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GREENWORKS MOLD INSPECTION



Inspector

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This inspection was conducted in accordance with state regulations as well as current industry guidelines and practices. This is not a certificate, assurance, warranty or guarantee of future conditions or performance, but is an inspection of the conditions present and detected on the date of this inspection.

Disclaimer: It is important to note that mold sampling results may yield inconclusive or misleading information. Caution must be used in relying on sampling results to render a conclusion. Concentrations of indoor environments can change dramatically based on a number of factors. Standards or Threshold Limit Values (TLVs) for airborne concentrations of mold, or mold spores, have not been set. Currently, there are no EPA regulations or standards for airborne mold contaminants.

NOTE: Pictures are a representative sample, and may not display every defect.

GreenWorks Inspections was contacted by the Client listed on the report to conduct a mold inspection which includes taking samples within the inspected property to confirm/deny the presence of fungal growth. The purpose of this inspection is to determine if there were any underlying mold and moisture intrusion conditions affecting interior air quality in the inspected property. This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

Molds are part of the natural environment and are simple, microscopic organisms whose purpose is to break down dead materials. Molds can be found on plants, dry leaves, and about every other organic material. Mold spores are lightweight and are spread by air currents. If spores land on a suitable surface, they will begin to grow. In order to thrive, mold requires four things to grow: water, organic materials, oxygen, and an optimum temperature. Mold growth is often seen as discoloration and can grow in several different colors. The most common are white, orange, pink, blue, green, black, or brown.

Health problems associated with high levels of airborne mold spores may include allergic reactions, asthma episodes, irritations of the eye, nose, and throat, sinus congestion, and other respiratory problems.

SUMMARY

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- ⊖ 1.1.2 Inspection Details - Sample 1: Hyphal Fragments
- ⊖ 1.1.3 Inspection Details - Sample 1: Non-Specified Spore
- ⊖ 1.2.1 Inspection Details - Sample 2: Aspergillus / Penicillium
- ⊖ 1.2.2 Inspection Details - Sample 2: Hyphal Fragments
- ⊖ 1.2.3 Inspection Details - Sample 2: Alternaria
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1: INSPECTION DETAILS

Information

Foundation Type Slab	Occupancy Occupied (Viewing Restricted)	In Attendance Client, Tenant/Occupants
Structure Type Commercial Structure	Weather Conditions Clear	Temp/Humidity Zenith Zenith Portable CO2 Detector with Temperature and Humidity
Swab Copan Sterile Transport Swab	Infrared Flir Infrared Inspection Camera	Moisture Meter
Sample 1: Temperature (°F) 68.3 Degrees Fahrenheit	Sample 1: Humidity (%) 42.2 %	Sample 1: Carbon Dioxide 1291 ppm
Sample 2: Temperature (°F) 68.3 Degrees Fahrenheit	Sample 2: Humidity (%) 42.2 %	Sample 2: Carbon Dioxide 1291 ppm
Sample 3: Temperature (°F) 67.3	Sample 3: Humidity (%) 46.1	Sample 3: Carbon Dioxide 1183
Sample 4: Temperature (°F) 67.3 Degrees Fahrenheit	Sample 4: Humidity (%) 46.1 %	Sample 4: Carbon Dioxide 1183 ppm
Sample 4: No Mold Detected No mold was detected in this sample location.	Sample 5: Temperature (°F) 66.9 Degrees Fahrenheit	Sample 5: Humidity (%) 53.2 %
Sample 5: Carbon Dioxide 1348 ppm	Sample 6: Temperature (°F) 69.0 Degrees Fahrenheit	Sample 6: Humidity (%) 47.9 %
Sample 6: Carbon Dioxide 1327 ppm	Sample 7: Temperature (°F) 68.1 Degrees Fahrenheit	Sample 7: Humidity (%) 42.3 %
Sample 7: Carbon Dioxide 1099 ppm	Sample 8: Temperature (°F) 69.2 Degrees Fahrenheit	Sample 8: Humidity (%) 47.8 %
Sample 8: Carbon Dioxide 1352 ppm	Sample 9: Temperature (°F) 68.7 Degrees Fahrenheit	Sample 9: Humidity (%) 40.9 %
Sample 9: Carbon Dioxide 986 ppm	Sample 10: Temperature (°F) 67.8 Degrees Fahrenheit	Sample 10: Humidity (%) 40.6 %
Sample 10: Carbon Dioxide 1074 ppm	Sample 11: Temperature (°F) 69.4 Degrees Fahrenheit	Sample 11: Humidity (%) 38.5 %
Sample 11: Carbon Dioxide 1051 ppm	Sample 12: Temperature (°F) 68.5 Degrees Fahrenheit	Sample 12: Humidity (%) 27.0 %
Sample 12: Carbon Dioxide 572 ppm	Sample 13: Temperature (°F) 67.4 Degrees Fahrenheit	Sample 13: Humidity (%) 28.3 %

Sample 13: Carbon Dioxide

435 ppm

Sample 14: Temperature (°F)

68.0 Degrees Fahrenheit

Sample 14: Humidity (%)

31.5 %

Sample 14: Carbon Dioxide

687 ppm

Sample 15: Temperature (°F)

65.9 Degrees Fahrenheit

Sample 15: Humidity (%)

17.7 %

Sample 15: Carbon Dioxide

456 ppm

General Information

Inspector is not responsible for or liable for the non-discovery of any, water problems, mold contamination, or any other problems that were not discovered due to inadequate sampling in specific areas where sampling was not requested and paid for or where not readily visible clues existed that would have warranted sampling in those areas. Your inspector is unlikely to sample for, or locate mold which may be hidden inside walls, behind wall paper, appliances, furniture or other inaccessible areas.

How to Stop Mold

- To stop mold growth, it is important to first stop water/moisture concerns. Mold spores will not grow if moisture is not present. Indoor mold can and should be prevented or controlled by controlling moisture.
- Look for evidence of water penetrating the structure by locating water stains or moist areas and remedy the water source.
- Look at the plumbing system for any leaks. Common leaks may be caused by a damaged toilet seal or from an original sink or bathtub drain.
- Check out the HVAC system condensation drain lines for any leaks or if they are properly insulated to prevent water dripping from the lines themselves.
- Remember to always vent your clothes dryer directly to the exterior. (If present within the structure)
- Clean out gutters regularly and roof should be monitored for areas of leaking.
- Install exhaust vent fans in recommended areas if the structure was not equipped with them originally. The exhaust vent fans should be vented directly to the exterior.

If mold growth is discovered GreenWorks recommends utilization of a mold remediation contractor to perform any selective demolition of wall materials or removal of visible molds.

Thank you for using GreenWorks Inspections to perform this testing for you.

Carbon Dioxide Levels

Carbon dioxide levels and potential health problems are indicated below:

- 250-350 ppm: background (normal) outdoor air level
- 350-1,000 ppm: typical level found in occupied spaces with good air exchange
- 1,000-2,000 ppm: level associated with complaints of drowsiness and poor air
- 2,000-5,000 ppm: level associated with headaches, sleepiness, and stagnant, stale, stuffy air; poor concentration, loss of attention, increased heart rate and slight nausea may also be present.
- >5,000 ppm: This indicates unusual air conditions where high levels of other gases also could be present. Toxicity or oxygen deprivation could occur. This is the permissible exposure limit for daily workplace exposures.
- >40,000 ppm: This level is immediately harmful due to oxygen deprivation

Carbon dioxide is what living organisms breathe out. Because carbon dioxide is a result of human metabolism, concentrations within a home are often used to indicate whether adequate fresh air is being supplied to the interior space.

To prevent or reduce high concentrations of carbon dioxide in a home, fresh air should be supplied to the area.

An improper heating, ventilation and air conditioning system (HVAC) can lead to high levels of carbon dioxide. Many HVAC systems are designed to circulate and bring in fresh air because many structures rely totally on the system to recirculate air and the windows are never opened to let in fresh air. If there is any concern about carbon dioxide within the structure, further evaluation by an HVAC technician is recommended.

