

MOLD & MOISTURE REPORT

INSPECTION DATE: December 2, 2007; 3:00 p.m.

PROPERTY ADDRESS:
123 Mold Remediation Ave.
Mold City, CA 94618



INSPECTION DATE: December 2, 2008; 3:00 p.m.

SUMMARY:

There is visible mold growth and some slight dampness on the drywall and flooring underlayment in the downstairs laundry room, hall, and spare room adjacent to laundry room. There is also some very small patches of mold growth in the back of the kitchen cabinet underneath the main sink and also a very small amount on the drywall just above the countertop behind the secondary sink. The garage smells damp and has many water stains in the ceiling and moisture present in some drywall and one wood framing member.

The visible mold in the indoor living spaces appear to have been from some prior water damage as none of the building materials at the time of this inspection were wet enough to sustain any active mold growth. The mold growth is inactive and will not grow as long as the conditions remain dry.

1. HUMIDITY/TEMPERATURE READINGS:

Humidity levels inside are normal for an indoor environment though on the high side due to the elevated humidity outside at the time of inspection and the fact that the residence is unoccupied with one window wide open which will tend to create indoor conditions similar to outdoor conditions.

Outside	Kitchen	Laundry Room
RH = 60.9%	RH = 54.9%	RH = 61.4%
T = 59.0°F	T = 61.9°F	T = 58.3°F
SH = 48.8 gpp	SH = 49.5 gpp	SH = 48.8 gpp
DP = 47°F	DP = 47°F	DP = 47°F

RH = Relative Humidity; T = Temperature; SH = Specific Humidity; DP = Dew Point

Normal comfortable indoor relative humidity ranges from 30%-60% with 50% often deemed the most comfortable. Sustained indoor relative humidity above 60% can lead to increased fungal and bacterial activity. (Indoor relative humidity above 80% is a cause for concern and should be lowered immediately to prevent severe fungal and bacterial activity.)

2. VISUAL INSPECTIONS:

DOWNSTAIRS: There is some visible mold growth along the bottom of the drywall in the laundry room, hallway, and in the spare room adjacent to the laundry room. The majority of the drywall tested dry at 0.2%-0.3% moisture content with only a very small area that tested just slightly damp at 0.7% moisture content on the bottom of the drywall under the drain cleanout in the laundry room. There is also mold growth on the paper underlayment under the laminate wood floor and one very small area that showed some dampness.

Given the pattern of mold along the bottom of the drywall in the laundry room and hall and under the flooring, it would appear that the area had been subjected to some minor flooding in the past where there was enough water present to grow some mold before the moisture evaporated. At this time, there is not enough moisture present to sustain any more active mold growth.

The flooring in the laundry room should be pulled up and the room cleaned of mold. The flooring itself is may not be salvageable. The bottom 12" of drywall should also be removed and replaced. More may have to be replaced if there is visible mold in the wall cavities.

KITCHEN: There is a very minor amount of mold growth on the drywall just above the counter top behind the secondary sink; this area is completely dry. There is also a very minor amount of mold on the inside back of the cabinets under the main sink. This area under the main sink still contains some moisture which may cause the mold to continue growing. The source of the moisture is not clear as to whether it is from an ongoing leak or from some other one-time occurrence that has not yet fully dried out.

GARAGE: The garage has obvious water stains and one water saturated wood framing member with some water saturated drywall attached. Water may be coming through cracks from the tiled deck above. There was just a very small amount of visible mold growth on the small piece of saturated drywall. The ceiling cavity above the water stains could not be viewed and may be a potential mold issue or water damage issue that could undermine the integrity of the ceiling. This is unknown and should be inspected by a qualified contractor for structural soundness and water tightness.

3. RECOMMENDATIONS:

1. Have the mold in the downstairs remediated by a professional mold remediation company. Remove flooring and drywall per section 2 above.
2. Clean the very small patches mold from the kitchen using a detergent-based cleaner per EPA guidelines:
(<http://www.epa.gov/iaq/molds/cleanupguidelines.html>)
3. Investigate the source of the water under the kitchen sink.
4. Investigate the source of water in the garage and inspect for any structural damage as a result of the water intrusion.

Brian Agnew, Owner
December 4, 2007

4. PHOTOGRAPHS:

Downstairs laundry room mold along bottom of wall:



Downstairs laundry room mold under flooring and along bottom of wall:



Downstairs hallway mold along bottom of wall:



Downstairs spare room with mold along bottom of wall adjacent to laundry room:



Downstairs spare room with drywall and flooring ripped up but no visible mold growth seen in this area.



Garage ceiling with severe water stains



Garage wall with water saturated wood framing member at ceiling.



Under main kitchen sink back wall is damp with very small mold growth:



Secondary kitchen sink with mold on wall just above counter:

