

Footers to Finishes, LLC

IAC2 Complete Mold Inspection Report



222 Anywhere Street, Sometown, West Virginia 26500
Inspection prepared for: Jack Homeowner
Real Estate Agent: Joe Broker - Realtord R Us

Date of Inspection: 4/20/2015 Time: 9:00 AM
Age of Home: Built in 1966 Size: 2010
Weather: 58F Overcast
The home faces east.

Inspector: David Fowler
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Ratings and how to view this report

This report uses a check box style ratings system with narratives to describe the mold or mold conducive conditions that exist in your home. We try whenever possible to include a narrative and photograph of an item. There are many systems in a home that if functioning properly do not warrant the use of a narrative which is why we use this ratings system. You as the homeowner can view this report and be sure that a system has been inspected, and opinion given on its condition.

The following is an explanation of our ratings system:

NVEP: There is no visible evidence of mold related issues present. This does not mean that the item or system is defect free, it is just out of the confines of this report

VEP: There is visible evidence of a mold condition or a condition conducive to mold growth. **This rating is also given to items that should require monitoring in the future, or where you may want to consider an upgrade to the current item or system.**

SAM: Approved sample collected. Items with this rating have had samples taken from it that have been authorized by the owner or the inspector for laboratory submission.

NSAM: Unapproved sample collected. This rating is given to items or systems that are suspect and had a sample removed at the inspectors option. The sample can be submitted to the laboratory but an extra fee is usually involved.

EXCL: This item or system was excluded from the inspection.

Introduction

We would like to take this time to thank you for allowing us to perform this complete mold inspection for you. Please utilize this report along with the data from the laboratory samples obtained to confirm the presence of mold in your home. If after you have read the entire report you have questions, please feel free to call us so we can review your report and answer any questions that you may have.

This report will contain defects that pertain to mold growth, moisture intrusion, and any conditions that may exist that promote the development of mold. The inspector may point out general, or safety related defects to you during the inspection should they exist but they are beyond the scope of this report. The Complete Mold Inspection which in many ways mimics a typical Home Inspection is meant to be a supplement to the Home Inspection or Property Disclosure Statement.

IAC2 Purpose and Scope

The International Association of Certified Air Consultants (IAC2) has published a Standard of Procedures which outlines the methods used in a mold inspection. This firm strives to perform all inspections in strict compliance with those standards. You will find the IAC2 standards as the heading for each section of the report. This is done to help you the client to understand what is inspected and why it is inspected.

This particular inspection while not considered to be invasive, allows for the inspector to move stored items and materials within reason as the inspector deems necessary. The inspector is not required to enter into any area of the home that in the opinion of the inspector is unsafe or likely to be dangerous. Keeping this in mind, it is the intention of the inspector to attempt to do what is necessary to perform the intended inspection without endangering the health or well-being of the inspector.

The inspector would like to inform the client that he is not trained or qualified to perform mold remediation, architectural or engineering services. Any opinions given in this report are based on individual experience and are just that.

Roof

1. Roof Type

NVEP	VEP	SAM	NASA M	EXCL.
	X			

Materials: Three tab asphalt shingles noted.

Observations: Slightly weathered. Exposed nail heads along the top course of shingles just below the ridge cap.



exposed fasteners



exposed fasteners

2. Drainage, Gutters and Downspouts

NVEP	VEP	SAM	NASA M	EXCL.
X				

Observations:

- No discrepancies noted at time of inspection.

3. Chimneys, Skylights and Penetrations

NVEP	VEP	SAM	NASA M	EXCL.
X				

Observations:

- A prefabricated metal chimney was noted. No discrepancies noted at time of inspection.

Exterior and Grounds

1. Cladding, Flashing and Trim

NVEP	VEP	SAM	NASA M	EXCL.
X				

Observations:

- No discrepancies noted at time of inspection.
- Composite Wood Siding and Brick Veneer

2. Doors, Windows, Decks, Stoops, Steps, Stairs, Porches, Railings, Eaves, Soffits

NVEP	VEP	SAM	NASA M	EXCL.
	X			

Observations:

- The caulking for the bay window in the front of the home is deteriorating recommend re-caulking to alleviate any moisture penetration. No discrepancies noted with the other exterior features within this section.



