

# ***20/20 PROPERTY INSPECTIONS***



**XXX Lookout Dr.  
Laguna Beach, CA 92651**

**Prepared for: John Q. Homeowner**

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

# 20/20 Advanced Property Inspections

190316 - XXX Lookout Dr (mold).inspx

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# 20/20 Advanced Property Inspections

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## General Information

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File Number: **190316 - XXX Lookout Dr (mold)**

### Property Information

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Property Address: **XXX Lookout Dr.**

City: **Laguna Beach** State: **CA** Zip: **92651**

Building Type: **Single Family Residence, SIX Levels. Reported sq. ft. [ 2300 ].**

Estimated Age: **Reportedly built in [1989]:**

Entrance Faces: **Primarily East southeast** Occupancy: **Owner (client) Occupied**

Inspection Date: **03/16/2019**

Start Time: **10am** End Time: **1 pm**

### Client Information

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Client Name: **John Q. Homeowner**

Contact Name: **John Q. Homeowner**

Others Present: **John Q. Homeowner and family**

### Inspection Company

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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

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Weather: **Partly cloudy**

Temperature (F): **70**

Soil Conditions: **Dry**

### Utility Status

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Electric On: **Yes**

Gas/Oil On: **Yes**

Water On: **Yes**

## Definitions

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- 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- MARGINAL** The component/item displayed LIMITATIONS and/or other conditions, such as: being outdated, improper installation, wear, deterioration, damage, material defects, limited remaining useful "life", and/or it appears that the condition may worsen.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

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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.

### 1. DEFECTIVE

#### Other: ATTENTION:

This is a limited inspection for water intrusion and mold of the house described on page 1.

This is a limited inspection, limited to those areas requested by the client, though those areas may lead me to inspect other areas that were affected incidentally.

The specific areas requested are:

Level 6 west bedroom

Master bedroom

Dining Room

Lower level garage.

I have no prior knowledge as to the history of this house and we are coming in "blind" to assess what we can find with the best experience and best tools we have at our disposal.

This is a limited inspection in that the inspection is non-destructive and non-invasive. I did not cut open walls or remove flooring or fixtures to investigate the concealed extent of conditions. This is a preliminary inspection to find out if further action is needed.

I may put prong holes in walls and ceilings or flooring with a moisture meter where the materials are water damaged or wet already. This is non-destructive on our part because the materials are water damaged already and need repair or replacement.

I may pull back carpet somewhat to look for water damage; this is non-destructive because the carpet can be put back down.

See the following pages of the report. To summarize:

Engage a qualified, licensed Mold Remediation Contractor to remediate the following areas. Additional areas may be discovered that were not readily determined by us as the work progresses:

Level 6 west bedroom ceiling, walls and probably the floor.

Master bedroom ceiling and walls, including the hall/stairwell to the west.

Dining Room ceiling and roof.

Lower level garage ceiling.

**Additional: ALTHOUGH MOISTURE DAMAGE AND MOISTURE WERE NOT FOUND OR DETECTED IN OTHER AREAS OF THE HOME ALL AREAS OF THE INTERIOR LIVING SPACE SHOULD BE CLEANED DUE TO SUSPECTED CROSS-CONTAMINATION.**

### Level 6 West Bedroom

#### 2. DEFECTIVE

**Walls: Painted Drywall** The wall was broken open prior to my arrival for this inspection.

Moisture stains, extensive moisture and mold like substance were observed and detected at the SW side.

=====

The NW wall is painted over concrete, apparently a retaining wall that extends from the lowest level. There is evidence of water penetration here; efflorescence was breaking through the paint. Photos 22 to 26.

=====

Mold like substance and moisture stains were observed at the NE wall. And moisture was detected with a moisture meter around virtually all the walls except a small area by the doorway at the east side because it is at the interior. Some floor areas seemed to be wet at the perimeter areas. It is likely that the moisture will spread to more areas as days go by without forced drying and remediation. (HD)(RE)(PC).

Bedroom (Continued)

Walls: (continued)

[Suspect cause of moisture]: Parapet walls at light sconces, electrical outlets at the roof deck structure above and also at the lights in the stair risers. Also, possibly deck surface drains leak at the roof deck penetrations. Possible leaks from the roof drain pipes themselves. Possible leaks at the tile roof to the south.

Once the ceiling and walls' gypsum board is removed the exact points of water entry should be revealed.

[Concealed Mold-like conditions may exist here behind the wet walls.]

[Suspect Mold-like conditions exist at the SW wall as shown in the photos.

By the time you receive this report it is possible that mold will be showing at the room side of other wall surfaces.]

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

[Air sampling is recommend here.] Same as noted at the ceiling above.

[Surface sampling is recommended here at the SW wall.]

AIR Sampling was APPROVED by the client.

[See Attachment "A".]

SW wall SURFACE Sampling was APPROVED by the client.

[See Attachment "A".]

NE wall baseboard 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.

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RESULTS:

See air sample results at Ceiling, above.

SURFACE SAMPLE DE [ 1 ]: Level 6 West bedroom SW wall.

The surface sample was positive for mold. This clearly indicates that there is a mold problem here.

A surface sample was NOT taken at the NW wall. Since this whole room needs remediation this wall should be remediated as a matter of course.

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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FOR CONCLUSIVE AIR and/or SURFACE TESTING RESULTS:

Remediation should be performed to the standards found in the publication IICRC S520 Standard and Reference Guide for Mold Remediation.

LOCATION: [ Level 6 west bedroom ]:

Mold Impacted and Water Damaged Materials. The air sample collected showed elevated airborne mold spore counts and mold growth was confirmed at the [Level 6 west bedroom]. Additional hidden mold growth is possible. This may extend into the flooring and even into the living space below. The water may

## Bedroom (Continued)

### Walls: (continued)

keep migrating and it rained heavily again since this inspection.]

The work area should be isolated with use of containment barriers. Negative air should be established with use of HEPA filtered negative air machines. All water damaged and/or mold impacted non-structural materials should be removed (drywall, baseboards, insulation, etc...). Any water damaged and/or mold impacted structural materials should be properly HEPA vacuumed, scrubbed/cleaned, and then HEPA vacuumed again. 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.

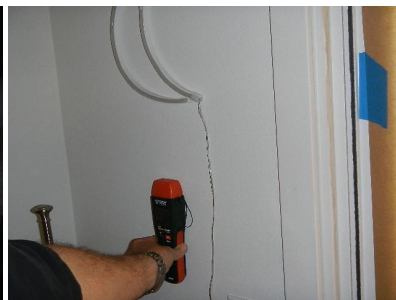
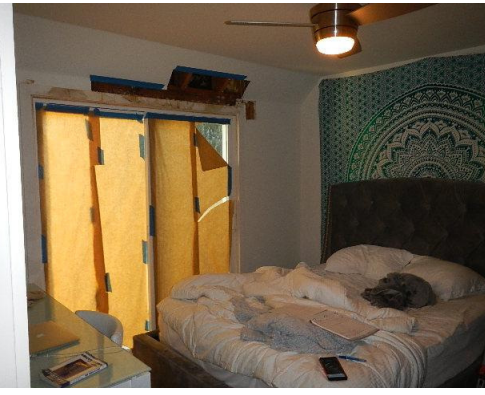
=====

The NW and related wall is painted over concrete, apparently a retaining wall that extends from the lowest level. There is evidence of water penetration here; efflorescence was breaking through the paint. It seems that this wall would have to be behind the stairs if the stairs follow the slope of the ceiling in the NW closet. This wall probably needs to be waterproofed from the positive side. Photos 22 to 26.

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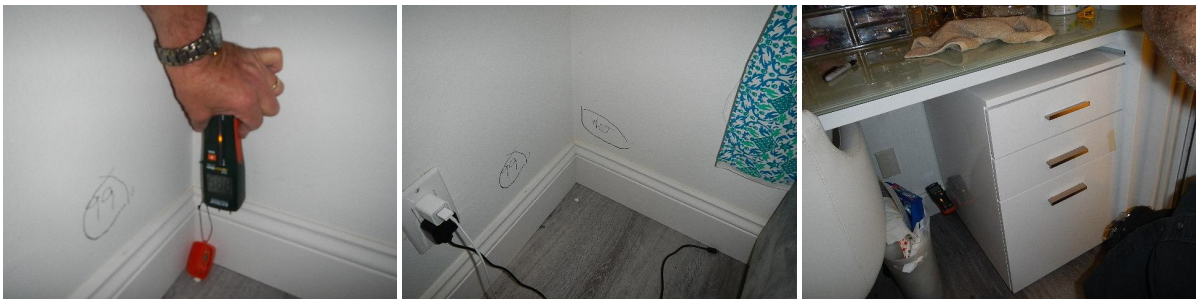
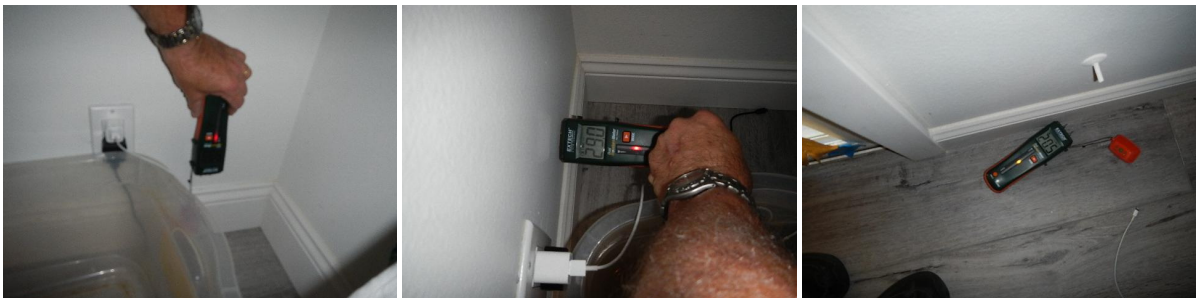
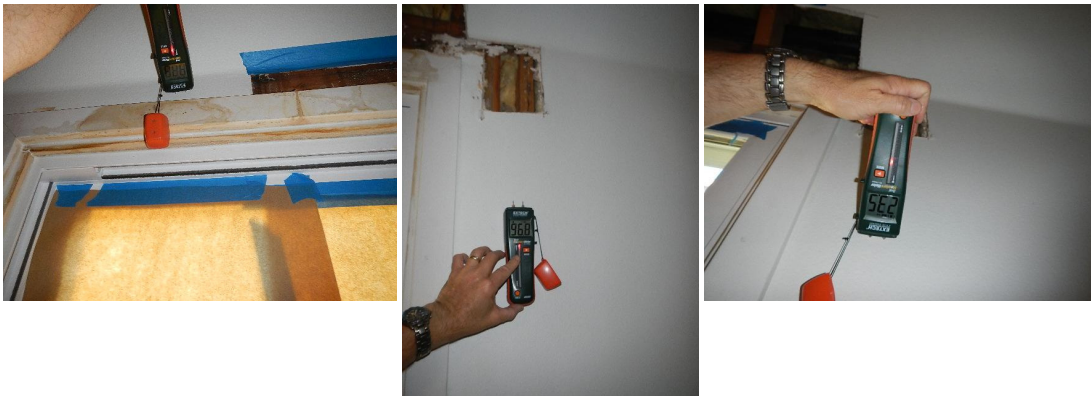
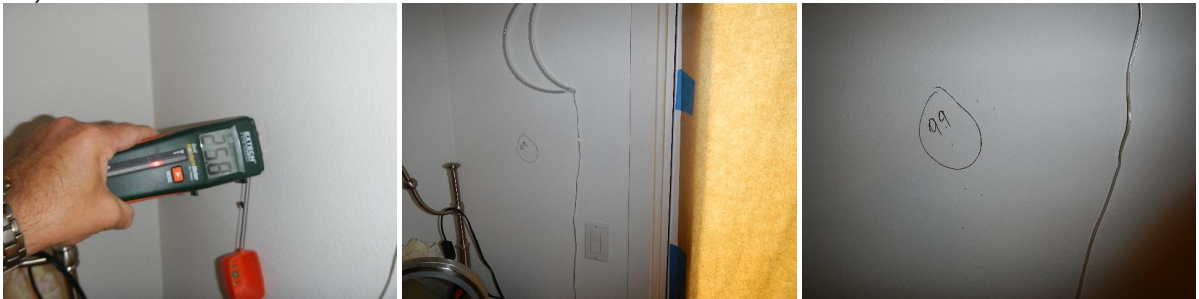
**OTHER COMMENTS:** Possible points of water entry.

- a. Both primary Roof drains were lacking strainer covers.
- b. One drain was visibly clogged.
- c. One of the scuppers (overflow drains) was substantially obstructed by a drip irrigation line that was inappropriately routed through the drain opening.
- d. At the SW wall a wall light was taped over with duct tape. This is susceptible to water entry.
- e. A wall light at the NE wall was lacking a water tight cover. Water can enter the wall easily.
- f. The light covers at the stair risers were damaged. This is over the sloped ceiling in the NW closet.



## Bedroom (Continued)

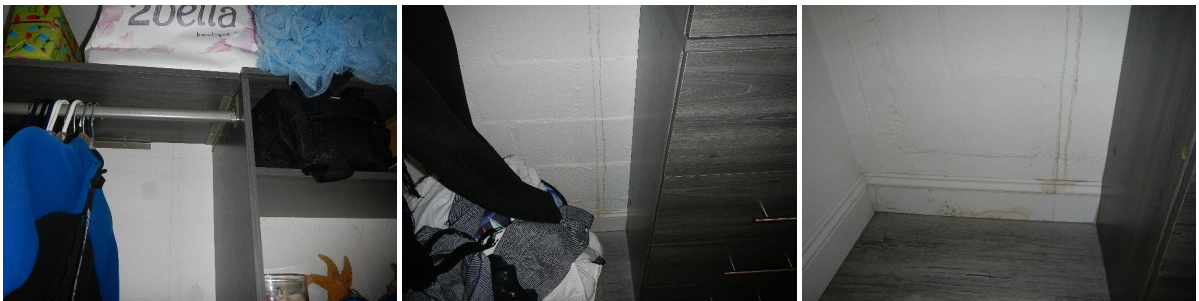
Walls: (continued)





