

20/20 PROPERTY INSPECTIONS



**23456 Woodstone
City, CA 926xx**

Prepared for: Mrs. Homeowner

**Prepared by: 20/20 Advanced Property Inspections
26741 Portola Parkway, #1E-469
Foothill Ranch, CA 92610**

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20/20 Advanced Property Inspections

190126 - 23456 Woodstone (mold).inspx

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General Information

File Number: **190126 - 23456 Woodstone (mold)**

Property Information

Property Address: **23456 Woodstone (mold)**

City: **City** State: **CA** Zip: **926xx**

Building Type: **Single Family Residence, One Level. Reported sq. ft. [1408].**

Estimated Age: **Reportedly built in [1973]: 46+-**

Entrance Faces: **Primarily West** Occupancy: **Semi-VACANT**

Inspection Date: **01/26/2019**

Start Time: **9:30am** End Time: **11:30 am**

Client Information

Client Name: **Mrs. Homeowner**

Contact Name: **Mrs. Homeowner**

Others Present: **Mrs. Homeowner**

Inspection Company

Inspector Name **Michael Cantor**

Company Name **20/20 Advanced Property Inspections**

Address **26741 Portola Parkway, #1E-469**

City **Foothill Ranch State CA Zip 92610**

Phone: **949-275-4950** Fax:

E-Mail: **2020APMI@Gmail.com**

Web Site: **www2020HI.com**

Inspector Name: **Michael Cantor**

Weather Conditions

Weather: **Clear**

Temperature (F): **70**

Soil Conditions: **Dry**

Utility Status

Electric On: **Yes**

Gas/Oil On: **Yes**

Water On: **Yes**

Definitions

- ACCEPTABLE** The component/item had no visible defects or evidence of being defective and/or was operational and/or in working condition and/or was performing it's intended function.
-
- MARGINAL** The component/item displayed LIMITATIONS and/or other conditions, such as: being outdated, improper installation, wear, deterioration, damage, material defects, limited remaining useful "life", and/or it appears that the condition may worsen. The component needs monitoring, service, repair and/or replacement.
-
- DEFECTIVE** The component/item has substantial defects now or displayed conditions that could cause it to become defective at any time. Such conditions include: improper installation, not functioning, missing element(s) or component(s), a high degree of wear/deterioration/damage, visible defects, and/or where life, health or safety is in jeopardy. The item/component requires service, repair and/or replacement.
-
- NOT RATED** The component/item was unable to be [fully] inspected due to unsafe conditions, no power supply, was inaccessible, disconnected, was not within the scope of a standard home inspection.
-
- NOT PRESENT** The component/item was not present, not found or was not readily observable.

LEGEND

1. (AD) or (AN) = Address as Desired/Address as needed.
2. (ACC) = Denotes that this item is ACCEPTABLE although it may be grouped with other elements that are down-rated.
3. (AE) or (RE) = ADVISE or REQUIRES EVALUATION and/or remedial options from a QUALIFIED SPECIALIST.
4. (AO) = ASK OWNER about the history of conditions/repairs.
5. (AR) = ANTICIPATE REPAIR or REPLACEMENT NEEDS at any time.
6. (CE) = COMMON ELEMENT; typically, ASSOCIATION maintained. Not part of this inspection, unless noted otherwise.
7. (DA) = Client should DETERMINE personal ACCEPTABILITY.
8. (FN) = Element function is or may be affected by present condition.
9. (HZ) = SUBSTANTIAL HAZARD now and requires immediate correction by a qualified specialist.
10. (HD) = HIDDEN DAMAGE MAY EXIST.
11. (MO) = MONITOR [for changing] conditions and improve as needed.
12. (MR) = Generally, MINOR to REPAIR or correct.
13. (PC) = Advise additional evaluation PRIOR TO CLOSE OF ESCROW and/or SALE/TRANSACTION.
14. (PD) = This condition creates POTENTIAL FOR FUTURE DAMAGE.
15. (PM) = We ADVISE PREVENTIVE MAINTENANCE or the element REQUIRES PREVENTIVE MAINTENANCE as soon as possible to avoid or limit problems.
16. (REPAIR) = In this inspector's opinion, REPAIR is required for normal condition.
17. (REPLACE) = In this inspector's opinion, this element needs to be replaced.
18. (SA) = This condition is a [potential] SAFETY concern. Correction is required.
19. (SY) = This condition is a potential SECURITY concern. Correction is required.
20. (SP) = Advise evaluation by a qualified STRUCTURAL PEST CONTROL OPERATOR, prior to close of escrow/sale/transaction.
21. (UP) = The correction for this condition is considered an UPGRADE relative to the age of the house.
22. =====

Bedroom

NOTE: See NOTES at LIVING SPACE section of report.

