



# Mold Screen Inspection Report

Prepared By:

**Advanced Home Inspection Services**

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Santa Maria, CA 93458

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Inspection Date & Time: 4/10/2009 4:00 PM

Inspection #: 115

Client's Name: Mr & Mrs Smith

Inspected Address: 1120 W. Dodger Ln.  
Santa Maria Ca 93458

Client's Phone: \_\_\_\_\_

Claim/Job#: \_\_\_\_\_

Client's Email: dodgersr@hotmail.com

Inspection Lab: Pro-Lab, Weston Florida.

Estimated Age	Years Occupied
<u>n/a</u> yrs	<u>0</u> yrs

**Mold Screen:** This level of Mold Inspection utilizes a visual assessment of the entire house, identification of any "Red Flags" for mold and limited sampling for mold. If "Red Flags" are found in multiple areas, the client will be advised and offered the chance to have additional sampling performed in any/all identified areas and also the chance to upgrade to a Mold Survey.

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### Site Conditions/Information

Outdoor Conditions		Indoor Conditions	
Weather Conditions:	<u>windy</u>	Indoor Humidity:	<u>48</u> %
Outdoor Temp.:	<u>65</u> F	Indoor Temp.:	<u>62</u> F
Outdoor Humidity:	<u>36</u> %		

### Exterior Conditions

Grading: Good Water Intrusion: No

Shrub/Trees: none Causing Fungus: No

Roof Condition: Needs Attention Roof Vented:      Leaking: No

Gutters: None Causing Water Intrusion: No

Downspouts: None Causing Water Intrusion: No

Foundation Condition: Good Cracked: No

Siding Condition: Type Stucco Condition Needs Attention

Window Condition: Good

Deck Condition: N/A

Porch Condition: N/A

Vent Condition: Good

Comments:

### Exterior Area Locations

#### **exterior walls**

Degree of Concern

Area: damage and holes

**Normal**

Musty Odor: 0 Suspected Mold: No      sq. ft.

Concern:

Recommended Action:

repairs needed to various damage and openings on exterior walls to prevent moisture intrusion

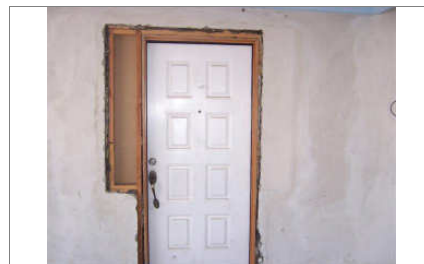
#### Pictures



various openings around plumbing penetrations need repair/sealed



various areas with minor damage at stucco trim (EIFS)



unfinished door install exposing interior to moisture intrusion

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### Exterior Area Locations

#### Roof

Degree of Concern

Area:

areas of maintenance

**Normal**

Musty Odor: 0

Suspected Mold: No

sq. ft.

Concern:

maintenance and repairs needed to prevent moisture intrusion

Recommended Action:

#### Pictures



improper step flashing at roof to deck



typical maintenance and seal needed at roof jack sleeves



various flashing with exposed fasteners. Maintenance recommended

### Plumbing Conditions

Type Plumbing Of System: copper

Plumbing - Operational: Yes

Cold Water Supply: Condition: Good

Hot Water Supply: Condition: Good

Drainage Pipe: Condition: Good

Water Heater: Location: exterior closet

Water Heater Type: Gas Condition: Good

Water Conditioner - Location: n/a Condition: N/A

Well Equipment: Location: n/a Condition:

Comments: moderate moisture damage noted at water heater base. Repairs and evaluation recommended

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## Heating/Cooling System Condition

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Type Of System: Forced Air/wall heater

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Heater:      Location: attic/downstairs      Condition: Good      Suspected Mold: No

Cooling:      Location: n/a      Condition: n/a      Suspected Mold: No

Ductwork:      Location: attic      Condition: Good      Suspected Mold: No

Drain Pan:      Condition: n/a      Blocked: 0      Suspected Mold: No

Drain Hose:      Condition: n/a      Suspected Mold:

Conditioning Pump:      None      Condition: Good      Suspected Mold: No

Evaporator Pump:      None      Condition: Good      Suspected Mold: No

Plenum:      Metal      Condition: Good      Suspected Mold: No

Supply Side:      Fiberglass      Condition: Good      Suspected Mold: No

Return Side:      Insulated      Condition: Good      Suspected Mold: No

HVAC Filter:      Insulated      Condition: Good

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Comment: \_\_\_\_\_

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## Appliance Conditions

Refrigerator/Ice Maker: Units: None Locations: n/a Condition: N/A

Utility Sink: Location: Utility Room Condition: Good

Dish Washer: Location: none Condition: N/A

Garbage Disposal: Location: none Condition: N/A

Washer Dryer: Location: none Type: n/a Condition: N/A

Washer Hose: Condition: Good

Dryer Vent: Location: Unknown Discharge Location Condition: Good Other: \_\_\_\_\_

Window A-C: Units: \_\_\_\_\_ Locations: N/A

Condition: N/A Other: \_\_\_\_\_

Dehumidifier: Units: \_\_\_\_\_ Location: \_\_\_\_\_

Condition: Good Comment: \_\_\_\_\_

Humidifier: Units: \_\_\_\_\_ Location: \_\_\_\_\_

Condition: N/A Comment: \_\_\_\_\_

Wet Wall Appliance: - Location: N/A Condition: N/A

Other Appliance: N/A Location: \_\_\_\_\_ Condition: N/A

Comments

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## Interior Room Conditions

### Attic Information

Floor: 2nd Type Of Access: overhead panel  
 Dimensions: n/a RH\_%: 48 Finished: No  
 Sampling Required: No Reason For Air Sample: \_\_\_\_\_

Comment:

## Interior Room Conditions

### bathrooms Information

Floor: 1st and 2nd Type Of Access: walk in  
 Dimensions: n/a RH\_%: 47 Finished: Yes  
 Sampling Required: No Reason For Air Sample: \_\_\_\_\_

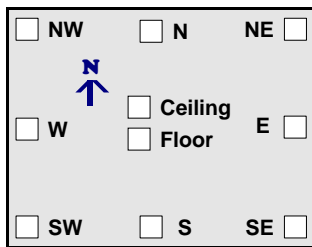
Comment:

### bathrooms Condition

Degree of Concern

**Normal**

Area: bathrooms



Wall Material:  Sheetrock  Plaster  Paneling  Wood  Other \_\_\_\_\_  
 Floor Material:  Carpet  Tile  Marble  Wood  Other \_\_\_\_\_  
 Moisture Stains : Yes Active: No Moisture meter Reading: \_\_\_\_\_  
 Suspected Mold: No \_\_\_\_\_ sq. ft. Musty Odor: No  
 Sample Taken: No  Air  Direct  Other \_\_\_\_\_ No. Taken: 0  
 Cause:  Plumbing  Roof Leak  Condensation  Other \_\_\_\_\_

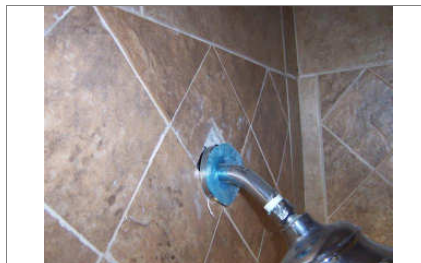
Concern:

Recommended Action:

### Pictures



moisture stains under various bathroom sinks



improper seal at showerhead. Recommend replacement of ring to prevent moisture intrusion in wall



missing trim tile at shower stem wall. Recommend patching for water tightness

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## Interior Room Conditions

### bedrooms Information

Floor: 1st and 2nd Type Of Access: walk in  
 Dimensions: n/a RH\_%: 47 Finished: Yes  
 Sampling Required: No Reason For Air Sample: recommended

**Comment:**

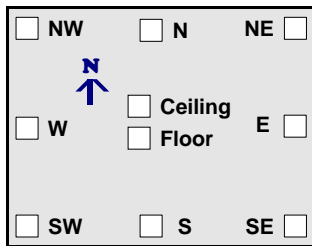
possible mold noted in downstairs bedroom walls

### bedrooms Condition

Degree of Concern

Normal

Area: downstairs bedrooms



Wall Material:  Sheetrock  Plaster  Paneling  Wood  Other \_\_\_\_\_  
 Floor Material:  Carpet  Tile  Marble  Wood  Other \_\_\_\_\_  
 Moisture Stains : No Active: No Moisture meter Reading: \_\_\_\_\_  
 Suspected Mold: Yes \_\_\_\_\_ sq. ft. Musty Odor: No  
 Sample Taken: No  Air  Direct  Other \_\_\_\_\_ No. Taken: 0  
 Cause:  Plumbing  Roof Leak  Condensation  Other undetermined

Concern:

Recommended Action:

### Pictures



mold like substance noted in bedroom closet



mold like substance at baseboard and at wall nearby



possible mold like substance appears to have been previously painted over

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## Interior Room Conditions

### Kitchen Information

Floor: 1st Type Of Access: walk in

Dimensions: n/a RH\_%: 48 Finished: Yes

Sampling Required: Yes Reason For Air Sample: Customer Request

%\_Inspected: 80 Area Material: Moldy

Wall Tile: Good Needs Grout Caulking: No Water Behind Wall: Yes

Countertop: Good Sink: Good

Proper Ventilation: Yes Vent Fan: No Operational: n/a Exhaust: n/a

**Comment:**

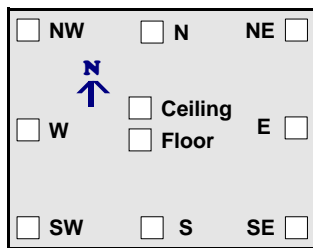
excessive mold like substance noted below kitchen sink with active leak noted at drain line

