

***FINEGAN INSPECTION SERVICES, INC.
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MILFORD, OHIO 45150
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Client:

Address:



Specific Site Conditions

There has been some water pooling inside the rear right crawlspace from a past ice maker leak and in the front left crawlspace from past exterior drain tile blockage. There is no longer any water access into all observed crawlspace areas. The volume of past moisture had caused mold growth on the surfaces of the floor joists in the far left and rear right crawlspace areas. The source of the water for the left crawlspace was the drain tile which has been repaired and now water is directed away from the foundation. The ice maker has been repaired and is no longer leaking. There has been mold cleaning and remediation by _____.

Front storage room crawlspace showing cleaned joist, no mold



Center Crawlspace showing clean joist, no mold.



Far left crawlspace showing clean joists, no mold



1). Mold test results

There was a mold spore trap test accomplished by _____ after further cleaning by _____ of the storage room and the crawlspace below. The mold spore count is shown in the documents provided by the laboratory who conducted the analysis of the spore trap provided by _____. The most recent reading being on _____ showing only X mold spores of Penicillium/Aspergillus mold. This is a low level of mold but could be further lowered by the following remediation recommendations.

2). Existing Mold or Moisture Remediation

a). Have a company **run a camera** in the drain tile that are on the front of the garage and the left front of the garage so that the condition of the interior of the drain tile can be observed. **If there are crushed or blocked tiles have them removed and replaced.** This would insure that all water is draining away from the front right storage room.



b). Have the **HVAC ducts professionally cleaned** to insure all spores have been cleaned out of the air supply vents in the home.

c). After the ducts are cleaned, have an **air scrubber run for 48 hours inside** the home to capture all remaining “renegade spores that may have become air borne during the cleaning.

d). **Re-testing of the air quality** is recommended after repairs have been made.

Finegan Inspection Services, Inc.

by, Terrence P. Finegan

ASHI certification # 033511, EDI Certification OH 17, IAQ testing and diagnostics