South Bedroom

1. DEFECTIVE Walls: Painted Drywall Moisture stains/damage and mold like substance were observed [at the west wall and ceiling as shown. Also, personal items such as photos].

Elevated moisture levels detected with moisture meter [at the ceiling and wall.]. (HD)(RE)(PC).

[Suspect cause of moisture]: Roof related leak. More specifically, there has been a leak through a poorly installed valley flashing.

[Concealed Mold-like conditions may exist here.]
[Suspect Mold-like conditions exist here.]

The best way to determine if mold exists in this area is through microbial sampling.

[Air sampling is recommend here in the south bedroom.]
[Surface sampling is recommended here at the south bedroom west ceiling.]

AIR Sampling was APPROVED by the client.
[See Attachment "A".]

SURFACE Sampling was DECLINED or not yet approved by the client.
[See Attachment "A".]

We cannot render a factual conclusion about the presence of mold in an area without scientific testing.

We cannot necessarily determine the extent of any moisture damage and/or mold contamination since this is a non-destructive evaluation.

=====

RESULTS:

AIR SAMPLE ST [1]: South Bedroom

Elevated mold spores and spores not found at the exterior were detected in this area. This indicates a mold problem exists in the air and the source likely originates from this area.

[A surface sample was not taken here. Appropriate precautions should be used when repairing the moisture damage as additional concealed mold may be revealed.
I advise that a professional mold remediator be employed to perform the remediation.]

See the accompanying laboratory mold report.
See the accompanying recommendations report.

=====

The work area should be isolated with use of containment barriers. Negative air should be established with use of HEPA filtered negative air machines. Any moisture damaged surfaces that cannot be salvaged, such as gypsum board (aka Sheet rock, Drywall, etc.) should be removed and discarded, to at least 6 to 12 inches beyond where visible moisture damage ends, if practical.
Any water damaged and/or mold impacted structural materials that can be salvaged, should be properly HEPA vacuumed, scrubbed/cleaned, and then HEPA vacuumed again.
The entire work area should be HEPA vacuumed and wet wiped. HEPA air filtration should run for a minimum of 24 hours after the work is complete. If during removal additional mold sources/water damage

Bedroom (Continued)

Walls: (continued)

is noted, remediation/removal should continue until 12 past the last impacted area wherever feasible. The contained area should be inspected by 20/20 Advanced Property & Mold Inspections and if deemed acceptable the air should be tested to confirm that there is no detectable mold problem before restoring the finished surfaces.



Garage/Carport

NOTE 1: Insulation and vapor retarder comments are based on a random spot check of visible areas.

NOTE 2: The reversing function of the garage door should be tested and examined frequently, as instructed by the manufacturers and to the satisfaction of the occupant. Great care should be exercised when operating a garage door. It is unsafe to be under or near a moving garage door and any amount of impact or contact can be injurious or damaging.

NOTE 3: GFCI protection is ADVISED at appropriate locations, as per present standards and known safety benefits.

NOTE 4: See NOTES at LIVING SPACE section of report.

Main, Front Garage

1. Type of Structure: Attached Car Spaces: 2

2. DEFECTIVE Walls: #1 Moisture stains/damage and mold like substance were observed [at the east wall of the garage and roof framing as shown.

Elevated moisture levels detected with moisture meter [at the wall and framing]. (HD)(RE)(PC).

[Suspect cause of moisture]: Roof related leak. More specifically, there has been a leak through a poorly installed valley flashing.

[Concealed Mold-like conditions may exist here.]

[Suspect Mold-like conditions exist here.]

The best way to determine if mold exists in this area is through microbial sampling.

[Air sampling is recommend here at the east wall of the garage.]

[Surface sampling is recommended here at personal items in the garage.

AIR Sampling was APPROVED by the client.

[See Attachment "A".]

SURFACE Sampling of the east wall was DECLINED or not yet approved by the client.

[See Attachment "A".]

Garage/Carport (Continued)

Walls: (continued)

SURFACE Sampling of personal items was **DECLINED** or not yet approved by the client.
[See Attachment "A".]

We cannot render a factual conclusion about the presence of mold in an area without scientific testing.

We cannot necessarily determine the extent of any moisture damage and/or mold contamination since this is a non-destructive evaluation.

=====

RESULTS:

AIR SAMPLE ST [2]: Garage.

Elevated mold spores and spores not found at the exterior were detected in this area. This indicates a mold problem exists in the air and the source likely originates from this area.

[A surface sample was not taken here at the east wall of the garage. Appropriate precautions should be used when repairing the moisture damage as additional concealed mold may be revealed. I advise that a professional mold remediator be employed to perform the remediation.]

See the accompanying laboratory mold report.

See the accompanying recommendations report.

=====

The work area should be isolated with use of containment barriers. Negative air should be established with use of HEPA filtered negative air machines. Any moisture damaged surfaces that cannot be salvaged, such as gypsum board (aka Sheet rock, Drywall, etc.) should be removed and discarded, to at least 6 to 12 inches beyond where visible moisture damage ends, if practical.

Any water damaged and/or mold impacted structural materials that can be salvaged, should be properly HEPA vacuumed, scrubbed/cleaned, and then HEPA vacuumed again.

The entire work area should be HEPA vacuumed and wet wiped. HEPA air filtration should run for a minimum of 24 hours after the work is complete. If during removal additional mold sources/water damage is noted, remediation/removal should continue until 12 past the last impacted area wherever feasible. The contained area should be inspected by 20/20 Advanced Property & Mold Inspections and if deemed acceptable the air should be tested to confirm that there is no detectable mold problem before restoring the finished surfaces.



Garage/Carport (Continued)

Walls: (continued)



3. DEFECTIVE

Walls: #2 Moisture stains/damage and mold like substance were observed [at the north wall at the water heater area.

No Elevated moisture levels detected with moisture meter. (HD)(RE)(PC).

[Suspect cause of moisture]: Past water heater related leak.

[Concealed Mold-like conditions may exist here.]

[Suspect Mold-like conditions exist here.]

The best way to determine if mold exists in this area is through microbial sampling.

[Air sampling was not recommended here because the other air sample would be overwhelming.]

[Surface sampling is recommended here at the north wall in the garage.

Garage/Carport (Continued)

Walls: (continued)

SURFACE Sampling of the north wall was **DECLINED** or not yet approved by the client.
[See Attachment "A".

We cannot render a factual conclusion about the presence of mold in an area without scientific testing.

We cannot necessarily determine the extent of any moisture damage and/or mold contamination since this is a non-destructive evaluation.

=====
See the accompanying laboratory mold report.
See the accompanying recommendations report.
=====

The work area should be isolated with use of containment barriers. Negative air should be established with use of HEPA filtered negative air machines. Any moisture damaged surfaces that cannot be salvaged, such as gypsum board (aka Sheet rock, Drywall, etc.) should be removed and discarded, to at least 6 to 12 inches beyond where visible moisture damage ends, if practical.

Any water damaged and/or mold impacted structural materials that can be salvaged, should be properly HEPA vacuumed, scrubbed/cleaned, and then HEPA vacuumed again.

The entire work area should be HEPA vacuumed and wet wiped. HEPA air filtration should run for a minimum of 24 hours after the work is complete. If during removal additional mold sources/water damage is noted, remediation/removal should continue until 12 past the last impacted area wherever feasible. The contained area should be inspected by 20/20 Advanced Property & Mold Inspections and if deemed acceptable the air should be tested to confirm that there is no detectable mold problem before restoring the finished surfaces.



Heating and Cooling System

NOTE 1: WARNING!!! NO UNQUALIFIED PERSON SHOULD ATTEMPT TO ACCESS OR WORK ON THE INTERIOR OF ANY ELECTRICAL PANEL BEHIND THE "DEAD FRONT COVER" NOR SHOULD THEY WORK ON ELECTRICAL DEVICE WIRING SUCH AS AT RECEPTACLES, SWITCHES, LIGHT FIXTURES, ETC. THE COMPONENTS ARE LIKELY ENERGIZED, AND TOUCHING THEM OR SHORTING THEM CAN BE AN ELECTROCUTION HAZARD AND/OR FIRE HAZARD!!!

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Whole House Heating System

2. Heater Location: Center hall

3. Type/Design Life: Gas Fired / Forced Hot Air Unit / 15-25 years. Est. Age:

4. DEFECTIVE **Exposed Ductwork: #1** Moisture stains/damage and mold like substance were observed [at the west wall inside the HVAC return air plenum.].

No Elevated moisture levels detected with moisture meter []. (HD)(RE)(PC).

[Suspect cause of moisture]: Not determined. Possible spills or leaks in the laundry room at the other side of the wall.

[Concealed Mold-like conditions may exist here.]

[Suspect Mold-like conditions exist here.]

The best way to determine if mold exists in this area is through microbial sampling.

[Air sampling is recommend here in the west hall outside of the HVAC closet. .] AIR Sampling was APPROVED by the client.

[Surface sampling is recommended here at the west wall in the HVAC return air box. SURFACE Sampling was DECLINED or not yet approved by the client.

[Air sampling is recommend in the laundry room behind the HVAC closet. AIR Sampling was DECLINED or not yet approved by the client.

[See Attachment "A".]

We cannot render a factual conclusion about the presence of mold in an area without scientific testing.

We cannot necessarily determine the extent of any moisture damage and/or mold contamination since this is a non-destructive evaluation.

=====

RESULTS:

AIR SAMPLE ST [3]: West hall.

