



TRI-STATE SMART HOME SOLUTIONS LLC

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<https://smart-homesolutionsllc.com>



MOLD INSPECTION REPORT

1234 Main Street
Gallipolis, OH 45631

Buyer Name

07/15/2024 9:00AM



Inspector

Chris Farver

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Agent

Agent Name

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1: INSPECTION DETAILS

Information

Purpose and Scope of Services

The following background information was provided:

- Rainwater penetrated the building in the left front corner office and the adjacent storage area.
- The water source was suspected to be from gutters overflowing. A portion of the gutters has been cleaned.
- The drywall has been repaired in these areas.

A mold inspection and mold sampling were requested including taking air samples within the walls of the impacted areas.

Mold Inspection & Testing Findings

- The left front corner office air sample and the two internal wall air samples did not contain mold.
- The area impacted by the water intrusion appears to have been properly cleaned and restored.
- Air samples were taken in the conference room and the rear of the main hallway to screen for potential mold outside of the suspected area.
- The air sample taken at the rear of the main hallway contained *elevated levels of mold*.
- No visible mold was observed in any location during the inspection.

Mold Sampling & Lab Testing

Contact Samples Taken

- Rear Cross Hallway - A swab sample was taken from the wall space behind the main electrical panels.

Air Samples Taken

- Left Front Corner Office
- Conference Room
- Rear End of Main Hallway
- Interior Wall Sample - Left Front Corner Office
- Interior Wall Sample - Left Front Corner Office - Adjacent Storage Room
- An outside control sample was taken for lab comparison purposes.

All samples were sent to our lab via FedEx overnight service, with a Chain of Custody Form.

Lab Test Results

Mold Detected

The Rear Hallway Air Sample Contained Mold

Per the lab: "Mold concentrations in the air are ABNORMAL and based on the mold counts, you likely have a mold source from which spores are able to become airborne and are an exposure concern to the occupants."

Mold Swab Sample Results

Rear Cross Hallway Swab Sample - No Growth

Per the lab: "No Growth or former mold growth observed".

Mold Air Sample Results

All other air samples were Normal.

Per the lab: "Mold counts are within a NORMAL RANGE and there is no indication, based on the mold counts, that there is any exposure concern to the occupants."

See the attached lab report, attached to this inspection, for more details.

Additional Observations

The following additional items were observed during the inspection:

- **Warehouse Downspout** - A warehouse downspout is draining into the roof of the office. This is causing a large amount of water to drain into the office gutter on the left side of the building. The warehouse gutters are larger than the office gutters, this is a major contributing factor to the left gutter overflowing, especially when debris is present in the gutters.
- **Leaking Gutters** - The gutters on the office are leaking. In addition, the gutters on the warehouse are also leaking onto the roof of the office and adjacent to the building.
- **Debris in Gutters** - The left gutter appears to have been cleaned of large debris. However, the right gutter has not. In addition, there are no gutter guards on the left gutter, and the gutter guard on the right gutter is made from a screen and not being effective.
- **Right Gutter Overflow** - The right gutter is leaking and overflows during rain events. Some of the water is getting behind the siding on the right side of the building. Water is leaking into the soffit area. The interior wall in the conference room was surface tested for moisture, it was dry.
- **Downspout Missing Drain Pipe** - On the left side of the building, one of the downspouts drains onto the ground next to the building. One of the downspouts is not properly inserted into the underground drain pipe. This is causing a large amount of rainwater (from the warehouse and office) to drain down around the foundation of the building.
- **Spray Foam on Roof** - Spray foam appears to have been used to attempt to seal roof/ facade leaks. If leaks are present, expanding foam is an incorrect repair method.
- **Attic Insulation** - The insulation above the ceiling tiles is improperly installed in some areas. It appears to have been removed and stacked in piles. This will impact the comfort of the employees and the efficiency and effectiveness of the HVAC systems.
- **Furnace Air Filter** - The furnace air filter is the incorrect size and has not been changed in an extended period. This will impact the efficiency and effectiveness of the HVAC systems. This can also contribute to air quality issues.

Recommendations & Next Steps

- Since mold was not suspected in the rear area of the office, only screening air samples were taken during the site visit.
- The fact that elevated levels of mold existed in the rear office area was not known until the lab results were published.
- No intrusive steps were taken to identify a mold source in this area during the initial inspection and testing.
- Note: The rear cross hallway door (leading to the rear restroom and warehouse door) and the utility room doors were intentionally open during the rear main hallway air sample to capture air from these areas.
- The potential mold source may be present in these areas and inducing mold into the office.