Humidity Levels

Normal Humidity levels are between 30%- 50%

According to the EPA, high humidity levels, 60% and above, can lead to moisture problems. Condensation can be a sign of high humidity. When warm, humid air contacts a cold surface, condensation may form. Water activity has a profound effect on mold growth. Keeping the humidity level at the surface layer dry is key to prevention. A surface relative humidity of 65%-72% promotes the growth of dry tolerant or xenophobic molds like *Aspergillus*/*Penicillium*. One function of the building heating, ventilation, and air conditioning (HVAC) system is to remove moisture from the air before the air is distributed throughout the building. If the HVAC system is turned off during or shortly after major cleaning efforts that involve a lot of water, such as mopping and carpet shampooing or cleaning, the humidity may rise greatly, and moisture or mold problems may develop.

Visible Growth Observed

Visible growth was observed at the time of inspection. The growth observed was approximately sq. ft.

Plastic Drain - 1

Sheetrock - 8

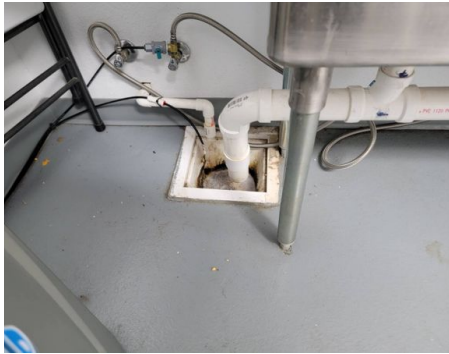
Plastic Light Cover - 2

Metal Light Fixture - 2

Metal HVAC Vent - 2

Metal HVAC Cabinet - 60

Flex Duct Insulation Exterior - 60+



Upstairs Kitchen



Upstairs Kitchen



TH17



TH17



TH15



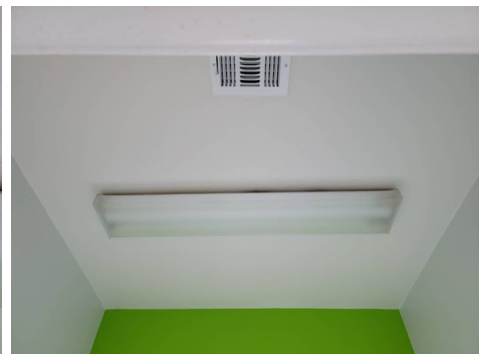
TH15



TH13



TH13



TH10



TH10



TH8



TH8



TH7



TH7



TH4



TH4



TH3



TH3



TH2



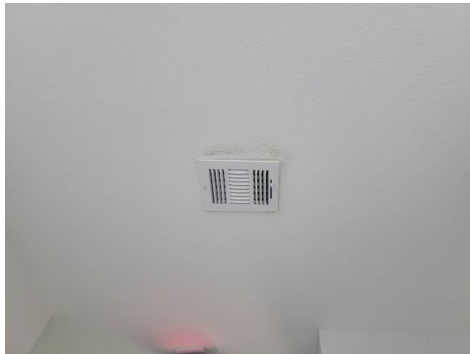
TH2



TH1



TH1



Upstairs Front Hallway



Upstairs Front Hallway



Attic



Attic



Attic



Attic



Attic



Attic



Attic



Attic



Attic



Attic



Attic



Attic



Attic



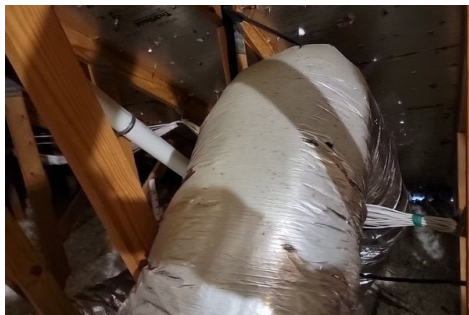
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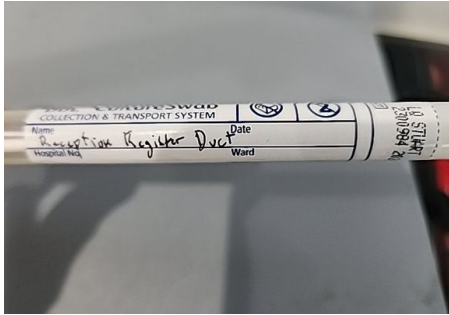


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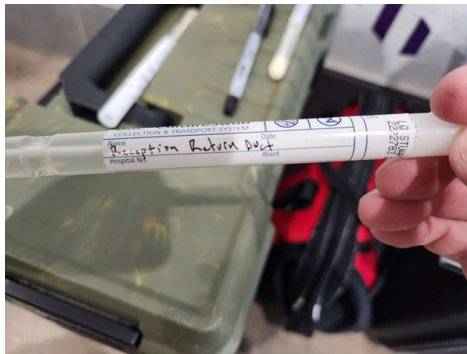


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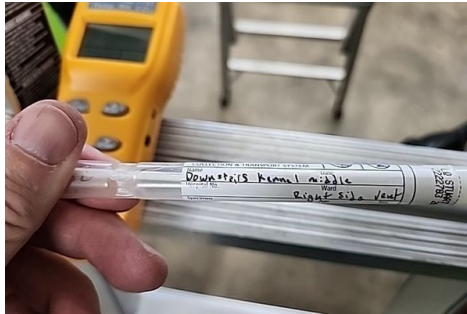
Sample 1: Location of Sample
Reception register duct



Sample 2: Location of Sample
Reception Return duct



Sample 3: Location of Sample
Downstairs kennel middle right side vent



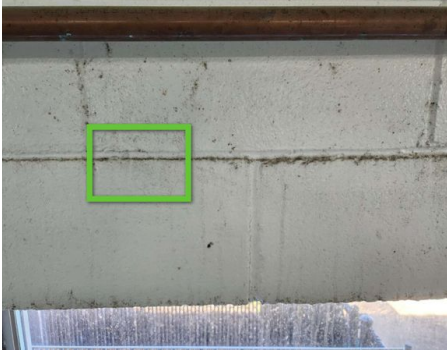
Sample 4: Location of Sample
Downstairs kennel drain right back side



Downstairs kennel Drain back Right Side

Sample 5: Location of Sample

Downstairs kennel middle left side wall



Downstairs kennel middle left side wall



Sample 6: Location of Sample

Downstairs kennel middle left side Return



Sample 7: Location of Sample

TH3

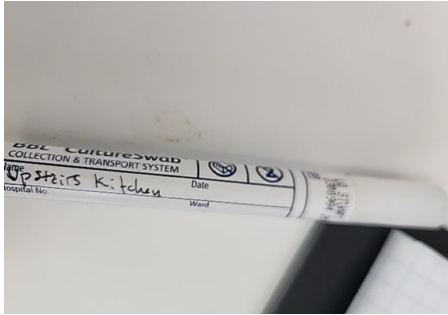


Sample 8: Location of Sample

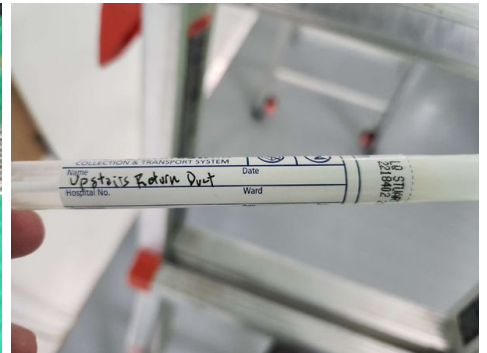
TH2



Sample 9: Location of Sample
Upstairs kitchen



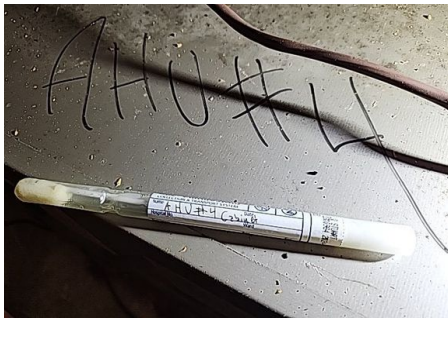
Sample 10: Location of Sample
Upstairs kennel Return duct