Elevated mold spores and spores not found at the exterior were detected in this area. This indicates a mold problem exists in the air and the source likely originates from this area.

AIR SAMPLE ST [4]: Kitchen.

Elevated mold spores and spores not found at the exterior were detected in this area. This indicates a mold problem exists in the air, but this is likely caused by cross contamination from other areas of the house. The kitchen should be HEPA vacuumed and wet wiped while having an air scrubber or negative air running,

See the accompanying laboratory mold report.

See the accompanying recommendations report.

Heating and Cooling System (Continued)

Exposed Ductwork: (continued)

=====

The work area should be isolated with use of containment barriers. Negative air should be established with use of HEPA filtered negative air machines. Any moisture damaged surfaces that cannot be salvaged, such as gypsum board (aka Sheet rock, Drywall, etc.) should be removed and discarded, to at least 6 to 12 inches beyond where visible moisture damage ends, if practical.

Any water damaged and/or mold impacted structural materials that can be salvaged, should be properly HEPA vacuumed, scrubbed/cleaned, and then HEPA vacuumed again.

The entire work area should be HEPA vacuumed and wet wiped. HEPA air filtration should run for a minimum of 24 hours after the work is complete. If during removal additional mold sources/water damage is noted, remediation/removal should continue until 12 past the last impacted area wherever feasible. The contained area should be inspected by 20/20 Advanced Property & Mold Inspections and if deemed acceptable the air should be tested to confirm that there is no detectable mold problem before restoring the finished surfaces.



5. DEFECTIVE

Exposed Ductwork: #2 A number of ducts in the attic were damaged. Mixed ducts are indication of repairs.

Heating and Cooling System (Continued)

Exposed Ductwork: (continued)



Cooling System

- 6. NOT RATED Visible Coil: Not visible to me as part of a standard home inspection.
- 7. Blower Fan/Filter: See Heating section of report.
- 8. Exposed Ductwork: See Heating section of report.
- 9. Thermostat: See Heating section of report.

Structure

- NOTE 1: This report is not an engineering evaluation of the structure.
- NOTE 2: Slab comments in this section pertain to slab on grade construction at living spaces/habitable areas only. See slab/floor comments at other sections of report. Slab foundations are particularly prone to movement in areas with expansive soil.
- NOTE 3: The presence of floor coverings limits the ability to fully assess slab and sub-floor conditions.
- NOTE 4: Sub-grade areas are prone to moisture and insect concerns; evaluations are limited due to restricted access.
- NOTE 5: Client should confirm presence of inspection permits/approvals for finished areas.
- NOTE 6: See NOTES at LIVING SPACE section of report.

- 1. NOT RATED Pre-1978 Constn. (Reportedly): YES. Reportedly Pre-1978 construction; Painted surfaces may contain Lead Paint. Any damage, repairs or removal should be addressed accordingly.
- 2. NOT RATED Pre-1980 Constn. (Reportedly): YES. Reportedly Pre-1980 construction. Pre-1980 construction and some housing construction into the mid 1980's may contain Asbestos. Textured ceiling material, flooring, HVAC components, insulation and other construction materials may contain Asbestos. Any repairs or removal should be addressed accordingly.
- 3. Framing Type: Wood frame

Attic

Attic

1. DEFECTIVE OTHER: I observed evidence of prior rodent activity [droppings] and [dead animal]. Advise evaluation by a qualified pest control operator. May warrant thorough, professional cleaning of the entire attic for health safety.



SUPPLEMENTAL MOLD INFORMATION

1. .0 Sampling Methodologies

*Air Samples:

Air sampling for total fungi is designed to count and identify the presence of total fungal material (i.e. cultureable and non-cultureable spores) in a measured volume of air. The air samples are collected via the spore trap method with the use of a Zefon Air-O-Cell. Airflow through the cassette is produced by an electrically powered air-sampling device set and calibrated to a flow rate of 15 liters per minute. The sample cassettes are then sealed and submitted to the laboratory via a chain of custody for analysis.

.0 Sampling Methodologies

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Air sampling for total fungi is designed to count and identify the presence of total fungal material (i.e. cultureable and non-cultureable spores) in a measured volume of air. The air samples are collected via the spore trap method with the use of a Zefon Air-O-Cell. Airflow through the cassette is produced by an electrically powered air-sampling device set and calibrated to a flow rate of 15 liters per minute. The sample cassettes are then sealed and submitted to the laboratory via a chain of custody for analysis.