### **Kitchen Condition**

**Degree of Concern**

Normal

Area: below kitchen sink



Wall Material:  Sheetrock  Plaster  Paneling  Wood  Other \_\_\_\_\_

Floor Material:  Carpet  Tile  Marble  Wood  Other \_\_\_\_\_

Moisture Stains : Yes Active: Yes Moisture meter Reading: \_\_\_\_\_

Suspected Mold: Yes \_\_\_\_\_ sq. ft. Musty Odor: Yes

Sample Taken: Yes  Air  Direct  Other \_\_\_\_\_ No. Taken: 0

Cause:  Plumbing  Roof Leak  Condensation  Other \_\_\_\_\_

**Concern:**

**Recommended Action:**

### Pictures



excessive mold like substance below sink.....



as well as adjoining cabinet



active leak at drain



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## Interior Room Conditions

### laundry/other Information

Floor: 1st Type Of Access: walk in

Dimensions: n/a RH\_%: 47 Finished: Yes

Sampling Required: No Reason For Air Sample: \_\_\_\_\_

%\_Inspected: 80 Area Material: Dry

Walls: Good Water Intrusion: No

Sump Pump: No Operational: \_\_\_\_\_ FloorDrains: \_\_\_\_\_ Plumbed: Yes

Ventilation: No Insulation \_\_\_\_\_ InsulationCondition \_\_\_\_\_ Type: \_\_\_\_\_

Washer Present: No Washer Condition: \_\_\_\_\_

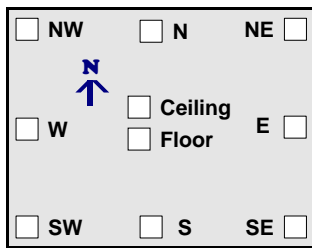
Comment:

### laundry/other Condition

Degree of Concern

Normal

Area: base of walls



Wall Material:  Sheetrock  Plaster  Paneling  Wood  Other \_\_\_\_\_

Floor Material:  Carpet  Tile  Marble  Wood  Other \_\_\_\_\_

Moisture Stains : Yes Active: No Moisture meter Reading: \_\_\_\_\_

Suspected Mold: No sq. ft. Musty Odor: No

Sample Taken: No  Air  Direct  Other \_\_\_\_\_ No. Taken: 0

Cause:  Plumbing  Roof Leak  Condensation  Other undetermined

Concern:

Recommended Action:

### Pictures



baseboard in laundry room



moisture stains noted



possible previous leak

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## Interior Room Conditions

### various interior rooms Information

Floor: 1st and 2nd Type Of Access: walk in

Dimensions: \_\_\_\_\_ RH\_%: 48 Finished: Yes

Sampling Required: No Reason For Air Sample: recommended

Comment:

### various interior rooms Condition

Degree of Concern

**Normal**

Area: various windows

<input type="checkbox"/> NW	<input type="checkbox"/> N	<input type="checkbox"/> NE
<input type="checkbox"/> W	<input type="checkbox"/> Ceiling	<input type="checkbox"/> E
<input type="checkbox"/> SW	<input type="checkbox"/> Floor	<input type="checkbox"/> SE

↑ N

Wall Material:  Sheetrock  Plaster  Paneling  Wood  Other \_\_\_\_\_

Floor Material:  Carpet  Tile  Marble  Wood  Other \_\_\_\_\_

Moisture Stains : No Active: No Moisture meter Reading: \_\_\_\_\_

Suspected Mold: Yes \_\_\_\_\_ sq. ft. Musty Odor: No

Sample Taken: No  Air  Direct  Other \_\_\_\_\_ No. Taken: 0

Cause:  Plumbing  Roof Leak  Condensation  Other \_\_\_\_\_

Concern:

Recommended Action:

### Pictures



various window



showing signs of minor mold spore buildup



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## Property Inspection Summation

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Visible mold like substances noted in kitchen and at various windows.

Moisture intrusion from second floor patio noted entering into rear patio and kitchen exterior wall. Excessive mold like substance with active moisture noted at base of wall in kitchen inside lower cabinets. Recommend sampling and/or professional remediation.

Moisture stains noted at various areas. Recommend monitoring areas.

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**Inspector:** Sean Rose

**Signed:** 

**Date:** 8/1/2012