Recommendations

- Recommend a more in-depth, potentially intrusive, inspection be performed in the rear portions of the office area, the rear cross hallway, the rear restroom, and the adjacent warehouse space.
- Air and internal wall samples should be taken in these individual spaces to further narrow down the source of the mold and direct the intrusive investigation steps.
- Recommend re-engaging Tri-State Smart Home Solutions to perform the above steps.
- Recommend engaging a qualified commercial gutter contractor to evaluate and repair the gutters on the office space and the adjacent warehouse space. The source of the mold may be related to all of the gutter and downspout issues identified during the inspection.

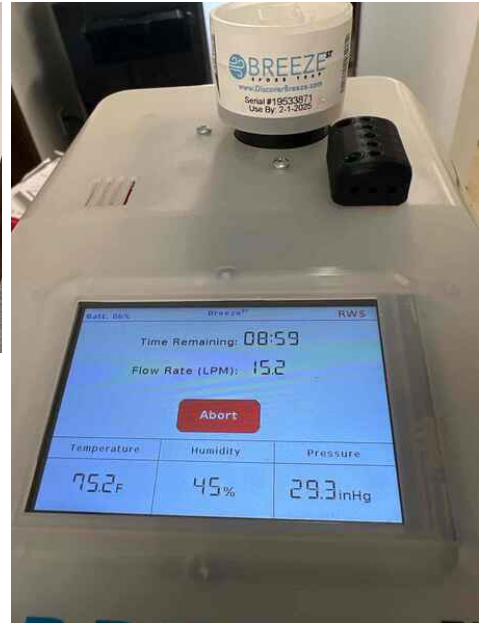
Mold Sampling Reference Pictures



Rear Cross Hallway Swab Sample Information



Rear Hallway Air Sample Location



Rear Hallway Air Sample Information



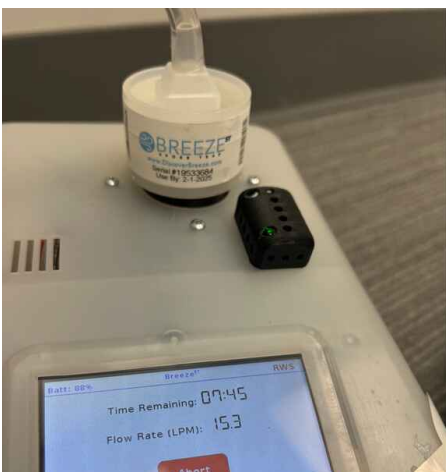
Inside Wall Sample Location - Front Left Office



Inside Wall Sample - Front Left Office



Inside Wall Sample Location - Front Left Office Adjacent Storage Area



Inside Wall Sample Information - Front Left Office Adjacent Storage Area



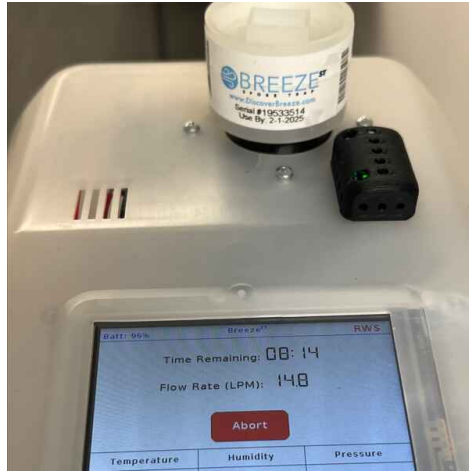
Conference Room Air Sample Location



Conference Room Air Sample Information



Front Left Corner Office Sample Location



Front Left Corner Office Sample Information



Outside Air Sample Location



Outside Air Sample Information

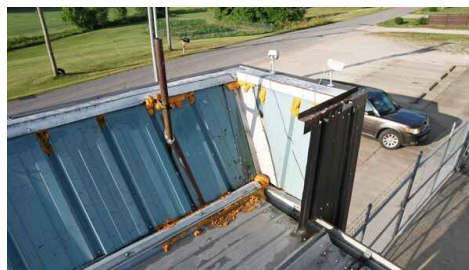


FedEx Envelope

Additional Observations - Reference Pictures



Roof Facade - Foam Used As Sealant - Example



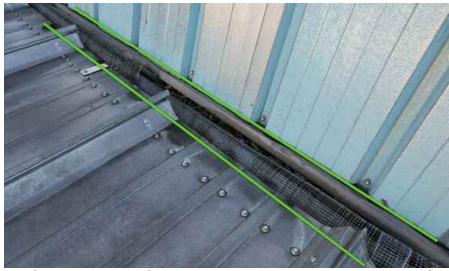
Roof Facade - Foam Used As Sealant - Example



