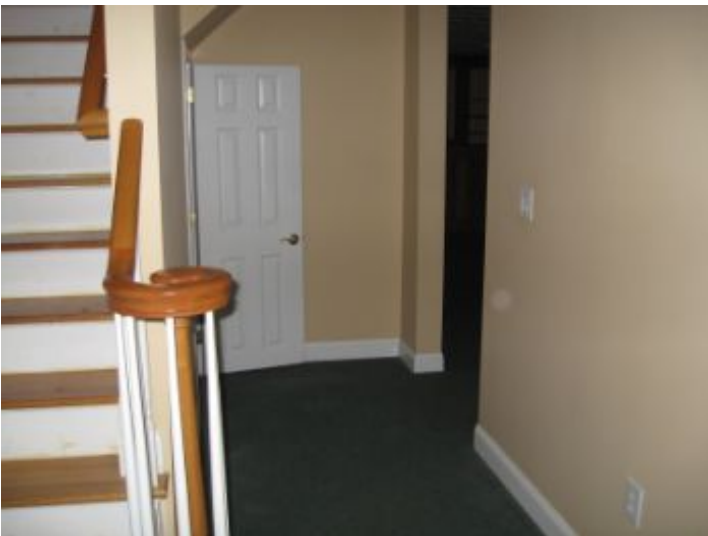
Observations:

- Note: Water stains observed on basement ceilings, moisture readings and further inspection revealed all areas of concern dry at this time. Suggest further monitoring in the future and discovery of cause suggested.

- Note: Water stains visible in master bedroom area. After fully inspecting areas of water staining, visible mold like substance observed. Full air quality testing and Bio slide tests recommended and completed at this time.







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Note: Water stains visible in master bedroom area. After fully inspecting areas of water staining, visible mold like substance observed. Full air quality testing and Bio slide tests recommended and completed at this time.



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## 2. Kitchen, Bath and Laundry Ventilation

NVEP VEP SAM NASA EXCL.  
M

X				
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### 3. Whole House Ventilation Fans

NVEP	VEP	SAM	NASA M	EXCL.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:  
• None, N/A



# Moisture, Humidity and Temperature

## 1. Moisture Intrusion

NVEP VEP SAM NASA EXCL.  
M

		X		
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### Observations:

- The inspector shall measure moisture of any room or area of the building that has moisture intrusion, water damage, moldy odors, apparent mold growth, or conditions conducive to mold growth.
- There is evidence of moisture intrusion in the basement at the northwest outside wall, recommend further evaluation as to cause and repairs. Bio slide samples taken.
- There is evidence of moisture intrusion in the master bedroom ceiling areas: After further inspection it was determined that the condensate pump discharge tube is damaged and leaking into the attic. Immediate repairs recommended. Air quality sampling and Bio slide samples taken from the master bed room and master closet area at this time.



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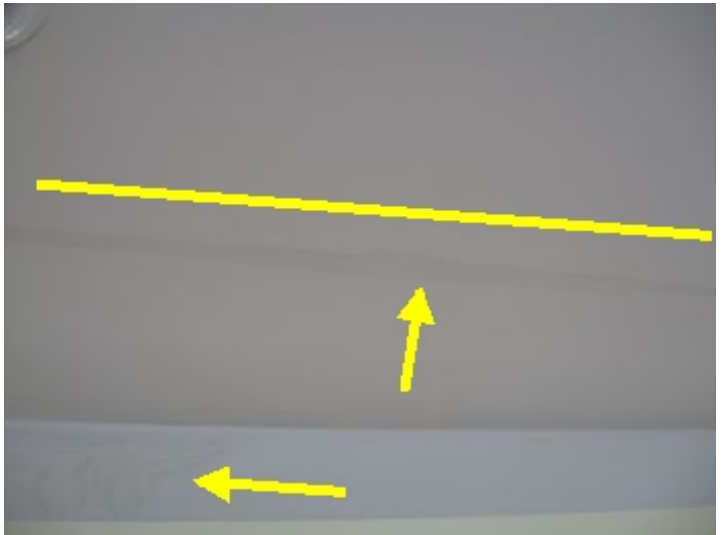


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2. Room Humidity

NVEP	VEP	SAM	NASA M	EXCL.
X				

Observations:

- The inspector shall measure the humidity of any room or area of the building (at the inspector's discretion).
- 57%

### 3. Interior Room Temperature

NVEP VEP SAM NASA EXCL.  
M

X				
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**Observations:**

- The inspector shall measure the temperature of any room or area of the building (at the inspector's discretion).
- 68\*

## Report Summary

Roof		
Page 4 Item: 2	Drainage, Gutters and Downspouts	<ul style="list-style-type: none"> <li>• The gutters are restricted by debris. If the water runoff from the roof is not allowed to drain freely and properly through the gutter system, a backup of water will occur and can make its way under the roofing materials and into the house.</li> </ul>
Exterior and Grounds		
Page 6 Item: 4	Siding/ Covering Penetrations	<ul style="list-style-type: none"> <li>• Note: Hole in stucco look siding, recommend further evaluation and or repairs to prevent moisture, animal or insect entry.</li> </ul>
Basement, Foundation, Crawlspace and Structure		
Page 8 Item: 2	Moisture Intrusion	<ul style="list-style-type: none"> <li>• There appears to be moisture present in the exterior walls. We recommend having a licensed contractor evaluate this condition and provide repair options.</li> <li>• Recommend further evaluation and or repairs to mold like substance on lower basement wall. Bio slide Samples taken.</li> </ul>
Heating, Cooling and Ventilation		
Page 8 Item: 2	Condensate Pump	<ul style="list-style-type: none"> <li>• Advise condensate pump drain line damaged and leaking, improperly repaired. Water damage and mold like substance visible, bio slide and air quality tests completed.</li> </ul>
Page 8 Item: 4	Supply and Return Registers	<ul style="list-style-type: none"> <li>• We recommend periodic cleaning of the interior of the ductwork to insure that dust, debris and mold do not buildup.</li> </ul>
Plumbing		
Page 10 Item: 3	Drain, Waste and Vent Piping	<ul style="list-style-type: none"> <li>• Note: some drains show signs of previous leaks, recommend closely monitor or repair suspected leaks.(see photo)</li> <li>• Recommend upgrade to plumbing vent that terminates in the attic.(see photo) This will lead to sewer gas and moisture in attic area.</li> </ul>
Interior		
Page 15 Item: 1	Walls, Ceilings, Floors, Doors and Windows	<ul style="list-style-type: none"> <li>• Note: Water stains visible in master bedroom area. After fully inspecting areas of water staining, visible mold like substance observed. Full air quality testing and Bio slide tests recommended and completed at this time.</li> </ul>
Moisture, Humidity and Temperature		
Page 19 Item: 1	Moisture Intrusion	<ul style="list-style-type: none"> <li>• There is evidence of moisture intrusion in the basement at the northwest outside wall, recommend further evaluation as to cause and repairs. Bio slide samples taken.</li> <li>• There is evidence of moisture intrusion in the master bedroom ceiling areas: After further inspection it was determined that the condensate pump discharge tube is damaged and leaking into the attic. Immediate repairs recommended. Air quality sampling and Bio slide samples taken from the master bed room and master closet area at this time.</li> </ul>