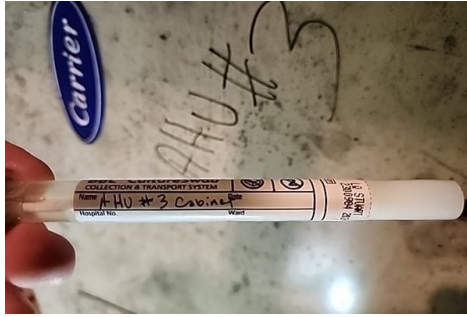
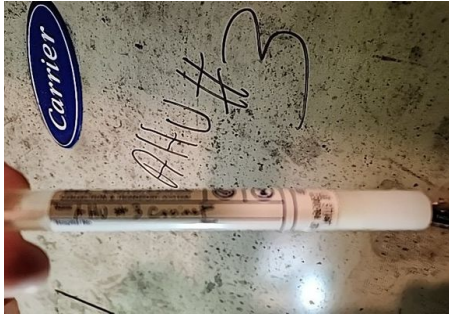
Sample 11: Location of Sample
Upstairs Front hallway



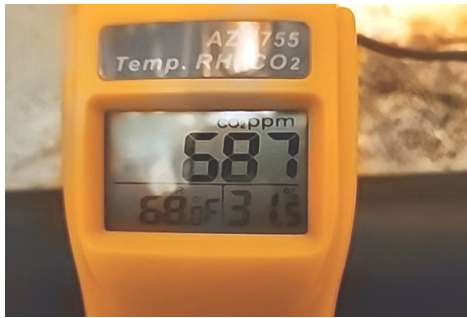
Sample 12: Location of Sample
AHU#4



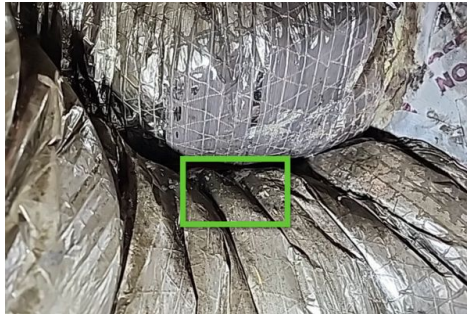
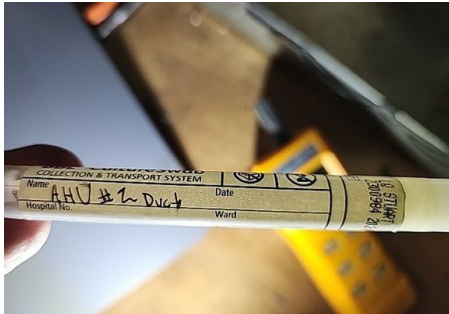
Sample 13: Location of Sample
AHU#3 Cabinet



Sample 14: Location of Sample
AHU#3 Duct



Sample 15: Location of Sample
AHU# 2 Duct



Observations

1.1.1 Sample 1
CLADOSPORIUM

Cladosporium

Cladosporium is rarely pathogenic, it is a common agent of hay fever and asthma and other allergy related symptoms. Cladosporium can be found in most air samples most of the time. It is very common. Cladosporium is one of the types of molds found growing on HVAC vent covers and grills. It can grow on leaves, textiles, wood, paper, and decaying vegetation.

Recommendation

Contact a qualified professional.

1.1.2 Sample 1

HYPHAL FRAGMENTS

Hyphal Fragments

Hyphal fragments are not a type of mold. Hyphal fragments are components of fungal growth (similar to the roots and branches of a tree); it is common to find small hyphal fragments in outdoor air and possibly in indoor dust. But their presence in indoor air samples, if in quantity or in large segments, suggests an active fungal colony in the building. Mold type cannot be identified by the hyphae alone.

Recommendation

Contact a qualified professional.

1.1.3 Sample 1

NON-SPECIFIED SPORE

Non-Specified Spore

This was determined to not be *Stachybotrys*.

Recommendation

Contact a qualified professional.

1.2.1 Sample 2

ASPERGILLUS / PENICILLIUM

Aspergillus / Penicillium

Aspergillus is common on tape lift samples and air samples, but its spores are indistinguishable from Penicillium spores in most cases. Health effects vary by species, but many are listed as allergens. Some species can produce toxins that may have significant health effects in humans. Aspergillus is listed as one of the most infectious type of mold, but infections are not common in normal healthy immune systems. However, if you are immune suppressed or compromised this should be discussed with your physician.

Presence of significant numbers of Aspergillus/Penicillium and unidentified spores (including basidiospores) in the indoor environment is indicative of poor air quality.

Recommendation

Contact a qualified professional.

1.2.2 Sample 2

HYPHAL FRAGMENTS

Hyphal Fragments

Hyphal fragments are not a type of mold. Hyphal fragments are components of fungal growth (similar to the roots and branches of a tree); it is common to find small hyphal fragments in outdoor air and possibly in indoor dust. But their presence in indoor air samples, if in quantity or in large segments, suggests an active fungal colony in the building. Mold type cannot be identified by the hyphae alone.

Recommendation

Contact a qualified professional.

1.2.3 Sample 2

ALTERNARIA

Alternaria

Alternaria species is a common allergen and rarely an opportunistic pathogen. Possible health effect is hay fever, asthma, and other allergy related symptoms, including sinusitis.

Recommendation

Contact a qualified professional.

1.3.1 Sample 3

ASPERGILLUS / PENICILLIUM

Aspergillus / Penicillium

Aspergillus is common on tape lift samples and air samples, but its spores are indistinguishable from Penicillium spores in most cases. Health effects vary by species, but many are listed as allergens. Some species can produce toxins that may have significant health effects in humans. Aspergillus is listed as one of the most infectious type of mold, but infections are not common in normal healthy immune systems. However, if you are immune suppressed or compromised this should be discussed with your physician.

Presence of significant numbers of Aspergillus/Penicillium and unidentified spores (including basidiospores) in the indoor environment is indicative of poor air quality.

Recommendation

Contact a qualified professional.

1.3.2 Sample 3

CLADOSPORIUM

Cladosporium

Cladosporium is rarely pathogenic, it is a common agent of hay fever and asthma and other allergy related symptoms. Cladosporium can be found in most air samples most of the time. It is very common. Cladosporium is one of the types of mold found growing on HVAC vent covers and grills. It can grow on leaves, textiles, wood, paper, and decaying vegetation.

Recommendation

Contact a qualified professional.

1.3.3 Sample 3

HYPHAL FRAGMENTS

Hyphal Fragments

Hyphal fragments are not a type of mold. Hyphal fragments are components of fungal growth (similar to the roots and branches of a tree); it is common to find small hyphal fragments in outdoor air and possibly in indoor dust. But their presence in indoor air samples, if in quantity or in large segments, suggests an active fungal colony in the building. Mold type cannot be identified by the hyphae alone.

Recommendation

Contact a qualified professional.

1.3.4 Sample 3

NON-SPECIFIED SPORE

Non-Specified Spore

This was determined to not be *Stachybotrys*.

Recommendation

Contact a qualified professional.

1.5.1 Sample 5

CLADOSPORIUM

Cladosporium

Cladosporium is rarely pathogenic, it is a common agent of hay fever and asthma and other allergy related symptoms. Cladosporium can be found in most air samples most of the time. It is very common.

Cladosporium is one of the types of mold found growing on HVAC vent covers and grills. It can grow on leaves, textiles, wood, paper, and decaying vegetation.

Recommendation

Contact a qualified professional.

1.5.2 Sample 5

HYPHAL FRAGMENTS

Hyphal Fragments

Hyphal fragments are not a type of mold. Hyphal fragments are components of fungal growth (similar to the roots and branches of a tree); it is common to find small hyphal fragments in outdoor air and possibly in indoor dust. But their presence in indoor air samples, if in quantity or in large segments, suggests an active fungal colony in the building. Mold type cannot be identified by the hyphae alone.

Recommendation

Contact a qualified professional.

1.6.1 Sample 6

ASPERGILLUS / PENICILLIUM

Aspergillus / Penicillium

Aspergillus is common on tape lift samples and air samples, but its spores are indistinguishable from Penicillium spores in most cases. Health effects vary by species, but many are listed as allergens. Some species can produce toxins that may have significant health effects in humans. Aspergillus is listed as one of the most infectious type of mold, but infections are not common in normal healthy immune systems. However, if you are immune suppressed or compromised this should be discussed with your physician.

Presence of significant numbers of Aspergillus/Penicillium and unidentified spores (including basidiospores) in the indoor environment is indicative of poor air quality.

Recommendation

Contact a qualified professional.

1.6.2 Sample 6

CURVULARIA

Curvularia

An opportunistic fungus widely spread in nature; plant pathogen known to cause leaf spots, seedling blight, and failure of seeds to germinate. In humans, this fungus has been associated with sinusitis, keratitis, pulmonary infections, and in the immune-compromised patient, occasionally, disseminated disease.

Recommendation

Contact a qualified professional.

1.7.1 Sample 7

CLADOSPORIUM

Cladosporium

Cladosporium is rarely pathogenic, it is a common agent of hay fever and asthma and other allergy related symptoms. Cladosporium can be found in most air samples most of the time. It is very common. Cladosporium is one of the types of mold found growing on HVAC vent covers and grills. It can grow on leaves, textiles, wood, paper, and decaying vegetation.

Recommendation

Contact a qualified professional.

1.7.2 Sample 7

HYPHAL FRAGMENTS

Hyphal Fragments

Hyphal fragments are not a type of mold. Hyphal fragments are components of fungal growth (similar to the roots and branches of a tree); it is common to find small hyphal fragments in outdoor air and possibly in indoor dust. But their presence in indoor air samples, if in quantity or in large segments, suggests an active fungal colony in the building. Mold type cannot be identified by the hyphae alone.

Recommendation

Contact a qualified professional.

1.8.1 Sample 8

ALTERNARIA

Alternaria

Alternaria species is a common allergen and rarely an opportunistic pathogen. Possible health effect is hay fever, asthma, and other allergy related symptoms, including sinusitis.

Recommendation

Contact a qualified professional.

1.9.1 Sample 9

ASPERGILLUS / PENICILLIUM

Aspergillus / Penicillium

Aspergillus is common on tape lift samples and air samples, but its spores are indistinguishable from Penicillium spores in most cases. Health effects vary by species, but many are listed as allergens. Some species can produce toxins that may have significant health effects in humans. Aspergillus is listed as one of the most infectious type of mold, but infections are not common in normal healthy immune systems. However, if you are immune suppressed or compromised this should be discussed with your physician.

Presence of significant numbers of Aspergillus/Penicillium and unidentified spores (including basidiospores) in the indoor environment is indicative of poor air quality.

Recommendation

Contact a qualified professional.

1.9.2 Sample 9

HYPHAL FRAGMENTS

Hyphal Fragments

Hyphal fragments are not a type of mold. Hyphal fragments are components of fungal growth (similar to the roots and branches of a tree); it is common to find small hyphal fragments in outdoor air and possibly in indoor dust. But their presence in indoor air samples, if in quantity or in large segments, suggests an active fungal colony in the building. Mold type cannot be identified by the hyphae alone.

Recommendation

Contact a qualified professional.

1.10.1 Sample 10

ASPERGILLUS / PENICILLIUM

Aspergillus / Penicillium

Aspergillus is common on tape lift samples and air samples, but its spores are indistinguishable from Penicillium spores in most cases. Health effects vary by species, but many are listed as allergens. Some species can produce toxins that may have significant health effects in humans. Aspergillus is listed as one of the most infectious type of mold, but infections are not common in normal healthy immune systems. However, if you are immune suppressed or compromised this should be discussed with your physician.

Presence of significant numbers of Aspergillus/Penicillium and unidentified spores (including basidiospores) in the indoor environment is indicative of poor air quality.

Recommendation

Contact a qualified professional.

1.10.2 Sample 10

BIPOLARIS/DRESCHSLERA/HELMINTHOSPORIUM

Bipolaris/Dreschslera/Helminthosporium

Classification is a contaminant or opportunistic pathogen. Possible health effects include allergenic and the most common agent for allergic fungal sinusitis. Various but uncommon infections of the eye, nose, lungs and skin in debilitated hosts.

Recommendation

Contact a qualified professional.

1.10.3 Sample 10

CURVULARIA

Curvularia

An opportunistic fungus widely spread in nature; plant pathogen known to cause leaf spots, seedling blight, and failure of seeds to germinate. In humans, this fungus has been associated with sinusitis, keratitis, pulmonary infections, and in the immune-compromised patient, occasionally, disseminated disease.

Recommendation

Contact a qualified professional.

1.11.1 Sample 11

HYPHAL FRAGMENTS

Hyphal Fragments

Hyphal fragments are not a type of mold. Hyphal fragments are components of fungal growth (similar to the roots and branches of a tree); it is common to find small hyphal fragments in outdoor air and possibly in indoor dust. But their presence in indoor air samples, if in quantity or in large segments, suggests an active fungal colony in the building. Mold type cannot be identified by the hyphae alone.

Recommendation

Contact a qualified professional.

1.11.2 Sample 11

BIPOLARIS/DRESCHSLERA/HELMINTHOSPORIUM

Bipolaris/Dreschslera/Helminthosporium

Classification is a contaminant or opportunistic pathogen. Possible health effects include allergenic and the most common agent for allergic fungal sinusitis. Various but uncommon infections of the eye, nose, lungs and skin in debilitated hosts.

Recommendation

Contact a qualified professional.

1.11.3 Sample 11

BASIDIOSPORES

Basidiospores

A basidiospore is a reproductive spore produced by Basidiomycete fungi, a grouping that includes mushrooms, shelf fungi, rusts, and smuts.

Basidiospores, non-specified is classified as an allergen/contaminant. Another large general class of spores formed on a structure called a basidium, mushrooms belong to this group. Possible health effect includes allergen and possible poisoning if certain species are ingested. Common types are mushrooms, puffballs and bracket fungi. This category of spores is found in the outdoor air make up. This is a common cause of wood rot. High concentrations in an indoor air sample might be indicative of water damage or too high humidity. Often abundant at night or pre-dawn hours when there is high humidity.

Recommendation

Contact a qualified professional.

1.12.1 Sample 12

CLADOSPORIUM

Cladosporium

Cladosporium is rarely pathogenic, it is a common agent of hay fever and asthma and other allergy related symptoms. Cladosporium can be found in most air samples most of the time. It is very common. Cladosporium is one of the types of mold found growing on HVAC vent covers and grills. It can grow on leaves, textiles, wood, paper, and decaying vegetation.

Recommendation

Contact a qualified professional.

1.12.2 Sample 12

HYPHAL FRAGMENTS

Hyphal Fragments

Hyphal fragments are not a type of mold. Hyphal fragments are components of fungal growth (similar to the roots and branches of a tree); it is common to find small hyphal fragments in outdoor air and possibly in indoor dust. But their presence in indoor air samples, if in quantity or in large segments, suggests an active fungal colony in the building. Mold type cannot be identified by the hyphae alone.

Recommendation

Contact a qualified professional.

1.12.3 Sample 12

NON-SPECIFIED SPORE

Non-Specified Spore

This was determined to not be Stachybotrys.

Recommendation

Contact a qualified professional.

1.14.1 Sample 14

CLADOSPORIUM

Cladosporium

Cladosporium is rarely pathogenic, it is a common agent of hay fever and asthma and other allergy related symptoms. Cladosporium can be found in most air samples most of the time. It is very common. Cladosporium is one of the types of mold found growing on HVAC vent covers and grills. It can grow on leaves, textiles, wood, paper, and decaying vegetation.

Recommendation

Contact a qualified professional.

1.14.2 Sample 14

HYPHAL FRAGMENTS

Hyphal Fragments

Hyphal fragments are not a type of mold. Hyphal fragments are components of fungal growth (similar to the roots and branches of a tree); it is common to find small hyphal fragments in outdoor air and possibly in indoor dust. But their presence in indoor air samples, if in quantity or in large segments, suggests an active fungal colony in the building. Mold type cannot be identified by the hyphae alone.

Recommendation

Contact a qualified professional.

1.15.1 Sample 15

CLADOSPORIUM

Cladosporium

Cladosporium is rarely pathogenic, it is a common agent of hay fever and asthma and other allergy related symptoms. Cladosporium can be found in most air samples most of the time. It is very common. Cladosporium is one of the types of mold found growing on HVAC vent covers and grills. It can grow on leaves, textiles, wood, paper, and decaying vegetation.

Recommendation

Contact a qualified professional.

1.15.2 Sample 15

HYPHAL FRAGMENTS

Hyphal Fragments

Hyphal fragments are not a type of mold. Hyphal fragments are components of fungal growth (similar to the roots and branches of a tree); it is common to find small hyphal fragments in outdoor air and possibly in indoor dust. But their presence in indoor air samples, if in quantity or in large segments, suggests an active fungal colony in the building. Mold type cannot be identified by the hyphae alone.