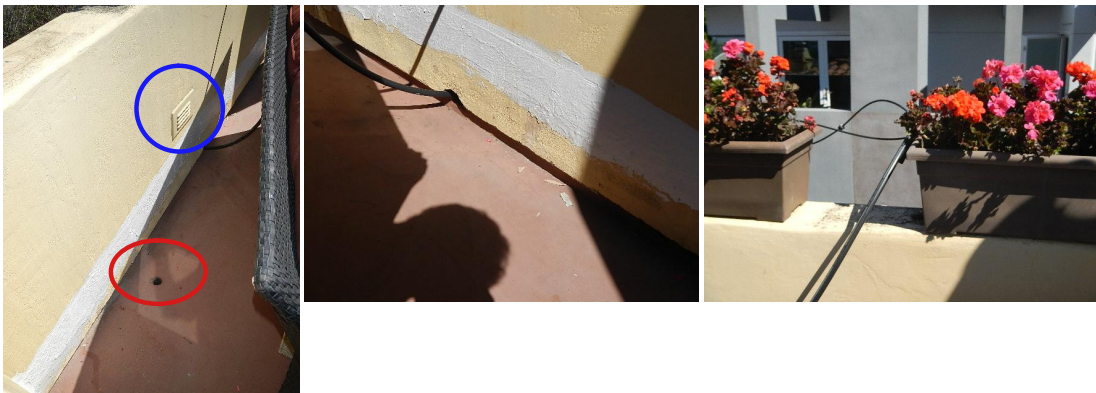
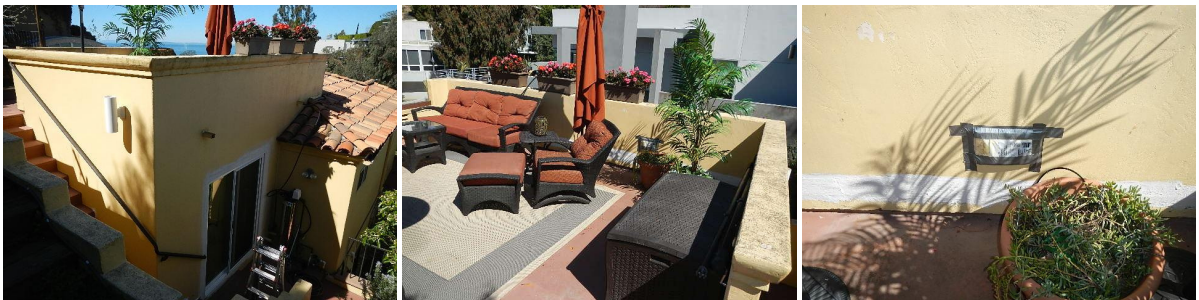
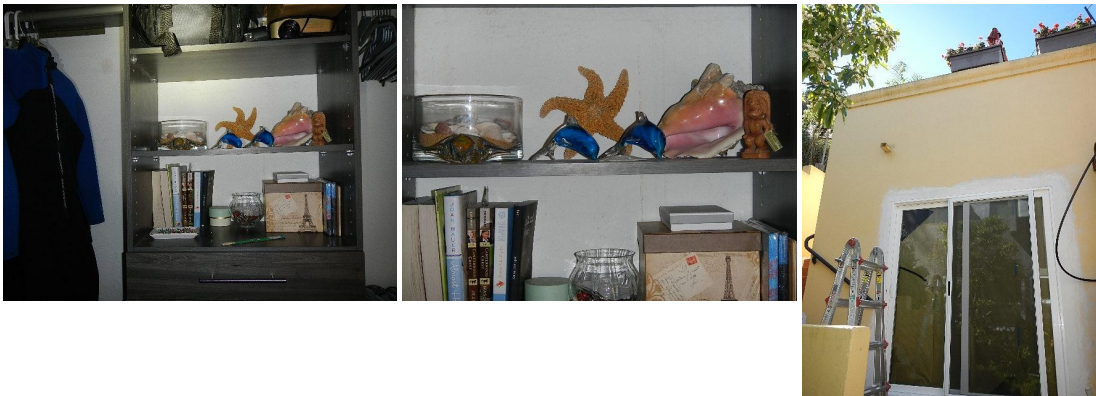
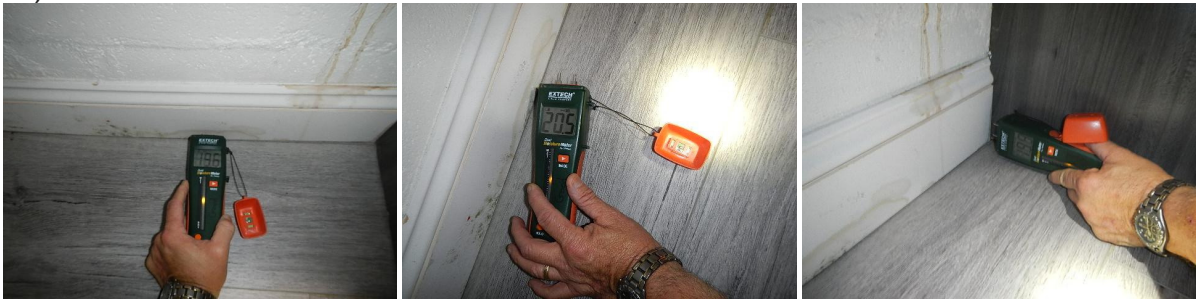
## Bedroom (Continued)

Walls: (continued)



## Bedroom (Continued)

Walls: (continued)



## Bedroom (Continued)

Walls: (continued)



### 3. DEFECTIVE

**Ceiling: Painted Drywall** Some Moisture stains but extensive moisture was detected with a moisture meter across virtually the whole ceiling. Most of the perimeter of the ceiling except for maybe the SE at the side with the room door because it is at the interior. It is likely that the moisture will spread to more areas as days go by without forced drying and remediation. (HD)(RE)(PC).

[Suspect cause of moisture]: Parapet walls at light sconces, electrical outlets at the roof deck structure above and also at the lights in the stair risers. Also, possibly deck surface drains leak at the roof deck penetrations. Possible leaks from the roof drain pipes themselves. Once the ceiling and walls' gypsum board is removed the exact points of water entry should be revealed.

[Concealed Mold-like conditions may exist here.]

[Suspect Mold-like conditions likely exist at the back of the ceiling. By the time you receive this report it is possible that mold will be showing at the room side of the ceiling surface.]

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

[Air sampling is recommend here.] See comments at "WALLS" below.

[Surface sampling was not recommended AT the CEILING at this time as suspect mold was not readily visible, however, concealed mold may exist.] (See wall comments)

AIR Sampling was APPROVED by the client.

[See Attachment "A".]

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

## Bedroom (Continued)

### Ceiling: (continued)

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 ]:

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.