Bay window needs caulking repaired

3. Exterior Grading

NVEP	VEP	SAM	NASA M	EXCL.
X				

Observations:

- The exterior grading appears to generally slope away from the structure.

4. Siding/ Covering Penetrations

NVEP	VEP	SAM	NASA M	EXCL.
X				

Observations:

- No discrepancies noted at time of inspection.

Basement, Foundation, Crawlspace and Structure

1. Basement, Foundation, Crawlspace and Structure

NVEP VEP SAM NASA EXCL.
M

		X		
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Observations:

• There appears to be past water penetration in the basement. Approximately 12 inches of drywall has been removed from the bottom of the finished basement walls. Some apparent microbial growth was noted along the bottom of the wall. One air sample and one lift sample were taken from the basement family room on March 24, 2015 and sent for laboratory testing.



removed drywall from basement wall



removed drywall from basement wall

2. Moisture Intrusion

NVEP VEP SAM NASA EXCL.
M

		X		
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Observations:

• There does not appear to be any active moisture intrusion, however, there appears to be prior moisture damage to the bottom of the furring strips on the exterior walls.



moisture damage to furring strip

Heating, Cooling and Ventilation

1. Air Handler, Fan and Filter

NVEP VEP SAM NASA EXCL.
M

X				
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Observations:

- No discrepancies noted at time of inspection.

2. Condensate Pump

NVEP VEP SAM NASA EXCL.
M

X				
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Observations:

- No discrepancies noted at time of inspection. The condensate pump appears to be functioning properly.

3. Visible Ductwork

NVEP VEP SAM NASA EXCL.
M

X				
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Observations:

- The visible ductwork appears to be serviceable at the time of inspection with all joints fastened and no visible physical damage.

4. Supply and Return Registers

NVEP VEP SAM NASA EXCL.
M

X				
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Observations:

- No discrepancies noted at time of inspection however I recommend periodic cleaning of the interior of the ductwork to insure that dust, debris and mold do not buildup.

5. Central Air Conditioning Unit

NVEP VEP SAM NASA EXCL.
M

X				
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Observations:

- No discrepancies noted at time of inspection.

Plumbing

1. Main Water Line

NVEP VEP SAM NASA EXCL.
M

X				
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Observations:

- No discrepancies noted at time of inspection.

2. Water Supply Lines

NVEP VEP SAM NASA EXCL.
M

X				
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Materials: Copper

Observations:

- No discrepancies noted at time of inspection.

3. Drain, Waste and Vent Piping

NVEP VEP SAM NASA EXCL.
M

X				
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Materials: PVC

Observations:

- No discrepancies noted at time of inspection.

4. Hot Water Source

NVEP VEP SAM NASA EXCL.
M

X				
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Observations:

- The 50 gallon natural gas fueled hot water heater appears to be serviceable at the time of inspection with no apparent signs of leaking. I recommend monitoring this appliance as a routine maintenance item to insure that moisture issues do not appear.

5. Fixtures

NVEP VEP SAM NASA EXCL.
M

X				
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Observations:

- No discrepancies noted at time of inspection.

Attic, Ventilation and Insulation

1. Insulation

NVEP VEP SAM NASA EXCL.
M

X				
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Materials: Fiberglass batts with kraft paper vapor barrier noted approximately 6 inches thick.

Observations:

- No discrepancies noted with the attic insulation at time of inspection.