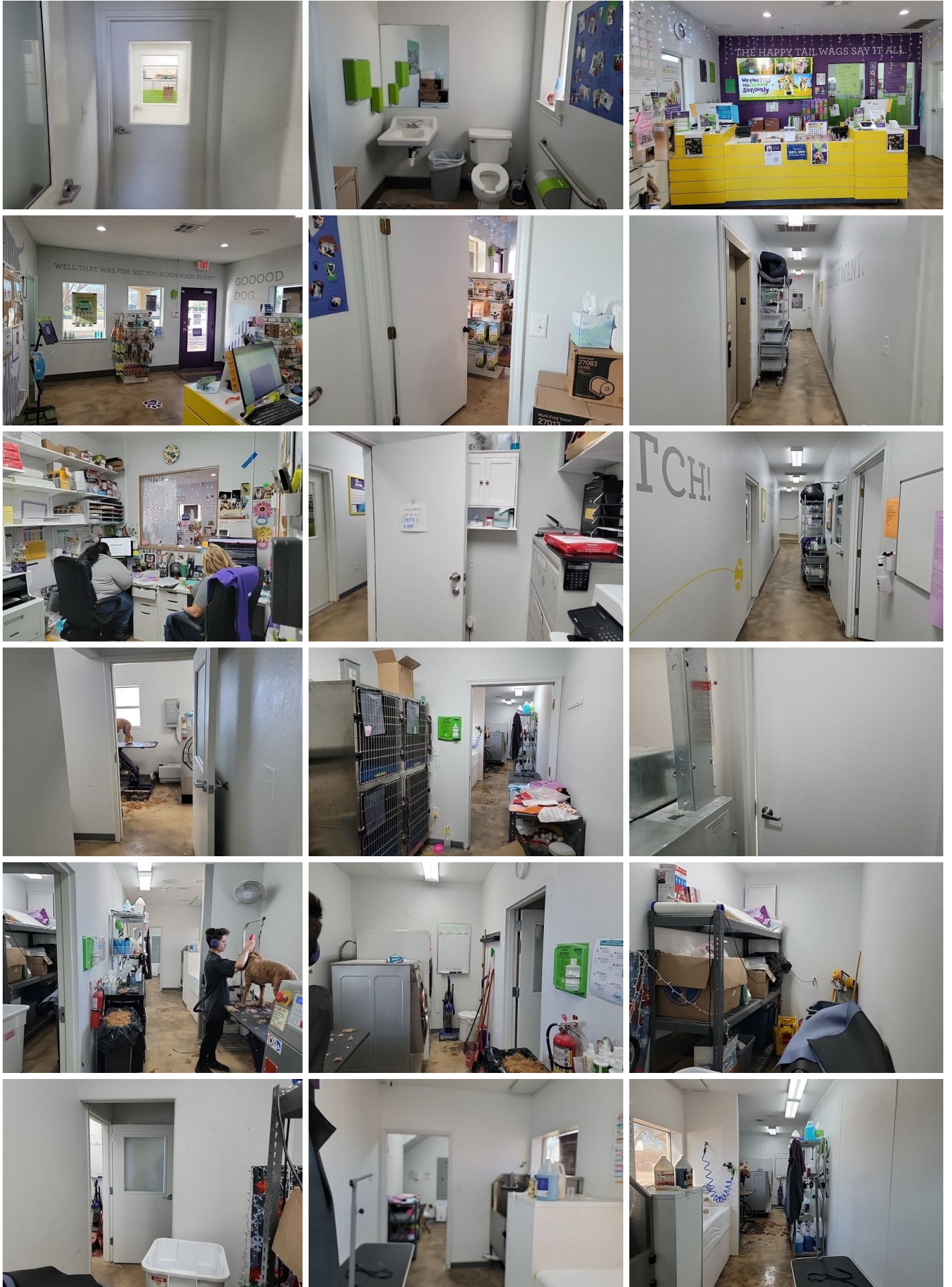
Recommendation

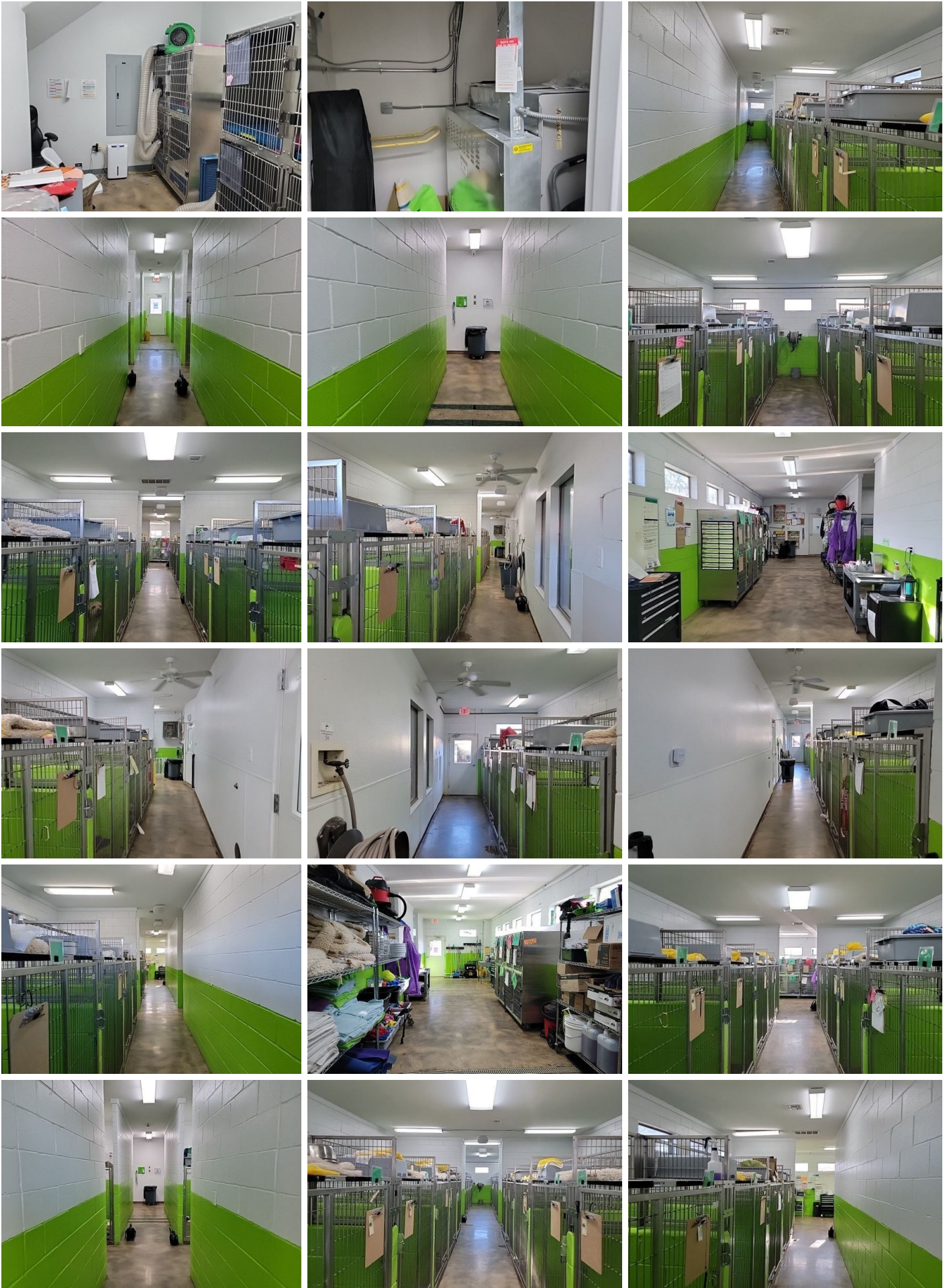
Contact a qualified professional.