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

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

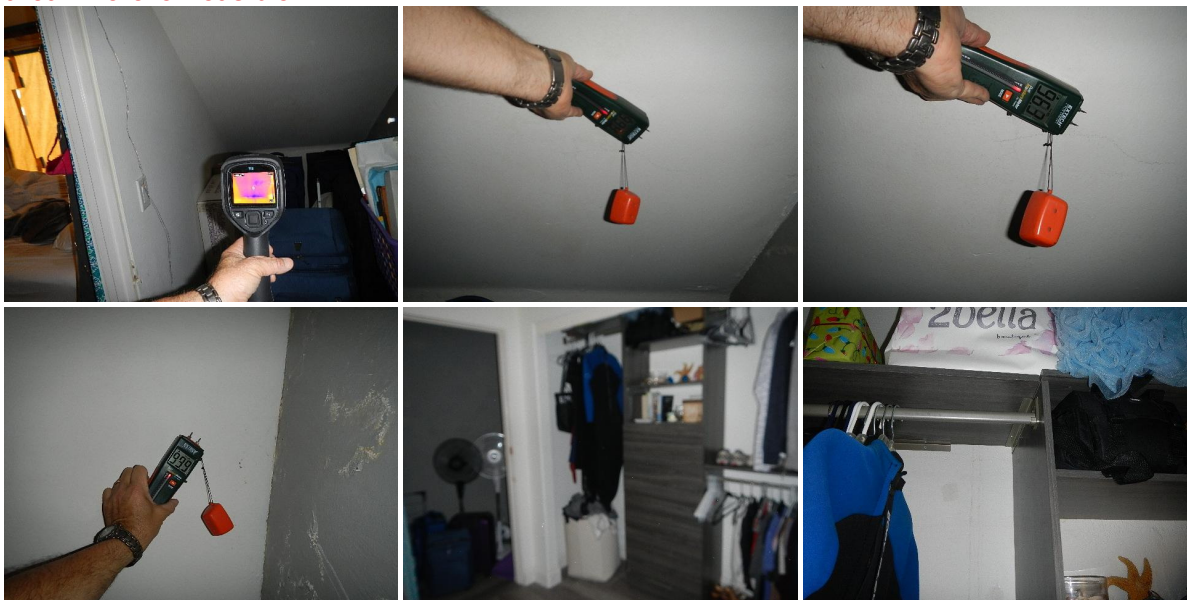
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#### FOR CONCLUSIVE AIR and/or SURFACE TESTING RESULTS:

Remediation should be performed to the standards found in the publication IICRC S520 Standard and Reference Guide for Mold Remediation.

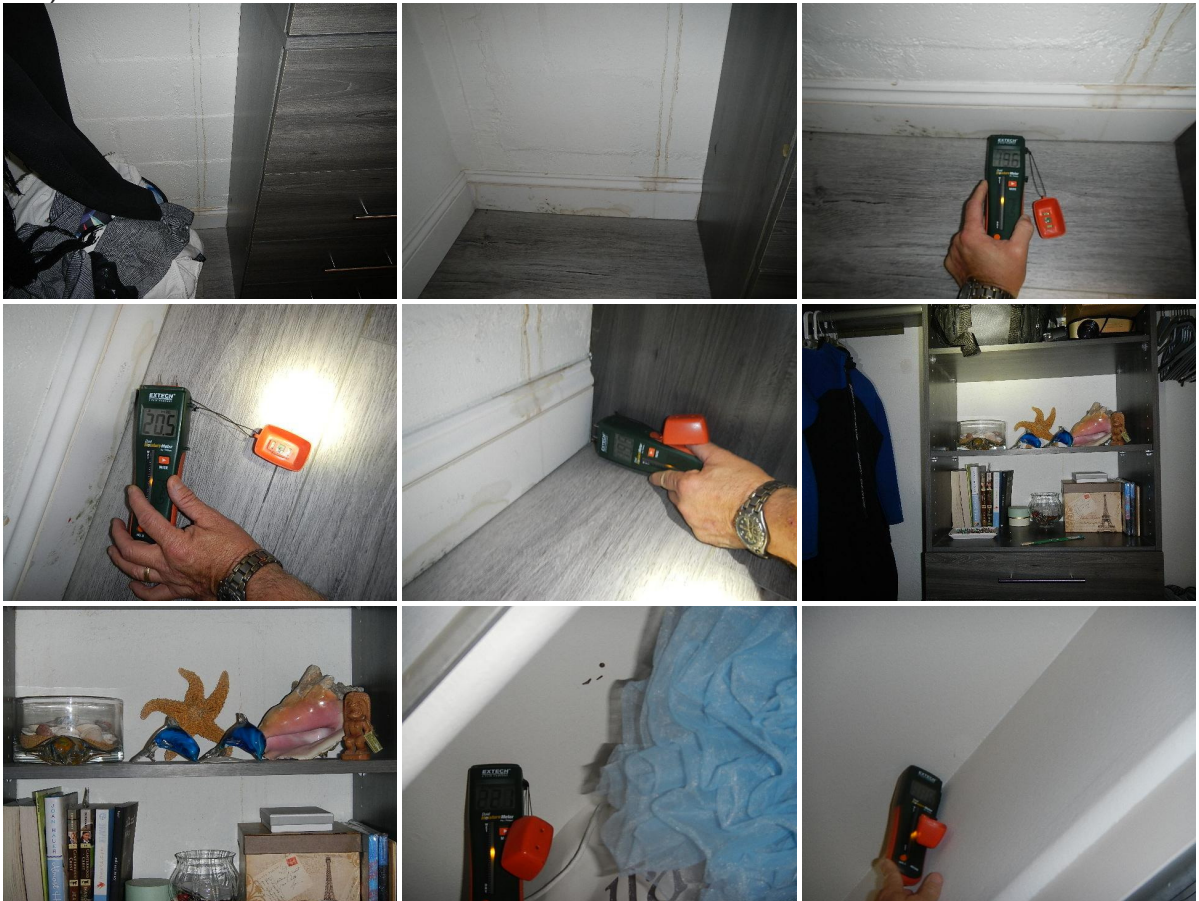
#### LOCATION: [ Level 6 West Bedroom ]:

Mold Impacted and Water Damaged Materials. The air sample collected showed elevated airborne mold spore counts and mold growth was confirmed at the [Level 6 West Bedroom]. Additional hidden mold growth is possible. Work area should be isolated with use of containment barriers. Negative air should be established with use of HEPA filtered negative air machines. All water damaged and/or mold impacted non-structural materials should be removed (drywall, baseboards, insulation, etc...). Any water damaged and/or mold impacted structural materials should be properly HEPA vacuumed, scrubbed/cleaned, and then HEPA vacuumed again. 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.



## Bedroom (Continued)

### Ceiling: (continued)



### Level 5, SE, Master Bedroom

**4. DEFECTIVE** Ceiling: Painted Drywall The ceiling and wall were cut/broken open prior to my arrival for this inspection.

Moisture stains/damage and mold like substance were observed [at the west ceiling. (The following descriptions follow the general order of the photos):The southwest ceiling and walls were wet.  
The SE corner wall was wet, low down.  
The south wall was wet low down.  
The south wall was wet high up.  
The south ceiling was somewhat wet.  
The south ceiling was wet.].  
The west wall was wet low down.

In the west stairwell behind the west wall of the master bedroom, THAT wall was wet. Photos 14,15,16.

Elevated moisture levels detected with moisture meter [ ]. (HD)(RE)(PC).