2. Ventilation of Attic

NVEP VEP SAM NASA EXCL.
M

	X			
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Observations:

- There are ridge and soffit vents noted.
- The exhaust fans from the range hood and bathrooms are venting directly into the attic. I recommend extending the exhaust ductwork to the exterior to avoid future moisture problems.



exhaust duct terminating in attic



bathroom ventilation exhaust terminating in attic

3. Framing

NVEP VEP SAM NASA EXCL.
M

	X			
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Observations:

- Pre-engineered truss construction noted. Evidence of past water intrusion noted. Area dry at time of inspection.



evidence of past water penetration



evidence of past water penetration



evidence of past water penetration

4. Sheathing

NVEP VEP SAM NASA EXCL.
M

X				
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Observations:

- Plywood roof sheathing. No discrepancies noted at time of inspection.

Interior

1. Walls, Ceilings, Floors, Doors and Windows

NVEP VEP SAM NASA EXCL.
M

	X			
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Materials: The interior areas have drywall ceiling and walls. Flooring consists of floating laminate and ceramic tile upstairs and bare concrete downstairs.

Observations:

- There is a water stain on the ceiling adjacent to the attic access stairs. The bathroom ceilings have apparent water damage to the tape joints where the ceiling intersects the wall.
- The top of the shower surrounds need to be re-caulked to prevent moisture from getting behind the shower.



damaged caulking above shower



past water stain on ceiling by attic access



tape joint moisture damage

2. Kitchen, Bath and Laundry Ventilation

NVEP VEP SAM NASA EXCL.
M

X				
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Observations:

- The kitchen and bath exhaust fans are operational but do exhaust directly into the attic as previously referenced.

Moisture, Humidity and Temperature

1. Room Humidity

NVEP VEP SAM NASA EXCL.
M

X				
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Observations:

• Relative humidity and temperature readings were taken in the following areas :

Living room 39.6% relative humidity and 58°F

Master bath 41.5% relative humidity and 58°F.

Basement family room 41.9% relative humidity and 58°F.

Moisture content readings on the walls were taken in the following areas :

Rear wall of kitchen 28.1%

West wall Master Bedroom 22%

South wall Bedroom #2 21.9%

Basement west wall 19.8%

Report Summary

Roof		
Page 3 Item: 1	Roof Type	Slightly weathered. Exposed nail heads along the top course of shingles just below the ridge cap.
Exterior and Grounds		
Page 4 Item: 2	Doors, Windows, Decks, Stoops, Steps, Stairs, Porches, Railings, Eaves, Soffits	<ul style="list-style-type: none"> The caulking for the bay window in the front of the home is deteriorating recommend re-caulking to alleviate any moisture penetration. No discrepancies noted with the other exterior features within this section.
Basement, Foundation, Crawlspace and Structure		
Page 5 Item: 1	Basement, Foundation, Crawlspace and Structure	<ul style="list-style-type: none"> There appears to be past water penetration in the basement. Approximately 12 inches of drywall has been removed from the bottom of the finished basement walls. Some apparent microbial growth was noted along the bottom of the wall. One air sample and one lift sample were taken from the basement family room on March 24, 2015 and sent for laboratory testing.
Page 5 Item: 2	Moisture Intrusion	<ul style="list-style-type: none"> There does not appear to be any active moisture intrusion, however, there appears to be prior moisture damage to the bottom of the furring strips on the exterior walls.
Attic, Ventilation and Insulation		
Page 8 Item: 2	Ventilation of Attic	<ul style="list-style-type: none"> The exhaust fans from the range hood and bathrooms are venting directly into the attic. I recommend extending the exhaust ductwork to the exterior to avoid future moisture problems.
Page 8 Item: 3	Framing	<ul style="list-style-type: none"> Pre-engineered truss construction noted. Evidence of past water intrusion noted. Area dry at time of inspection.
Interior		
Page 10 Item: 1	Walls, Ceilings, Floors, Doors and Windows	<ul style="list-style-type: none"> There is a water stain on the ceiling adjacent to the attic access stairs. The bathroom ceilings have apparent water damage to the tape joints where the ceiling intersects the wall. The top of the shower surrounds need to be re-caulked to prevent moisture from getting behind the shower.