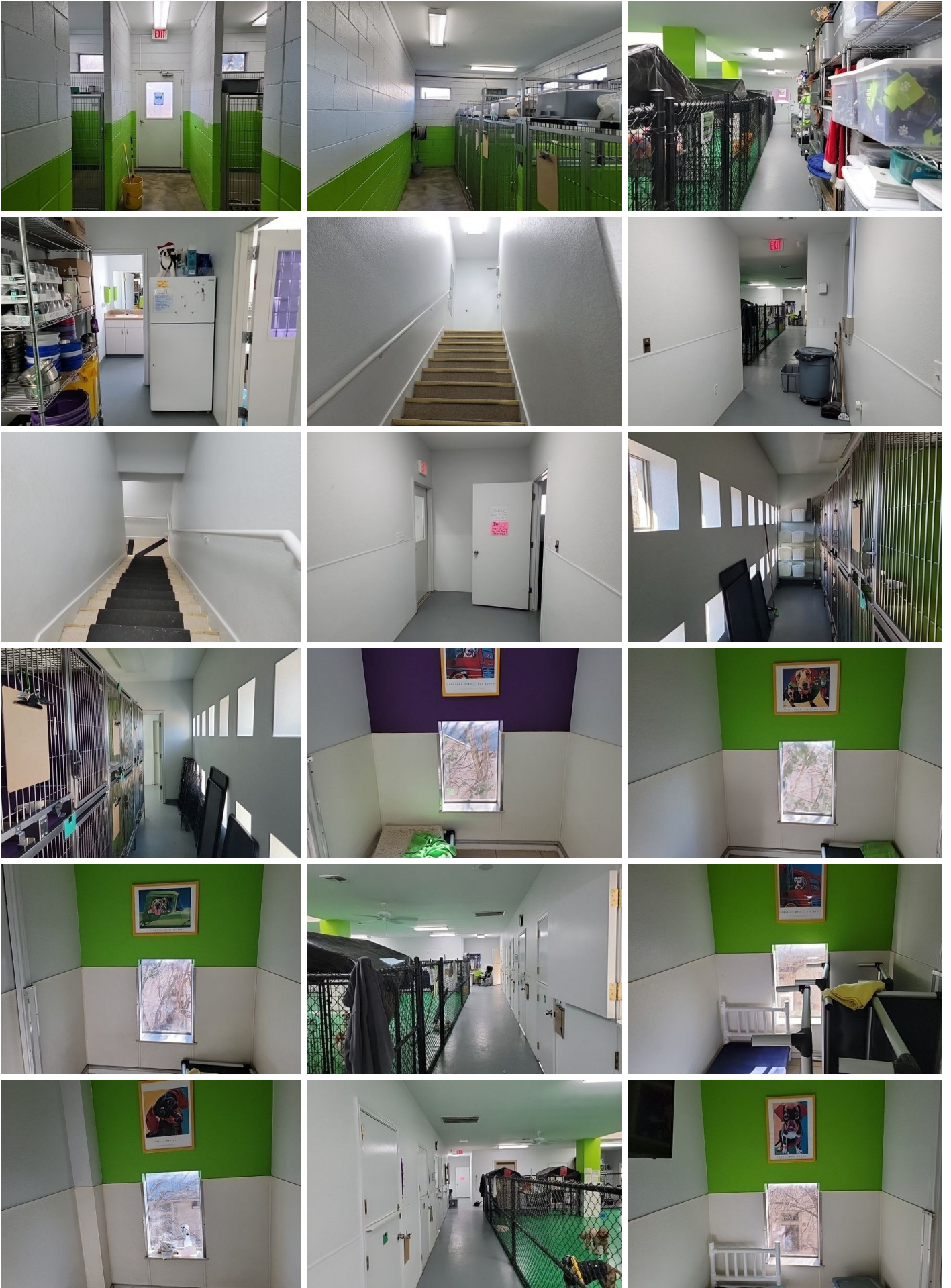
2: CONDUCTIVE CONDITIONS

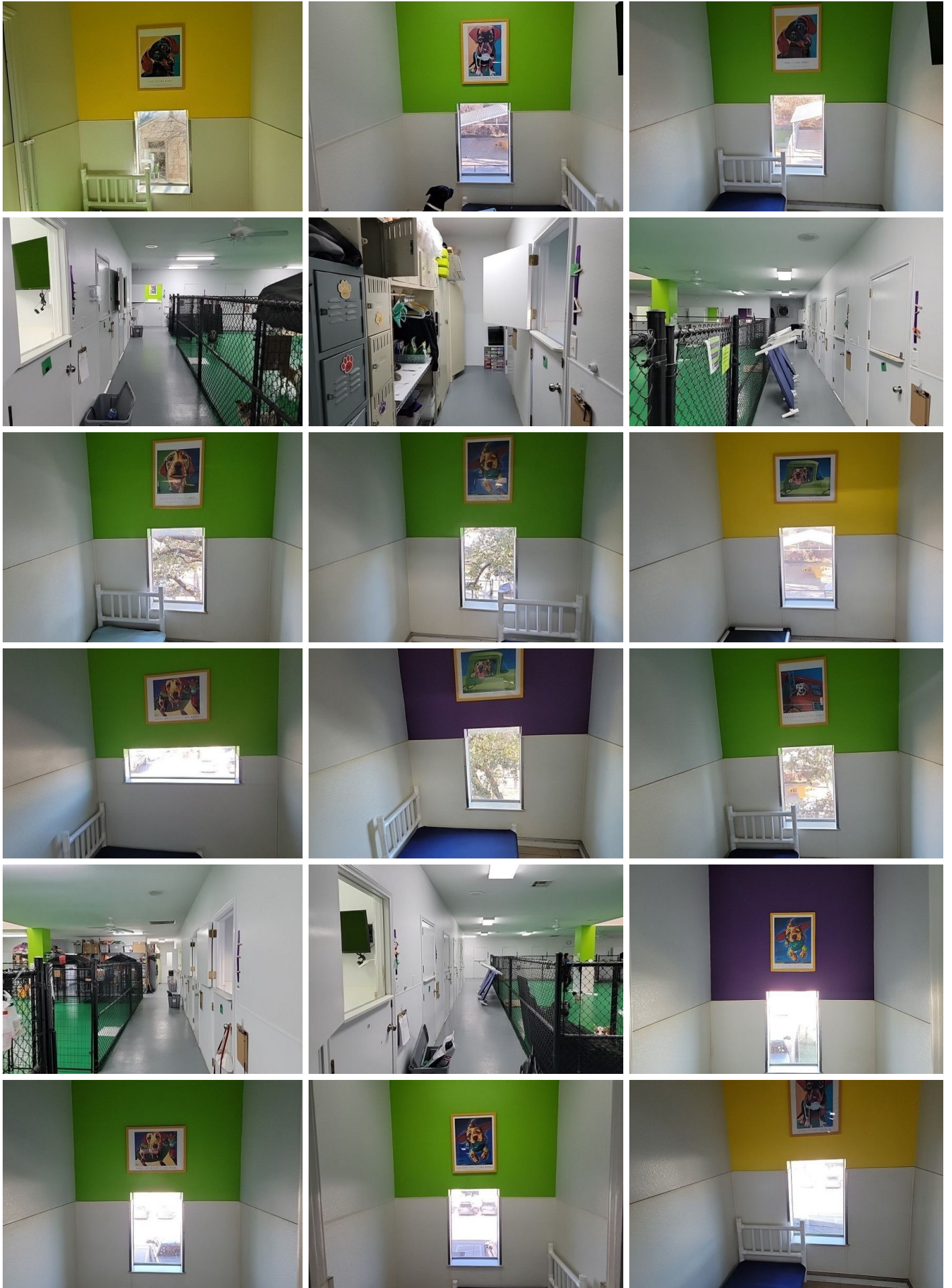
Information

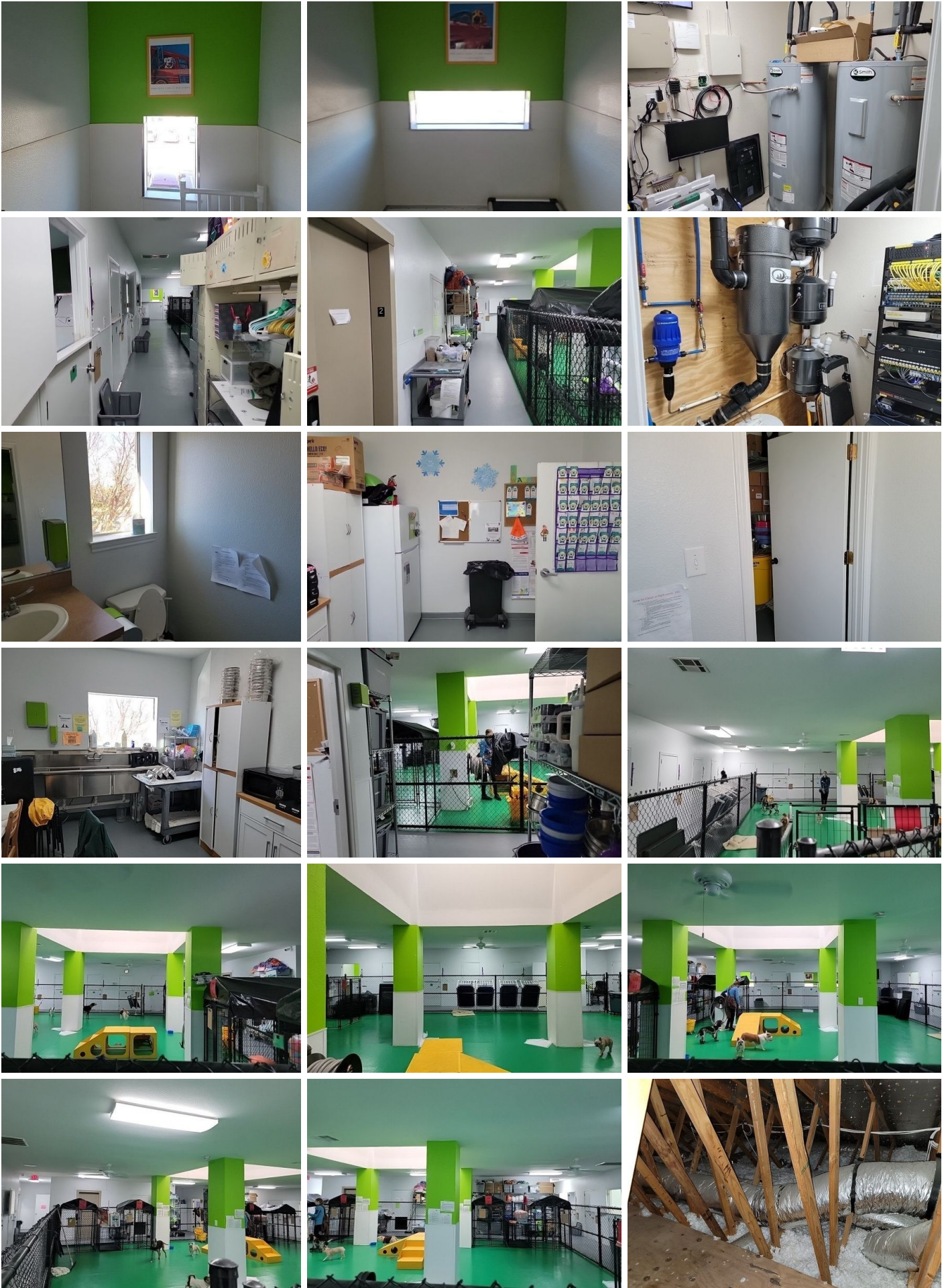
Interior: General Pictures

















Interior: Comment

Cinder block: 17' x 10'
 21' x 10'
 11' x 10'
 11' x 10'
 9' x 10'

Drains: 59' times 4
 (In downstairs kennel area)

Insulation on pipe: 41'

Registers, Downstairs = 16. Upstairs = 29
 Returns, Downstairs = 5. Upstairs = 2



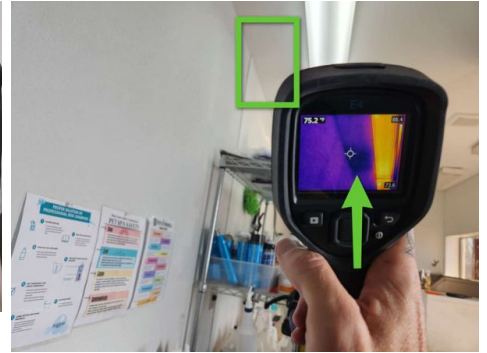
Interior: Infrared



Guest bathroom

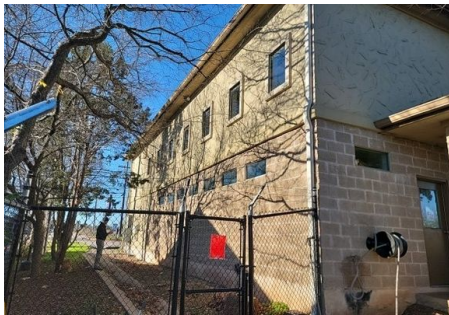


Dog Grooming Room



Dog Grooming Room

Exterior: Exterior Photos



Observations

2.1.1 Interior

MOISTURE DAMAGE - WALLS

Walls had areas of visible moisture damage. Recommend a qualified contractor evaluate & repair areas of moisture.

Recommendation

Contact a qualified flooring contractor



2.1.2 Interior

CEILING PREVIOUS WATER PENETRATION

There were areas of previous water penetration at some of the ceilings.

Recommendation

Contact a qualified painting contractor.



Downstairs guest Bathroom



Dog grooming Room



Downstairs Front Right kennel area

2.1.3 Interior

POSSIBLE WATER PENETRATION

There were areas of possible water penetration at some of the ceilings and or walls.

Recommendation

Contact a qualified painting contractor.



Reception guest bathroom



Dog Grooming Room



Dog Grooming Room

2.1.4 Interior

ASSUMED MOLD GROWTH

There were areas of assumed mold growth observed in the home at the time of inspection.

Recommendation

Contact a qualified mold inspection professional.