[Suspect cause of moisture]: Roof related leaks.

[Concealed Mold-like conditions may exist here at multiple areas, any walls, ceiling or floor that is wet.]

Bedroom (Continued)

Ceiling: (continued)

[Suspect Mold-like conditions exist here at the master bedroom west ceiling.]

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

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

[Surface sampling is recommended here at the west ceiling of the master bedroom.]

Air sampling is recommend here in the level 5 hall outside of the master bedroom.]

AIR Sampling was APPROVED in the master bedroom by the client.

[See Attachment "A".]

SURFACE Sampling at the master bedroom ceiling was DECLINED or not yet approved by the client.

[See Attachment "A".]

AIR Sampling was DECLINED or not yet approved in the hall outside of the master bedroom 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]: Master 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.

The air sample results were within normal tolerances as compared to the outside air. Therefore, I can say with reasonable certainty that there is not an airborne mold problem in this area.

SURFACE SAMPLE DE[ ]:

The surface sample was positive for mold. This clearly indicates that there is a mold problem here.

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

I advise that the surface material be tested to determine if mold exists on the surface prior to remediation. I advise that a professional mold remediator be employed to perform the remediation.]

See the accompanying laboratory mold report.

See the accompanying recommendations report.

FOR CONCLUSIVE AIR and/or SURFACE TESTING RESULTS:

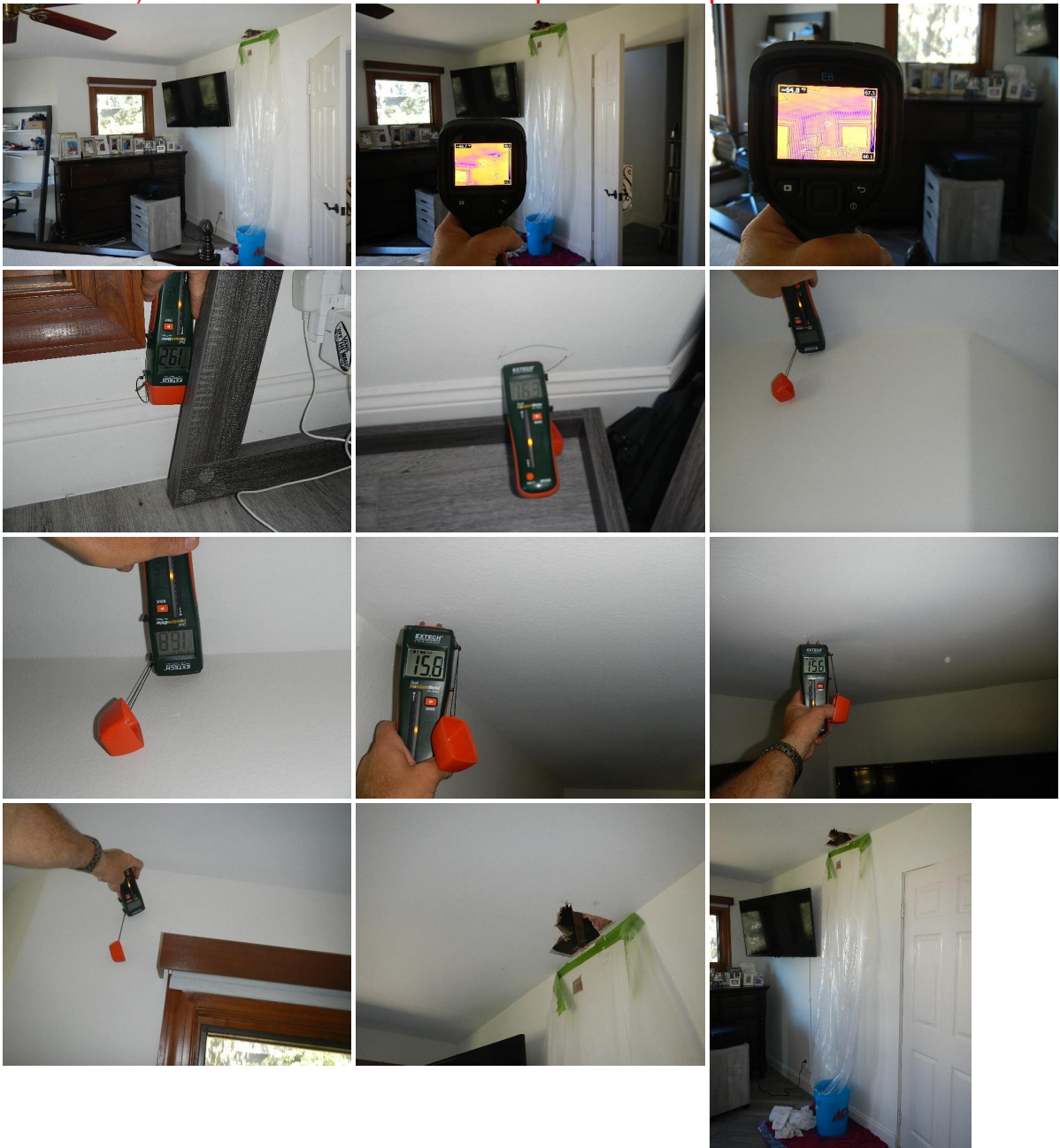
Remediation should be performed to the standards found in the publication IICRC S520 Standard and Reference Guide for Mold Remediation.

LOCATION: [ Master bedroom and the hall outside of the master since the west wall is common to both sides ]:

## Bedroom (Continued)

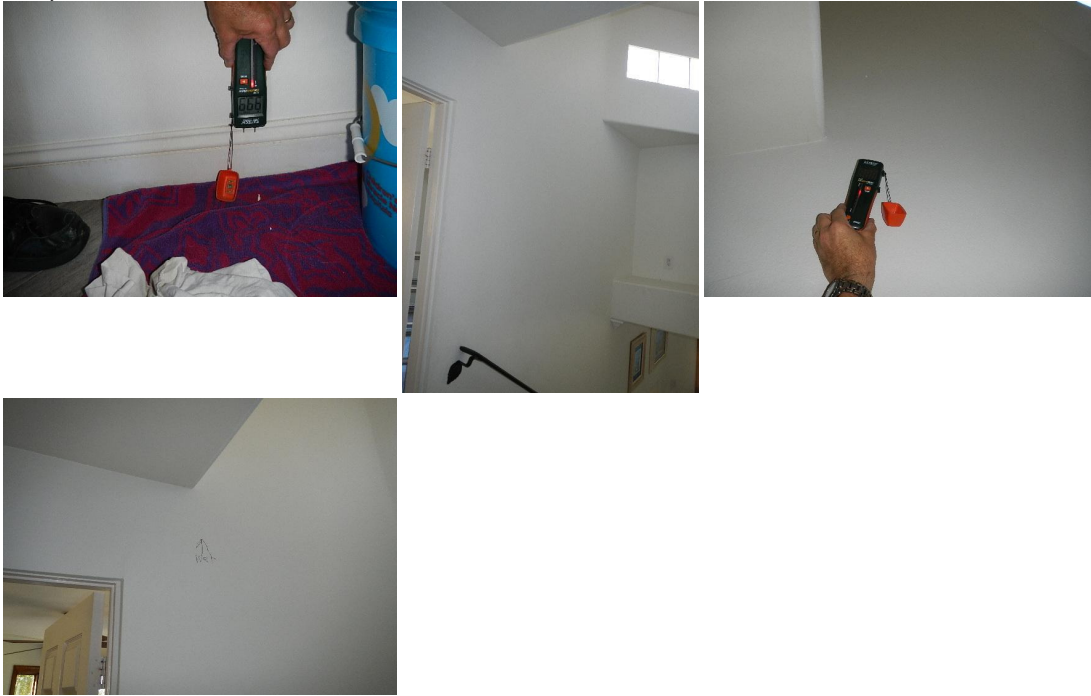
### Ceiling: (continued)

**Mold Impacted and Water Damaged Materials.** The air sample collected showed elevated airborne mold spore counts and mold growth was confirmed at the [Master bedroom walls and ceiling as indicated, this may extend into the flooring and even into the living space below. The water may keep migrating and it rained heavily again since this inspection.]. Additional hidden mold growth is possible. Work area should be isolated with use of containment barriers. Negative air should be established with use of HEPA filtered negative air machines. All water damaged and/or mold impacted non-structural materials should be removed (drywall, baseboards, insulation, etc...). Any water damaged and/or mold impacted structural materials should be properly HEPA vacuumed, scrubbed/cleaned, and then HEPA vacuumed again. 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.



## Bedroom (Continued)

### Ceiling: (continued)



**5. DEFECTIVE** Walls: Painted Drywall See ceiling comments and photos. Walls were wet and damaged.

## Living Space

NOTE 1: Floor, wall, ceiling coverings and/or furnishings limit the ability to assess conditions.  
NOTE 2: Vacancy and/or recent paint/coverings/repairs, non-use of plumbing, electrical, mechanical equipment and appliances limits our assessment of conditions during normal occupancy. Ask owner about the prior history of any known conditions/concerns/repairs.  
NOTE 3: Window & door evaluations are based on a check of representative units.  
NOTE 4: Regarding Pre-1980 construction; Textured ceiling material may contain Asbestos. Any damage, repairs or removal should be addressed accordingly.  
NOTE 5: Regarding Pre-1978 construction; Painted surfaces may contain Lead Paint. Any damage, repairs or removal should be addressed accordingly.  
NOTE 6: The above comments apply to the Garage, Substructure, Kitchen, Bathrooms, Bedrooms and Laundry areas as well.

### Dining Room Living Space

**1. DEFECTIVE** Ceiling: Painted Drywall The ceiling was broken open prior to my arrival for this inspection. Moisture stains/damage and mold like substance were observed [at the east ceiling.]. Particularly at photos 7,8,13,14.  
The S-SE wall was wet low down. See photos 10 and 11..

Elevated moisture levels detected with moisture meter [ at the roof sheathing and at the S-SE wall down low. ]. (HD)(RE)(PC).

[Suspect cause of moisture]: Roof related leaks, particularly around the roof drains at the flat roof.

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



## Living Space (Continued)

### Ceiling: (continued)

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

[Air sampling is recommend here.]

[Surface sampling is recommended here.]

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 [3 ]: Dining Room

The air sample results were within normal tolerances as compared to the outside air. Therefore, I can say with reasonable certainty that there is not an airborne mold problem in this area. That does not mean that mold does not exist, it just means it was not particularly an airborne problem at this time.

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

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

=====

As a precaution, 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 Property inspections and if deemed acceptable the air should be tested to confirm that there is no detectable mold problem before restoring the finished surfaces.



## Living Space (Continued)

Ceiling: (continued)



## 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.

### Lowest level Garage

#### 1. Type of Structure: Tuckunder Car Spaces: 1

2. DEFECTIVE Ceiling: Moisture stains/damage and mold like substance were observed [at the ceiling, as shown. ]. close of transaction, if applicable.

Elevated moisture levels detected with moisture meter [ ]. (HD)(RE)(PC).

[Suspect cause of moisture]: Roof 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 is recommend here.]

[Surface sampling is recommended here.]

AIR Sampling was DECLINED or not yet 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.

=====  
[A surface sample and air were not taken here. Appropriate precautions should be used when repairing the moisture damage as concealed mold may be revealed.

I advise that the air and surface material be tested to determine if mold exists prior to remediation.

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

See the accompanying laboratory mold report.

See the accompanying recommendations report.

=====  
As a precaution, if testing is not performed, assume mold exists:

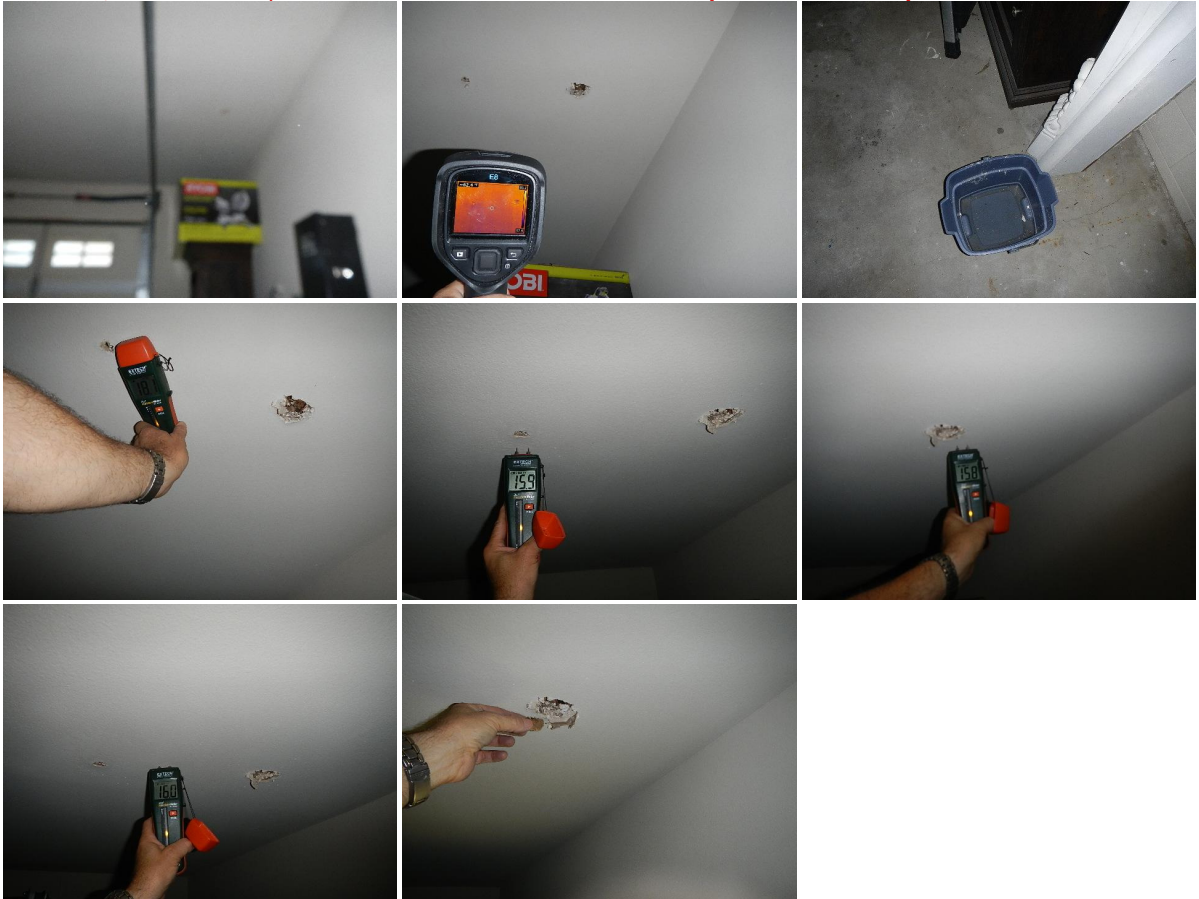
Hidden mold growth is possible. If mold is discovered, the work area should be isolated with use of containment barriers. Negative air should be established with use of HEPA filtered negative air machines. Any moisture damaged surfaces that cannot be salvaged, such as gypsum board (aka Sheet rock, Drywall,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

