



Mold Screen Inspection Report

Prepared By:

Advanced Home Inspection Services

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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.
Las Vegas Nv 89123

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

Type Of System: Forced Air/wall heater

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

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: _____

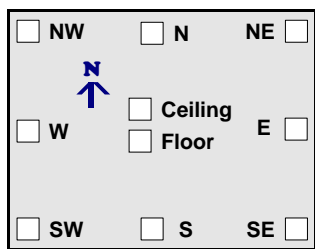
Comment:

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 _____

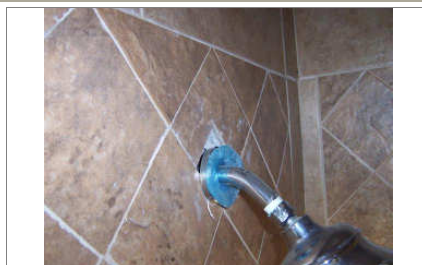
Concern:

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:

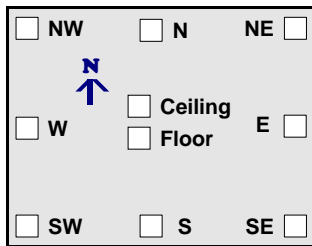
possible mold noted in downstairs bedroom walls

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:

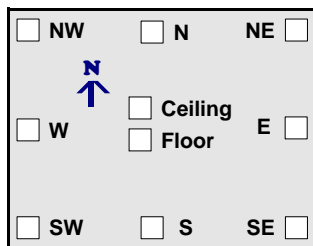
excessive mold like substance noted below kitchen sink with active leak noted at drain line

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

<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
↑

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

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.

Inspector: Sean Rose

Signed: 

Date: 8/1/2012