Attic



TH13



Attic



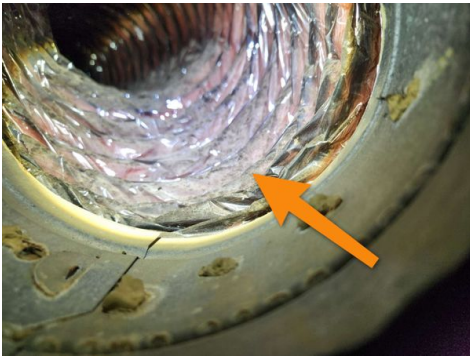
Attic



Attic



Attic



Back Middle kennel area



Attic



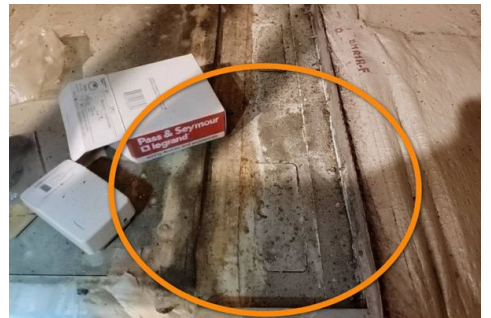
Downstairs Front Right kennel area



Back Left Side kennel area



TH2



Attic



Attic



Middle Left Side Return kennel area



Attic



Attic



Middle Left Side Return kennel area



Back Left Side kennel area



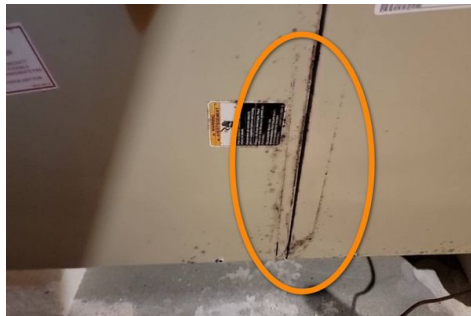
TH15



Downstairs kennel middle left side ceiling and Return



Attic



Attic



Attic



Attic



Upstairs Front Hallway



Attic



Upstairs Kitchen



TH7



TH4



Attic



Attic



Attic



Back Right kennel area



Attic



Middle Left Side kennel area



Dog Grooming Room



Left Side Entryway



Left Side Entryway



Middle Left Side kennel area



Downstairs Back Entryway



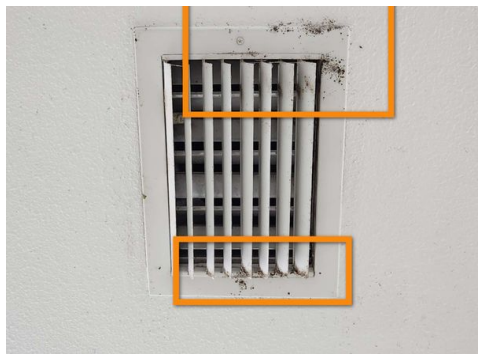
Middle Left Side kennel area



Back Right kennel area



Back Right kennel area



Front Right Side kennel area



Back Right kennel area



Back Right kennel area



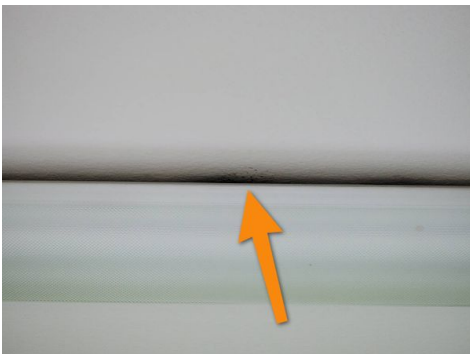
Back Right kennel area



Downstairs Right Side kennel



TH17



TH10



TH8



TH3



Attic



Dog Grooming Room



Middle Left Side Return kennel area



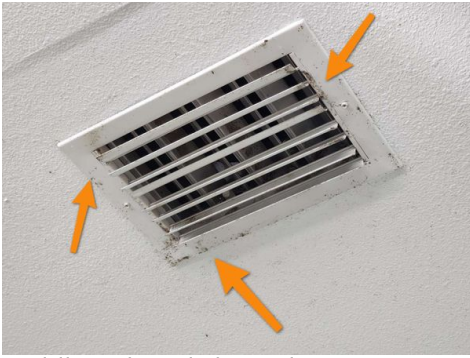
TH1



Upstairs kennel Return duct



Attic



Middle Right Side kennel area

2.1.5 Interior

DRAINAGE PIPING LEAK

Leak observed at drainage piping in one or more areas when plumbing fixtures were tested. Repair recommended.

Recommendation

Contact a qualified professional.



Upstairs Kitchen

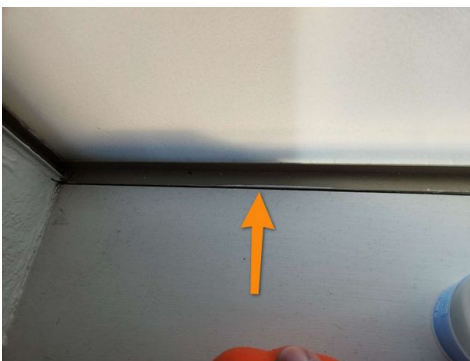
2.1.6 Interior

CAULKING - INTERIOR WINDOWS

Caulking on interior windows has separated in some areas. Repair recommended.

Recommendation

Contact a qualified professional.



Downstairs guest Bathroom



Dog Grooming Room

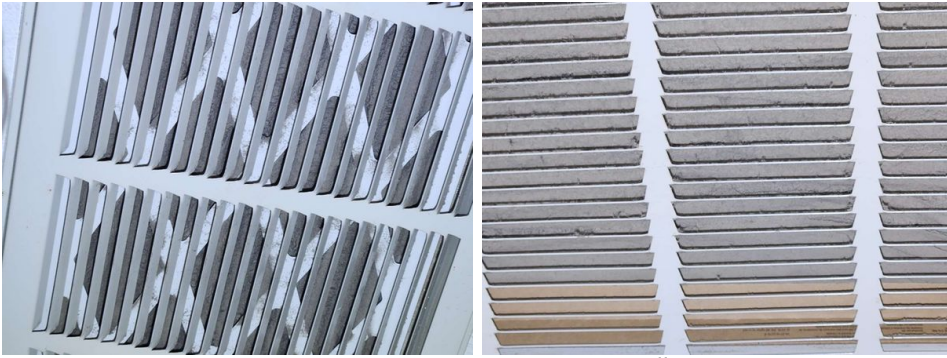
2.1.7 Interior

DIRTY FILTER

There were dirty filters at the time of inspection. Replacement is recommended.

Recommendation

Contact a qualified professional.



Downstairs Hallway

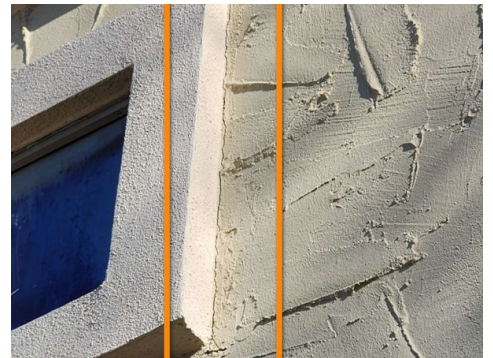
2.2.1 Exterior

MISSING MORTAR

There was missing mortar or separations at the exterior walls in various areas.

Recommendation

Contact a qualified masonry professional.



Front Right

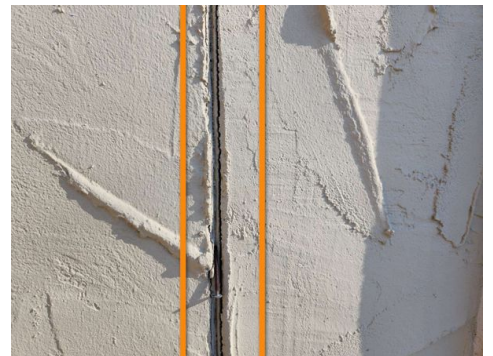
2.2.2 Exterior

CAULKING - EXPANSION GAPS

Caulking is needed at the expansion gaps.

Recommendation

Contact a qualified professional.



Front

2.2.3 Exterior

CAULKING - PENETRATIONS

Caulking is needed at the exterior wall penetrations.

Recommendation

Contact a qualified professional.



Middle Right Side

2.2.4 Exterior

CAULKING - EXTERIOR WINDOWS

The caulking has separated around some windows at the exterior.



Right Side



Front

2.2.5 Exterior

ROT/EXPOSED WOOD - DISCOLORATION

There were various areas of damage to the siding and trim. Rot, chipped, and missing paint were noted at time of inspection. Areas of discoloration. Repair/Replacement is recommended.

Recommendation

Contact a qualified professional.



Back

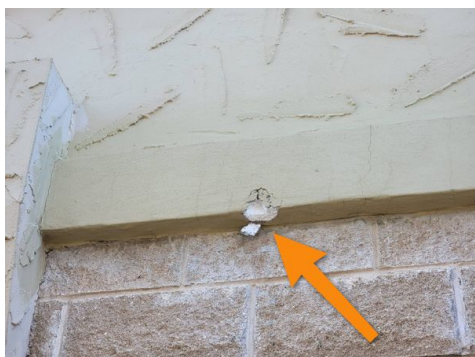
2.2.6 Exterior

DAMAGED SIDING/TRIM

There were areas of damaged siding and trim materials.

Recommendation

Contact a qualified professional.



Back



Back Left

3: RECOMMENDATIONS

Information

Recommendation

The visible growth tested during the inspection was confirmed as mold by the lab testing. It is recommended that the areas of visible growth be cleaned/remediated as necessary and all water sources be remedied to prevent any future growth occurrence.

Summary

Inspection Summary

The client booked the mold inspection because the 1st floor walls on the inside appear to have organic growth and the whole building leaks and is very humid. The mold inspectors started with a visual inspection of the structure looking for mold or any conducive conditions to mold. Visible organic growth was discovered in several areas of the structure. In and on HVAC ducting, on registers, returns, walls, ceilings, on all HVAC system cabinets, and pipe insulation. 15 swab samples were taken from these various areas and the lab results came back with elevated levels of mold on all samples but 1. Next a thermal imaging scan of the structure was conducted looking for any active water leaks. Possible water leaks or intrusion was discovered at the reception rooms guest bathroom wall and at the ceiling of two areas within the dog Grooming Room. It is recommended at this time that all affected areas be cleaned/ remediated and all possible water sources be remedied.

Elevated Levels of Mold Detected

There were elevated levels of mold detected in the samples taken at the time of inspection. Further investigation recommended.

Correction of Conducive Conditions

It is recommended that all conducive areas for potential mold growth be remedied.

Mold Protocol Recommendation

For mold to be properly removed by a "Mold Remediator", a mold "protocol" must be written by a Mold Consultant. The "protocol" is a lined out way for properly removing mold from the affected areas of the home.

Please contact GreenWorks for pricing and setup for your mold protocol.

STANDARDS OF PRACTICE