## Garage/Carport (Continued)

### Ceiling: (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.



## 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. Pre-1978 Constn. (Reportedly): NO. Pre-1978 construction; Painted surfaces may contain Lead Paint. Any damage, repairs or removal should be addressed accordingly.**
- 2. Pre-1980 Constn. (Reportedly): NO. Pre-1980 construction. 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**

## 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.

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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 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.

## SUPPLEMENTAL MOLD INFORMATION (Continued)

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### \*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 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

## SUPPLEMENTAL MOLD INFORMATION (Continued)

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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. Additional areas may be discovered that were not readily determined by us as the work progresses:

1. Level 6 west bedroom ceiling, walls and probably the floor.
2. Master bedroom ceiling and walls, including the hall/stairwell to the west.
3. Dining Room ceiling and roof.
4. Lower level garage ceiling.

=====

### 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 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

## SUPPLEMENTAL MOLD INFORMATION (Continued)

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with disposable wipes.

3.1.fHEPA 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.gAfter 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.hHVAC 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.iHidden 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

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### Bedroom

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#### 1. Other: ATTENTION:

This is a limited inspection for water intrusion and mold of the house described on page 1.

This is a limited inspection, limited to those areas requested by the client, though those areas may lead me to inspect other areas that were affected incidentally.

The specific areas requested are:

Level 6 west bedroom

Master bedroom

Dining Room

Lower level garage.

I have no prior knowledge as to the history of this house and we are coming in "blind" to assess what we can find with the best experience and best tools we have at our disposal.

This is a limited inspection in that the inspection is non-destructive and non-invasive. I did not cut open walls or remove flooring or fixtures to investigate the concealed extent of conditions. This is a preliminary inspection to find out if further action is needed.

I may put prong holes in walls and ceilings or flooring with a moisture meter where the materials are water damaged or wet already. This is non-destructive on our part because the materials are water damaged already and need repair or replacement.

I may pull back carpet somewhat to look for water damage; this is non-destructive because the carpet can be put back down.

See the following pages of the report. To summarize:

Engage a qualified, licensed Mold Remediation Contractor to remediate the following areas. Additional areas may be discovered that were not readily determined by us as the work progresses:

Level 6 west bedroom ceiling, walls and probably the floor.

Master bedroom ceiling and walls, including the hall/stairwell to the west.

Dining Room ceiling and roof.

Lower level garage ceiling.

**Additional: ALTHOUGH MOISTURE DAMAGE AND MOISTURE WERE NOT FOUND OR DETECTED IN OTHER AREAS OF THE HOME ALL AREAS OF THE INTERIOR LIVING SPACE SHOULD BE CLEANED DUE TO SUSPECTED CROSS-CONTAMINATION.**

#### 2. Level 6 West Bedroom Walls: Painted Drywall The wall was broken open prior to my arrival for this inspection.

Moisture stains, extensive moisture and mold like substance were observed and detected at the SW side.

=====

The NW wall is painted over concrete, apparently a retaining wall that extends from the lowest level. There is evidence of water penetration here; efflorescence was breaking through the paint. Photos 22 to 26.

=====

Mold like substance and moisture stains were observed at the NE wall. And moisture was detected with a moisture meter around virtually all the walls except a small area by the doorway at the east side because it is at the interior. Some floor areas seemed to be wet at the perimeter areas. It is likely that the moisture will spread to more areas as days go by without forced drying and remediation. (HD)(RE)(PC).

Summary (Continued)

Walls: (continued)

[Suspect cause of moisture]: Parapet walls at light sconces, electrical outlets at the roof deck structure above and also at the lights in the stair risers. Also, possibly deck surface drains leak at the roof deck penetrations. Possible leaks from the roof drain pipes themselves. Possible leaks at the tile roof to the south. Once the ceiling and walls' gypsum board is removed the exact points of water entry should be revealed.

[Concealed Mold-like conditions may exist here behind the wet walls.] [Suspect Mold-like conditions exist at the SW wall as shown in the photos. By the time you receive this report it is possible that mold will be showing at the room side of other wall surfaces.]

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

[Air sampling is recommend here.] Same as noted at the ceiling above.

[Surface sampling is recommended here at the SW wall.]

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

NE wall baseboard 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:

See air sample results at Ceiling, above. SURFACE SAMPLE DE [ 1 ]: Level 6 West bedroom SW wall. The surface sample was positive for mold. This clearly indicates that there is a mold problem here.

A surface sample was NOT taken at the NW wall. Since this whole room needs remediation this wall should be remediated as a matter of course. I advise that a professional mold remediator be employed to perform the remediation.]

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

===== FOR CONCLUSIVE AIR and/or SURFACE TESTING RESULTS: Remediation should be performed to the standards found in the publication IICRC S520 Standard and Reference Guide for Mold Remediation.

LOCATION: [ Level 6 west bedroom ]: Mold Impacted and Water Damaged Materials. The air sample collected showed elevated airborne mold spore counts and mold growth was confirmed at the [Level 6 west bedroom]. Additional hidden mold growth is possible. This may extend into the flooring and even into the living space below. The water may keep migrating and it rained heavily again since this inspection.]

The work area should be isolated with use of containment barriers. Negative air should be established with use of HEPA filtered negative air machines. All water damaged and/or mold impacted non-structural materials should be

## Summary (Continued)

### Walls: (continued)

removed (drywall, baseboards, insulation, etc...). Any water damaged and/or mold impacted structural materials should be properly HEPA vacuumed, scrubbed/cleaned, and then HEPA vacuumed again. 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 NW and related wall is painted over concrete, apparently a retaining wall that extends from the lowest level. There is evidence of water penetration here; efflorescence was breaking through the paint. It seems that this wall would have to be behind the stairs if the stairs follow the slope of the ceiling in the NW closet. This wall probably needs to be waterproofed from the positive side. Photos 22 to 26.

=====  
OTHER COMMENTS: Possible points of water entry.