AN OUTDOOR AIR SAMPLE, ALSO ANALYZED BY THE LAB, IS NECESSARY AS A BASELINE FOR COMPARISON TO SEE WHAT IS NORMAL FOR THE IMMEDIATE OUTDOOR ENVIRONMENT. DEPENDING ON THE SIZE OF THE BUILDING AND OUTDOOR ENVIRONMENT, LANDSCAPING & VEGETATION, IT MAY BE NECESSARY TO SAMPLE MULTIPLE AREAS AT THE EXTERIOR OF THE BUILDING. THIS IS AT THE DISCRETION OF THE MOLD INSPECTION TECHNICIAN IN COROBORATION

SUPPLEMENTAL MOLD INFORMATION (Continued)

WITH THE CLIENT.

*Wall/Ceiling Cavity Samples:

Cavity samples are collected by drilling a small (1/4") hole into the drywall or other material, then inserting a plastic tube into the hole through which an air sample is pulled. The cavity air sample is collected using the same media and method as stated above for standard air sampling.

*Surface Swab Samples:

Surface swab samples are collected using sterile swabs enclosed in sterile tubes which contain a transport media solution. These samples are collected by moistening the swab with the provided solution and then swabbing the suspect area. The swabs are then inserted into the sterile tubes, sealed, and submitted to the laboratory via a chain of custody for analysis.

*Surface Tape Samples:

Surface tape samples collected using a forensic tape lift kit. These samples are collected by pressing the tape media slide to the surface of a building material.

The Bio-Tape slide is then sealed in its included case and submitted to the laboratory via a chain of custody for analysis.

Note: If samples were collected, all samples collected from the site were submitted for laboratory analysis under a chain of custody to an independent, AIHA certified lab as recommended by the U.S. Environmental Protection Agency. For additional detailed information on the sample results, please see the laboratory report attached as an appendix at the end of this Report.

1.2 Relative Humidity Readings:

Relative humidity (RH) readings were obtained from both the interior and exterior of the property. The RH was measured and recorded to determine the potential effect it may have on microbial amplification.

Guidance on RH in occupied buildings is provided by the American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE) in the ANSI/ASHRAE Standard 62-2001, Ventilation for Acceptable Indoor Air Quality. The RH in habitable spaces preferably should be maintained between 30% and 60% to minimize the growth of allergenic and pathogenic organisms (e.g., dust mites, fungi and associated mycotoxins).

1.3 Moisture Content Readings:

A moisture meter was utilized on this project to measure the moisture content (MC) of certain building materials (walls, ceilings, flooring, etc.) throughout the structure, especially areas suspect of water intrusion. Measurement and recording of MC is performed to detect building materials containing unacceptable levels of moisture (greater than 15% MC in wood) or elevated MC in other materials, relative to similar materials in undamaged areas of the structure.

Fungal growth requires moisture, a food source, and fungal spores. Thus, wood and building materials that are continuously dry (MC less than 15%) should not promote microbial growth.

When a non-penetrating moisture meter is used, levels are reported as a color rather than a percentage. Following is a description of the colors used:

- * Green - Air-dry conditions
- * Yellow - Slightly in excess of normal or inconclusive
- * Red - Excessive moisture

In order to avoid fungal growth, it is recommended that the MC of construction wood products be below 15%. MC readings of "Green" indicated readings believed to be below 15%. MC Readings of "Red" indicated conditions believed to be above 15% moisture.

Construction materials with elevated MC are likely to promote fungal growth. It is recommended that the source of moisture be located and corrected immediately.

NOTE: When a moisture meter is used in a non-penetrating manner, it is possible to obtain a reading of "Red" even if there is no excessive moisture. This can occur when there are certain types of materials below the surface being

SUPPLEMENTAL MOLD INFORMATION (Continued)

measured; such as metal. Moisture readings should be used as a guide for further testing and investigation.

1.4 Note: Unidentified Odors:

Some compounds produced by molds are volatile and are released directly into the air. These are known as Microbial Volatile Organic Compounds (mVOCs). Because these compounds often have strong and/or unpleasant odors, they can be the source of odors associated with molds. Exposure to mVOCs from molds has been linked to symptoms such as headaches, nasal irritation, dizziness, fatigue, and nausea. Research on MVOCs is still in the early phase. -US

Environmental Protection Agency

Section 2.0 Recommendations

2.1 General Recommendations

2.1.a Engage a licensed professional to evaluate and repair, as necessary, the items related to water intrusion in the structure.

NOTE: MOLD GROWTH IS HIGHLY LIKELY TO RETURN IF MOISTURE INTRUSION ISSUES ARE NOT CORRECTED.

2.1.b Engage a professional water restoration company to dry out, in accordance with the IICRC S500, the areas noted to be wet.

