



Open Eye Home Inspections LLC

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Inspector: Tim Reed



Property Mold Inspection Report

Client(s): **Sample**

Property address: **Sample**







Inspection date: **Monday, May 13, 2024**

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This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

General Information

Present during inspection: Property owner

Inspector: Tim Reed

Weather conditions during inspection: Rain

Temperature during inspection: Cool

Ground condition: Wet


Recent weather: Dry (no rain)

Overnight temperature: Cool

Payment method: Credit card

Age of main building: 50 years

Source for main building age: Municipal records or property listing

1)  Microbial growths were found at one or more locations in interior rooms, bathroom and/or the crawl space. A mold test was performed, and the results are added to the email for this report. Such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist. For more information, visit:

<https://www.reporthost.com/?MOLDCDC>

<https://www.reporthost.com/?MOLDEPA>



Photo 1-1

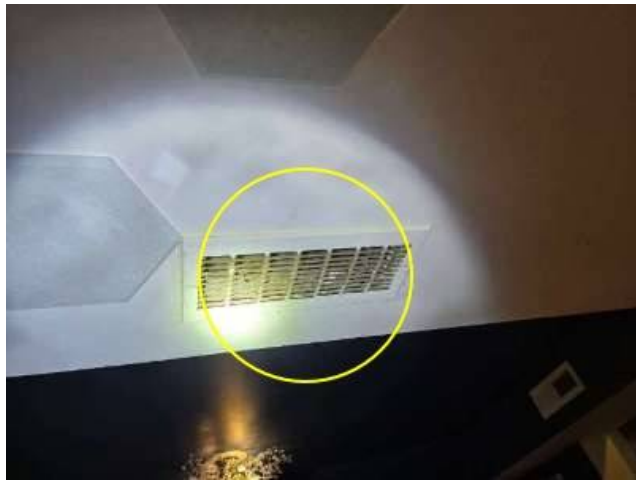


Photo 1-2



Photo 1-3



Photo 1-4




Photo 1-5




Photo 1-6



Photo 1-7

2)  The Inspection and the Report are not intended; nor shall they be used or treated by the Client or anyone else, as a guarantee or warranty expressed or implied, regarding the adequacy, performance or condition of any aspect of the Residence. The Client acknowledges and agrees that the Company is not an insurer of any inspected or non-inspected conditions at the Residence. Home warranty plans are available which offer valuable protection against certain unforeseen repair expenses.

3)  All designations such as " Left and Right" are noted as if the house is being viewed from the street.

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.



4)   While inspecting the attic area, the inspector noticed an active leak from the metal exhaust duct that exits the attic in this area by the hatch. Moisture on the interior of the structure can contribute to microbial growth. Recommend having a qualified contractor evaluate and make all necessary repairs.



Photo 4-1





Photo 4-2



Photo 4-3

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

5)   Significant amounts of debris, dirt and/or dust were visible in one or more sections of supply and/or return air ducts for the heating or cooling system. This can be a health hazard, especially for those with allergies or respiratory problems. The Environmental Protection Agency (EPA) recommends considering having ducts professionally cleaned when "ducts are clogged with excessive amounts of dust and debris and/or particles are actually released into the home from your supply registers." This can contribute to the spreading microbial growth. Recommend that a qualified contractor clean the ducts. For more information on duct cleaning in relation to indoor air quality, visit:

<https://www.reporhost.com/?DUCTCLEAN>



Photo 5-1




Photo 5-2

Crawl Space

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

6)  Evidence of prior water intrusion or accumulation was found in one or more sections of the crawl space. For example, sediment stains on the vapor barrier or foundation, and/or efflorescence on the foundation. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the crawl space. It can contribute to microbial growth. The crawl space should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in crawl spaces include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains



Photo 6-1




7)    Damage and microbial growth were observed in the crawlspace below the main floor bathroom. Recommend having a qualified contractor evaluate and make any necessary repairs.



Photo 7-1



Photo 7-2

Bathrooms

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.




8)    Microbial growth was observed in the main floor bathroom ceiling above the shower. Recommend having a qualified contractor evaluate and make any necessary repairs.



Photo 8-1 THE MOISTURE METER SHOWS ACTIVE MOISTURE IN THE CEILING AT THE TIME OF THE INSPECTION.



Photo 8-2



Photo 8-3 THE INFRARED SCAN SHOWS A TEMPERATURE ANOMALY INDICATING MOISTURE IN THIS AREA.



Photo 8-4

Thank You for allowing us to perform your Home Inspection.
If you have any questions or comments, contact us via email or phone.

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