- a. Both primary Roof drains were lacking strainer covers.
- b. One drain was visibly clogged.
- c. One of the scuppers (overflow drains) was substantially obstructed by a drip irrigation line that was inappropriately routed through the drain opening.
- d. At the SW wall a wall light was taped over with duct tape. This is susceptible to water entry.
- e. A wall light at the NE wall was lacking a water tight cover. Water can enter the wall easily.
- f. The light covers at the stair risers were damaged. This is over the sloped ceiling in the NW closet.

3. **Level 6 West Bedroom Ceiling: Painted Drywall** Some Moisture stains but extensive moisture was detected with a moisture meter across virtually the whole ceiling. Most of the perimeter of the ceiling except for maybe the SE at the side with the room door because it is at the interior. It is likely that the moisture will spread to more areas as days go by without forced drying and remediation. (HD)(RE)(PC).

[Suspect cause of moisture]: Parapet walls at light sconces, electrical outlets at the roof deck structure above and also at the lights in the stair risers. Also, possibly deck surface drains leak at the roof deck penetrations. Possible leaks from the roof drain pipes themselves. Once the ceiling and walls' gypsum board is removed the exact points of water entry should be revealed.

[Concealed Mold-like conditions may exist here.]

[Suspect Mold-like conditions likely exist at the back of the ceiling. By the time you receive this report it is possible that mold will be showing at the room side of the ceiling surface.]

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

[Air sampling is recommend here.] See comments at "WALLS" below.

[Surface sampling was not recommended AT the CEILING at this time as suspect mold was not readily visible, however, concealed mold may exist.] (See wall comments)

AIR Sampling was 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:

## Summary (Continued)

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Ceiling: (continued)

**AIR SAMPLE ST[ 1 ]:**

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.

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

See the accompanying laboratory mold report.

See the accompanying recommendations report.

=====

**FOR CONCLUSIVE AIR and/or SURFACE TESTING RESULTS:**

Remediation should be performed to the standards found in the publication IICRC S520 Standard and Reference Guide for Mold Remediation.

**LOCATION: [ Level 6 West Bedroom ]:**

Mold Impacted and Water Damaged Materials. The air sample collected showed elevated airborne mold spore counts and mold growth was confirmed at the [Level 6 West Bedroom]. Additional hidden mold growth is possible. Work area should be isolated with use of containment barriers. Negative air should be established with use of HEPA filtered negative air machines. All water damaged and/or mold impacted non-structural materials should be removed (drywall, baseboards, insulation, etc...). Any water damaged and/or mold impacted structural materials should be properly HEPA vacuumed, scrubbed/cleaned, and then HEPA vacuumed again. 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.

**4. Level 5, SE, Master Bedroom Ceiling: Painted Drywall** The ceiling and wall were cut/broken open prior to my arrival for this inspection.

Moisture stains/damage and mold like substance were observed [at the west ceiling.

(The following descriptions follow the general order of the photos):The southwest ceiling and walls were wet.

The SE corner wall was wet, low down.

The south wall was wet low down.

The south wall was wet high up.

The south ceiling was somewhat wet.

The south ceiling was wet.].

The west wall was wet low down.

In the west stairwell behind the west wall of the master bedroom, THAT wall was wet. Photos 14,15,16.

Elevated moisture levels detected with moisture meter [ ]. (HD)(RE)(PC).

[Suspect cause of moisture]: Roof related leaks.

[Concealed Mold-like conditions may exist here at multiple areas, any walls, ceiling or floor that is wet.]

[Suspect Mold-like conditions exist here at the master bedroom west ceiling.]

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

=====

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

[Surface sampling is recommended here at the west ceiling of the master bedroom.]

Summary (Continued)

Ceiling: (continued)

Air sampling is recommend here in the level 5 hall outside of the master bedroom.]

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

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

AIR Sampling was DECLINED or not yet approved in the hall outside of the master bedroom 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]: Master 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.

The air sample results were within normal tolerances as compared to the outside air. Therefore, I can say with reasonable certainty that there is not an airborne mold problem in this area.

SURFACE SAMPLE DE[ ]:

The surface sample was positive for mold. This clearly indicates that there is a mold problem here.

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

I advise that the surface material be tested to determine if mold exists on the surface prior to remediation.

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

See the accompanying laboratory mold report.

See the accompanying recommendations report.

FOR CONCLUSIVE AIR and/or SURFACE TESTING RESULTS:

Remediation should be performed to the standards found in the publication IICRC S520 Standard and Reference Guide for Mold Remediation.

LOCATION: [ Master bedroom and the hall outside of the master since the west wall is common to both sides ]: Mold Impacted and Water Damaged Materials. The air sample collected showed elevated airborne mold spore counts and mold growth was confirmed at the [Master bedroom walls and ceiling as indicated, this may extend into the flooring and even into the living space below. The water may keep migrating and it rained heavily again since this inspection.]. Additional hidden mold growth is possible. Work area should be isolated with use of containment barriers. Negative air should be established with use of HEPA filtered negative air machines. All water damaged and/or mold impacted non-structural materials should be removed (drywall, baseboards, insulation, etc...). Any water damaged and/or mold impacted structural materials should be properly HEPA vacuumed, scrubbed/cleaned, and then HEPA vacuumed again. 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

## Summary (Continued)

Ceiling: (continued)

**noted, remediation/removal should continue until 12" past the last impacted area wherever feasible.**

5. Level 5, SE, Master Bedroom Walls: Painted Drywall **See ceiling comments and photos. Walls were wet and damaged.**

### Living Space

6. Dining Room Living Space Ceiling: *Painted Drywall* The ceiling was broken open prior to my arrival for this inspection. Moisture stains/damage and mold like substance were observed [at the east ceiling.]. Particularly at photos 7,8,13,14. The S-SE wall was wet low down. See photos 10 and 11..

Elevated moisture levels detected with moisture meter [ at the roof sheathing and at the S-SE wall down low. ]. (HD)(RE)(PC).

[Suspect cause of moisture]: Roof related leaks, particularly around the roof drains at the flat roof.

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

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

[Air sampling is recommend here.]  
[Surface sampling is recommended here.]

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 [3 ]: Dining Room

The air sample results were within normal tolerances as compared to the outside air. Therefore, I can say with reasonable certainty that there is not an airborne mold problem in this area.

That does not mean that mold does not exist, it just means it was not particularly an airborne problem at this time.

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

I advise that the surface material be tested to determine if mold exists on the surface prior to remediation.

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

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

=====

As a precaution, 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

Summary (Continued)

Ceiling: (continued)

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 Property 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

7. Lowest level Garage Ceiling: Moisture stains/damage and mold like substance were observed [at the ceiling, as shown. ]. close of transaction, if applicable.

Elevated moisture levels detected with moisture meter [ ]. (HD)(RE)(PC).

[Suspect cause of moisture]: Roof 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 is recommend here.]
[Surface sampling is recommended here.]

AIR Sampling was DECLINED or not yet 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.

[A surface sample and air were not taken here. Appropriate precautions should be used when repairing the moisture damage as concealed mold may be revealed.
I advise that the air and surface material be tested to determine if mold exists prior to remediation.
I advise that a professional mold remediator be employed to perform the remediation.]

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

As a precaution, if testing is not performed, assume mold exists:
Hidden mold growth is possible. If mold is discovered, 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.