NOTE: Use caution when drying out wet areas. Contact 20/20 Advanced Property & Mold Inspections if visible mold growth is seen inside wall or ceiling cavities or under or behind cabinetry. If mold growth is discovered during dry-out process, proper engineering controls should be put into place to prevent the spreading of airborne mold spores. These engineering controls include, mold growth is discovered during repairs or remodeling, but are not limited to the use of HEPA filtered negative pressure containment chambers, bagging of contaminated materials, and proper demolition processes. Inform contractors of the possibility of hidden mold growth. If work is being performed by a contractor that is not certified/licensed in mold remediation, inform the contractor that they should stop work if mold is discovered. Contact 20/20 APMI.

2.1.c Engage a licensed professional to evaluate and repair, as necessary, the noted preventative maintenance items related to water intrusion as noted in the Preventative Maintenance section of the report above.

2.1.d If any discoloration, staining, water damage, or visible mold-like growth is observed during remodeling or renovations of the structure, or observed when moving furniture or other items, it is recommended that the client consult with a mold inspection professional.

2.2 Recommendations Regarding Remediation:

Remediation should be performed to the standards found in IICRC S520, Standard and Reference Guild for Mold Remediation. It is critical that only trained and qualified mold remediation professionals perform the clean-up work. Proper engineering controls must be in place to prevent the further spreading of airborne mold spores. These engineering controls include, but are not limited to, bagging of contaminated materials; use of HEPA filtered negative pressure containment chambers, and proper demolition processes.

2.2.a Engage a qualified, licensed Mold Remediation Contractor to remediate the following areas: The south bedroom, garage, the kitchen and clean the remainder of the house.

=====

3.0 Notes about Remediation

3.1.a All remediated areas should be contained or sealed off from the rest of the home so as to prevent the spreading of airborne molds to the rest of the home.

3.1.b When removing wall/ceiling surfaces, cabinetry, or baseboards, the underlying cavities and building materials

SUPPLEMENTAL MOLD INFORMATION (Continued)

should be inspected for additional hidden mold growth. Contaminated wall/ceiling surfaces and other materials should be removed, if feasible, at least one foot in all directions past the last appearance of mold growth.

3.1.c Any moldy or water damaged insulation or other non-structural building materials must also be removed and disposed of.

3.1.d Mold and water damaged materials should be immediately placed in plastic bags and sealed for disposal.

3.1.e Mold growth found on structural surfaces within the exposed wall/ceiling cavities should be cleaned/removed from all surfaces. This typically involves the use of HEPA vacuums, wet scrubbing, sanding, wire brushing, and/or wiping/drying with disposable wipes.

3.1.f HEPA filtration and dehumidification equipment should be used in all affected areas. HEPA filtration is needed in order to return the airborne particulate levels inside the home back to normal.

3.1.g After the remediation (BEFORE new materials are installed), the remediation project should be re-inspected and approved by a Mold Assessment Consultant. The re-inspection should include testing for mold spore contamination and building material moisture levels.

The processes outlined here are the minimum steps required for remediation. The remediation firm may take additional or varied steps as dictated by their judgment and/or operating procedures to adequately abate the mold contamination. In mold remediation situations, it is always possible that additional hidden mold growth may exist in the walls beyond the areas investigated.

3.1.h HVAC SYSTEM - Engage a mold remediation professional or other qualified professional to perform invasive exploration in the HVAC Closet. Any time water infiltrates ceilings or wall cavities or under/behind cabinetry mold growth is possible. Hidden mold growth is possible in the walls surrounding the HVAC unit and underneath the unit platform. If mold growth is found inside the wall cavities or underneath the unit, remediation will be required. Proper engineering controls should be used to prevent the spreading of airborne mold spores during the exploration.

3.1.i Hidden mold growth is possible in the areas listed above. Consider engaging a mold remediation professional or other qualified professional to perform invasive exploration in these areas. If mold growth is found inside a wall or ceiling cavity or under/behind cabinetry, etc., all affected materials should be removed if not salvageable, according to the IICRC S520 - 2006, Standard and Reference Guide for Professional Water Damage Restoration. Proper engineering controls should be used to prevent the spreading of airborne mold spores during the exploration.

Summary

Bedroom

1. South Bedroom Walls: Painted Drywall Moisture stains/damage and mold like substance were observed [at the west wall and ceiling as shown. Also, personal items such as photos].

Elevated moisture levels detected with moisture meter [at the ceiling and wall.]. (HD)(RE)(PC).

[Suspect cause of moisture]: Roof related leak. More specifically, there has been a leak through a poorly installed valley flashing.

[Concealed Mold-like conditions may exist here.]

[Suspect Mold-like conditions exist here.]

The best way to determine if mold exists in this area is through microbial sampling.

[Air sampling is recommend here in the south bedroom.]

[Surface sampling is recommended here at the south bedroom west ceiling.

AIR Sampling was APPROVED by the client.

[See Attachment "A".]

SURFACE Sampling was DECLINED or not yet approved by the client.

[See Attachment "A".]

We cannot render a factual conclusion about the presence of mold in an area without scientific testing.

