MOLD INSPECTION REPORT

PROPERTY PROFILE

Client	John Smith
Property Address	1234 Main St. Anywhere, CA 92264
Survey Date	February 26, 2005

The scope of services included a limited visual survey of the property. The survey focuses on the detection of visual evidence of molds and microbial growth as well as suspected instances of water infiltration. The results of this survey are presented in the following report. Also included in the report are suggestions of preventive measures that could potentially reduce the possibility of future mold infiltration.

In addition to the visual survey, if air or substance samples were taken per client request, the results of the completed independent laboratory analysis are included as an attachment to this report.

NOTE: It is typical when a building is remodeled or repairs are undertaken that additional problems surface with regards to mold that were not noted on this report. This is to be expected as walls, floors, ceilings etc. are opened up revealing areas that were not accessible during the initial survey. Any work undertaken on the property should be expected to reveal some of these problems.

MOLD INSPECTION REPORT

RED LIGHTS - Issues that should be considered for immediate attention

North Wall Behind Dresser

Bedroom

Evidence of microbial organism observed.

The only way to determine the toxicity of a given mold is through laboratory analysis. Sampling and analysis are suggested for this substance or of the air surrounding the area.

The method of clean up or remediation of mold is dependent upon the type of molds involved. Certain molds could potentially present health risks to those involved in removal. Consider waiting for the laboratory results before developing a strategy for removal.

A sample of this substance was collected for laboratory analysis by client request. This sample will be referenced on the independent laboratory report:

Sampling recommended: swab
Client accepts: yes
Lab code: Bedroom Sample

Bathroom - Room

Evidence of water damage observed.

Water damage is the leading cause of mold infiltration. Identification and repair of the source is recommended. Replacement of the damaged materials is also suggested.

If mold-like substance is discovered during repair, DO NOT CONTINUE REPAIR until substance is tested for toxicity by laboratory analysis.

Sampling recommended: air
Client accepts: yes
Lab code: Bath Sample

NW Corner of Guest Bath

MOLD INSPECTION REPORT

RED LIGHTS - Issues that should be considered for immediate attention

Walkway on South Side

HVAC - Room

Evidence of water damage observed.

Water damage is the leading cause of mold infiltration. Identification and repair of the source is recommended. Replacement of the damaged materials is also suggested.

If mold-like substance is discovered during repair, DO NOT CONTINUE REPAIR until substance is tested for toxicity by laboratory analysis.

Sampling recommended: air
Client accepts: yes
Lab code: HVAC Room Sample

Attic

Evidence of microbial organism observed.

The only way to determine the toxicity of a given mold is through laboratory analysis. Sampling and analysis are suggested for this substance or of the air surrounding the area.

The method of clean up or remediation of mold is dependent upon the type of molds involved. Certain molds could potentially present health risks to those involved in removal. Consider waiting for the laboratory results before developing a strategy for removal.

The client declined sampling and analysis at the time of the survey.

Sampling recommended: unknown
Client accepts: no

NW Corner of Attic

SW Corner of Attic

YELLOW LIGHTS - Should be considered for preventative maintenance

Hall Closet

There is a stale or musty smell in this area.

Musty odors may indicate an undiscovered water or mold issue.

Air sampling might provide more information regarding the indoor air quality in this area.

HVAC - System

Keep the heating/air conditioning system, including filters and ducts, clear and clean at all times.

The air conditioning unit should be kept clean and in good working order at all times to help reduce the possibility of the distribution of contaminants through the unit.

Consider consulting an authorized service provider regular maintenance.

Bathroom - Room

There is carpeting in bathroom.

Steam and moisture can easily penetrate carpeting potentially creating both an ideal environment and hiding place for mold.

Consider replacing carpeting with a flooring alternative that will not absorb moisture.

YELLOW LIGHTS - Should be considered for preventative maintenance

Bathroom - Room

It appears that window may be poorly seal, potentially allowing water to seep into structure.

Water seeping into structure can create an environment for mold growth.

Consider consulting a licensed contractor for evaluation and remedy.

Exterior Master Bath

Interior Top-Right Corner

Water Heater - Unit

The pressure release valve on the water heater is not terminated into plumbing system or out of structure, potentially allowing steam and water to seep into walls and floor.

Water flowing into walls and floor can create an ideal environment for mold growth.

Consider consulting an authorized service provider for evaluation and remedy.

YELLOW LIGHTS - Should be considered for preventative maintenance

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Deck

Exterior drains should be kept clear at all times.

Exterior drains should prevent water from pooling near structure helping to minimize the deterioration of exterior structure.

Consider a developing a regular maintenance schedule to keep area clear.

Downspouts

Downspouts appear to be blocked.

Downspouts are designed to limit the effects of water damage to exterior of structure and should be kept clear at all times.

Consider a developing a regular maintenance schedule to keep downspouts clear.

Gutters

Sections of rain gutters are missing, potentially allowing water to flow against exterior of structure.

Water flowing against exterior walls can potentially penetrate surface cracks increasing the possibility of dampness and mold growth inside walls.

Consider consulting a licensed contractor for evaluation and remedy.

YELLOW LIGHTS - Should be considered for preventative maintenance

Grading

Property appears to be graded in a way that slopes toward the structure, potentially allowing water to flow near or against exterior walls.

Water flowing against exterior walls can potentially penetrate surface cracks increasing the possibility of dampness and mold growth inside walls.

Consider consulting a licensed contractor for evaluation and remedy.

Landscaping

Vines are clinging to exterior walls.

Clinging plants can degrade exterior surface of walls potentially allowing microbial organisms from the plants to penetrate the interior cavities of walls which could cause mold growth within walls.

Consider removing vines from structure.

Planters

Planters are mounted onto exterior walls.

Items bolted onto exterior walls can allow water to penetrate into structure at bolt sites. Moisture intrusion of this type can potentially create an environment friendly to mold growth within walls.

Consider having a licensed contractor remove installation and patch walls.

MOLD INSPECTION

REPORT

Inventory of Samples Taken At Time of Survey

AIR SAMPLES	
Location Code	**Description**
Bathroom - Room 1	sample type: air , lab code: Bath Sample
HVAC - Room 1	sample type: air , lab code: HVAC Room Sample
SURFACE SAMPLES	
Location Code	**Description**
Bedroom 1	sample type: swab , lab code: Bedroom Sample

Scientific analysis of these samples by an independent, accredited laboratory is attached as an addendum to this report.