We cannot necessarily determine the extent of any moisture damage and/or mold contamination since this is a non-destructive evaluation.

RESULTS:

AIR SAMPLE ST [1]: South Bedroom

Elevated mold spores and spores not found at the exterior were detected in this area. This indicates a mold problem exists in the air and the source likely originates from this area.

[A surface sample was not taken here. Appropriate precautions should be used when repairing the moisture damage as additional concealed mold may be revealed.

I advise that a professional mold remediator be employed to perform the remediation.]

See the accompanying laboratory mold report.

See the accompanying recommendations report.

The work area should be isolated with use of containment barriers. Negative air should be established with use of HEPA filtered negative air machines. Any moisture damaged surfaces that cannot be salvaged, such as gypsum board (aka Sheet rock, Drywall, etc.) should be removed and discarded, to at least 6 to 12 inches beyond where visible moisture damage ends, if practical.

Any water damaged and/or mold impacted structural materials that can be salvaged, should be properly HEPA vacuumed, scrubbed/cleaned, and then HEPA vacuumed again.

The entire work area should be HEPA vacuumed and wet wiped. HEPA air filtration should run for a minimum of 24 hours after the work is complete. If during removal additional mold sources/water damage is noted, remediation/removal should continue until 12 past the last impacted area wherever feasible. The contained area

Summary (Continued)

Walls: (continued)

should be inspected by 20/20 Advanced Property & Mold Inspections and if deemed acceptable the air should be tested to confirm that there is no detectable mold problem before restoring the finished surfaces.

Garage/Carport

2. Main, Front Garage Walls: #1 Moisture stains/damage and mold like substance were observed [at the east wall of the garage and roof framing as shown.

Elevated moisture levels detected with moisture meter [at the wall and framing]. (HD)(RE)(PC).

[Suspect cause of moisture]: Roof related leak. More specifically, there has been a leak through a poorly installed valley flashing.

[Concealed Mold-like conditions may exist here.]

[Suspect Mold-like conditions exist here.]

The best way to determine if mold exists in this area is through microbial sampling.

[Air sampling is recommend here at the east wall of the garage.]

[Surface sampling is recommended here at personal items in the garage.

AIR Sampling was APPROVED by the client.

[See Attachment "A".]

SURFACE Sampling of the east wall was DECLINED or not yet approved by the client.

[See Attachment "A".]

SURFACE Sampling of personal items was DECLINED or not yet approved by the client.

[See Attachment "A".]

We cannot render a factual conclusion about the presence of mold in an area without scientific testing.

We cannot necessarily determine the extent of any moisture damage and/or mold contamination since this is a non-destructive evaluation.

=====

RESULTS:

AIR SAMPLE ST [2]: Garage.

Elevated mold spores and spores not found at the exterior were detected in this area. This indicates a mold problem exists in the air and the source likely originates from this area.

[A surface sample was not taken here at the east wall of the garage. Appropriate precautions should be used when repairing the moisture damage as additional concealed mold may be revealed.

I advise that a professional mold remediator be employed to perform the remediation.]

See the accompanying laboratory mold report.

See the accompanying recommendations report.

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The work area should be isolated with use of containment barriers. Negative air should be established with use of HEPA filtered negative air machines. Any moisture damaged surfaces that cannot be salvaged, such as gypsum board (aka Sheet rock, Drywall, etc.) should be removed and discarded, to at least 6 to 12 inches beyond where visible moisture damage ends, if practical.

Summary (Continued)

Walls: (continued)

Any water damaged and/or mold impacted structural materials that can be salvaged, should be properly HEPA vacuumed, scrubbed/cleaned, and then HEPA vacuumed again.

The entire work area should be HEPA vacuumed and wet wiped. HEPA air filtration should run for a minimum of 24 hours after the work is complete. If during removal additional mold sources/water damage is noted, remediation/removal should continue until 12 past the last impacted area wherever feasible. The contained area should be inspected by 20/20 Advanced Property & Mold Inspections and if deemed acceptable the air should be tested to confirm that there is no detectable mold problem before restoring the finished surfaces.

- 3. Main, Front Garage Walls: #2 Moisture stains/damage and mold like substance were observed [at the north wall at the water heater area.

No Elevated moisture levels detected with moisture meter. (HD)(RE)(PC).

[Suspect cause of moisture]: Past water heater related leak.

[Concealed Mold-like conditions may exist here.]

[Suspect Mold-like conditions exist here.]

The best way to determine if mold exists in this area is through microbial sampling.

[Air sampling was not recommended here because the other air sample would be overwhelming.]

[Surface sampling is recommended here at the north wall in the garage.

SURFACE Sampling of the north wall was DECLINED or not yet approved by the client.

[See Attachment "A".

We cannot render a factual conclusion about the presence of mold in an area without scientific testing.

We cannot necessarily determine the extent of any moisture damage and/or mold contamination since this is a non-destructive evaluation.

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See the accompanying laboratory mold report.

See the accompanying recommendations report.

=====

The work area should be isolated with use of containment barriers. Negative air should be established with use of HEPA filtered negative air machines. Any moisture damaged surfaces that cannot be salvaged, such as gypsum board (aka Sheet rock, Drywall, etc.) should be removed and discarded, to at least 6 to 12 inches beyond where visible moisture damage ends, if practical.

Any water damaged and/or mold impacted structural materials that can be salvaged, should be properly HEPA vacuumed, scrubbed/cleaned, and then HEPA vacuumed again.

The entire work area should be HEPA vacuumed and wet wiped. HEPA air filtration should run for a minimum of 24 hours after the work is complete. If during removal additional mold sources/water damage is noted, remediation/removal should continue until 12 past the last impacted area wherever feasible. The contained area should be inspected by 20/20 Advanced Property & Mold Inspections and if deemed acceptable the air should be tested to confirm that there is no detectable mold problem before restoring the finished surfaces.

Heating and Cooling System

- 4. Whole House Heating System Exposed Ductwork: #1 Moisture stains/damage and mold like substance were observed [at the west wall inside the HVAC return air plenum.].

No Elevated moisture levels detected with moisture meter []. (HD)(RE)(PC).

Summary (Continued)

Exposed Ductwork: (continued)

[Suspect cause of moisture]: Not determined. Possible spills or leaks in the laundry room at the other side of the wall.

[Concealed Mold-like conditions may exist here.]

[Suspect Mold-like conditions exist here.]

The best way to determine if mold exists in this area is through microbial sampling.

[Air sampling is recommend here in the west hall outside of the HVAC closet. .] AIR Sampling was APPROVED by the client.

[Surface sampling is recommended here at the west wall in the HVAC return air box. SURFACE Sampling was DECLINED or not yet approved by the client.

[Air sampling is recommend in the laundry room behind the HVAC closet. AIR Sampling was DECLINED or not yet approved by the client.

[See Attachment "A".]

We cannot render a factual conclusion about the presence of mold in an area without scientific testing.

We cannot necessarily determine the extent of any moisture damage and/or mold contamination since this is a non-destructive evaluation.

RESULTS:

AIR SAMPLE ST [3]: West hall.

Elevated mold spores and spores not found at the exterior were detected in this area. This indicates a mold problem exists in the air and the source likely originates from this area.

AIR SAMPLE ST [4]: Kitchen.

Elevated mold spores and spores not found at the exterior were detected in this area. This indicates a mold problem exists in the air, but this is likely caused by cross contamination from other areas of the house.

The kitchen should be HEPA vacuumed and wet wiped while having an air scrubber or negative air running,

See the accompanying laboratory mold report.

See the accompanying recommendations report.

The work area should be isolated with use of containment barriers. Negative air should be established with use of HEPA filtered negative air machines. Any moisture damaged surfaces that cannot be salvaged, such as gypsum board (aka Sheet rock, Drywall, etc.) should be removed and discarded, to at least 6 to 12 inches beyond where visible moisture damage ends, if practical.

Any water damaged and/or mold impacted structural materials that can be salvaged, should be properly HEPA vacuumed, scrubbed/cleaned, and then HEPA vacuumed again.

The entire work area should be HEPA vacuumed and wet wiped. HEPA air filtration should run for a minimum of 24 hours after the work is complete. If during removal additional mold sources/water damage is noted, remediation/removal should continue until 12 past the last impacted area wherever feasible. The contained area should be inspected by 20/20 Advanced Property & Mold Inspections and if deemed acceptable the air should be tested to confirm that there is no detectable mold problem before restoring the finished surfaces.

5. Whole House Heating System Exposed Ductwork: #2 A number of ducts in the attic were damaged. Mixed ducts are indication of repairs.

Summary (Continued)

6. Cooling System Visible Coil: Not visible to me as part of a standard home inspection.

Structure

7. Pre-1978 Constn. (Reportedly): YES. Reportedly Pre-1978 construction; Painted surfaces may contain Lead Paint. Any damage, repairs or removal should be addressed accordingly.
8. Pre-1980 Constn. (Reportedly): YES. Reportedly Pre-1980 construction. Pre-1980 construction and some housing construction into the mid 1980's may contain Asbestos. Textured ceiling material, flooring, HVAC components, insulation and other construction materials may contain Asbestos. Any repairs or removal should be addressed accordingly.

Attic

9. Attic OTHER: I observed evidence of prior rodent activity [droppings] and [dead animal]. Advise evaluation by a qualified pest control operator. May warrant thorough, professional cleaning of the entire attic for health safety.