Roof Facade - Foam Used As Sealant - Example



Roof, Rear Warehouse Roof Downspout, Drains Onto Office Roof



Debris in Right Gutter, Improper and Ineffective Gutter Guards - Example

Warehouse Gutters, Leaking on Roof of Office



Right Side of Office, Gutters and Facade Leaking - Example

Debris in Right Gutter, Improper and Ineffective Gutter Guards - Example



Right Side of Office, Gutters and Facade Leaking - Example



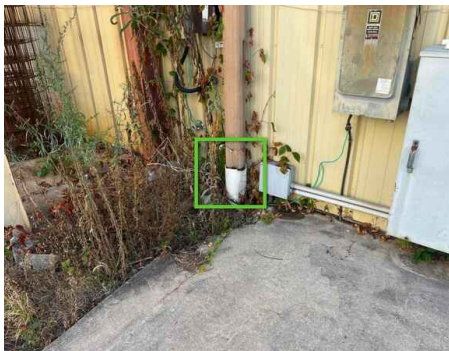
Right Side of Office, Water Behind Siding (From Gutters and Facade Leaking



Right Side of Office, Warehouse Gutters Leaking



Left Side of Office, Downspout Drains Near Building



Left Side of Office, Downspout Partially Missing Underground Drain Pipe



Left Side of Office, Downspout Partially Missing Underground Drain Pipe



Insulation Above Ceiling Tiles Improperly Installed - Example

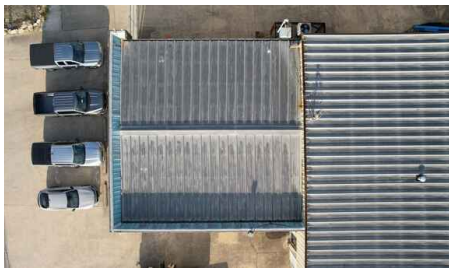


Insulation Above Ceiling Tiles Improperly Installed - Example



Furnace Filter, Very Dirty and
Incorrect Size

General Reference Pictures



Roof, Drone



Roof, Drone



Roof, Drone



Roof, Drone



Roof, Drone



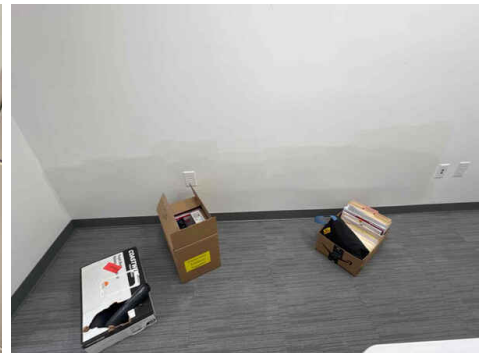
Roof, Drone



Left Gutters, Appear to Have Been
Cleaned of Large Debris Only



Front Left Corner Office, Area of
Repairs



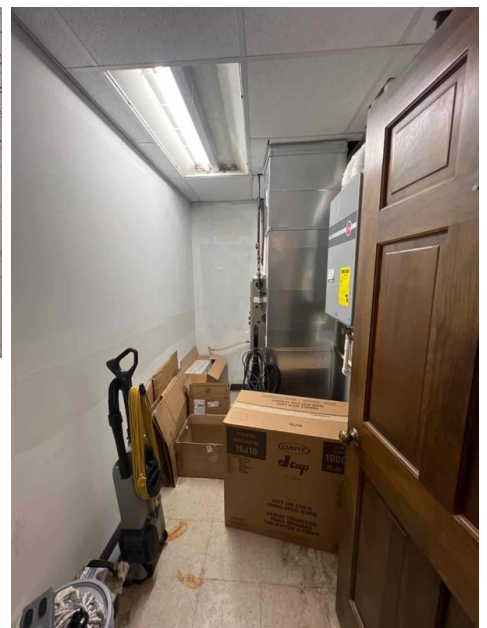
Front Left Corner Office, Area of
Repairs



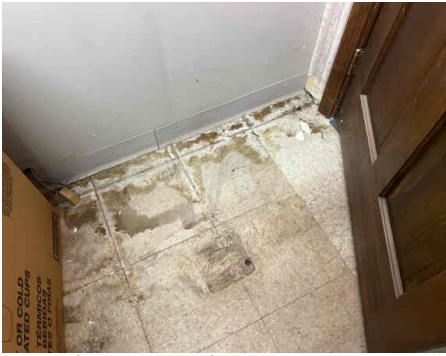
Break Room, Ceiling Stains - Dry



Hallway, Ceiling Stains - Dry



Utility Room



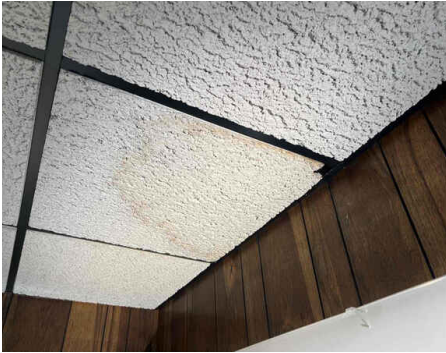
Utility Room Floor Stains, Dry



Bathroom



Conference Room



Conference Room Ceiling Stain, Dry



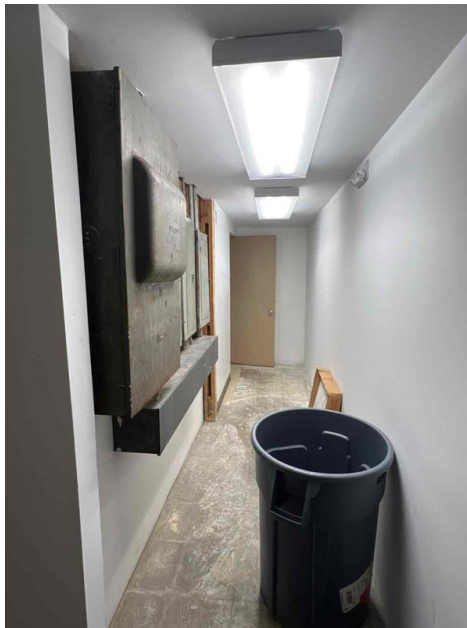
Above Ceiling Tiles - Spray Foam Used as Sealant



Furnace



Furnace Ductwork



Rear Cross Hallway



Rear Cross Hallway, Swab Sample Taken Through Openings in Wall

Mold Information & Resources

Symptoms of Mold Exposure

The most common symptoms of mold exposure are runny nose, eye irritation, cough, congestion, and aggravation of asthma and COPD.

Health Concerns

Individuals with persistent health problems that appear to be related to mold or other types of air quality contaminant exposure should see their physicians for a referral to specialists who are trained in occupational/environmental medicine or related specialties and are knowledgeable about these types of exposures. Decisions about removing individuals from an affected area must be based on the results of such medical evaluation.

Mold is naturally present in outdoor environments and we share the same air between indoors and outdoors, so it is impossible to eliminate all mold spores indoors.

Ten Things You Should Know About Mold

- 1) Potential health effects and symptoms associated with mold exposure include allergic reactions, asthma, and other respiratory problems.
- 2) There is no practical way to completely eliminate mold and mold spores in the indoor environment. The way to control indoor mold growth is to control moisture.

- 3) If mold is a problem in your home or building, you must remove the mold and eliminate sources of moisture.
- 4) To prevent mold growth any source of a water problem or leak must be repaired.
- 5) Indoor humidity must be reduced (generally below 60%) to reduce the chances of mold growth by adequately venting crawlspaces, basements, bathrooms, dryers, and other moisture-generating sources to the outside; using air conditioners and de-humidifiers; increasing ventilation; and using exhaust fans whenever cooking, dishwashing, and cleaning.
- 6) Clean and dry any damp or wet building materials and furnishings within 24-48 hours to prevent mold growth.
- 7) Clean mold off of hard surfaces with water and detergent and dry completely.
- 8) Prevent condensation: reduce the potential for condensation on cold surfaces (e.g., windows, piping, exterior walls, roof, or floors) by adding insulation and reducing moisture.
- 9) In areas where there is a perpetual moisture problem on the floor, do not install carpeting. Allow the floor to breathe and dry freely.
- 10) Mold can be found almost anywhere. Mold can grow on wood, paper, carpet, and foods; almost anything can support some mold growth provided there is moisture, time to grow, and food to eat.

References & Resources

Useful Websites

- National Institute of Environmental Health Sciences - information on mold - <http://www.niehs.nih.gov/health/topics/agents/mold/index.cfm>
- The United States Environmental Protection Agency website on mold and moisture - www.epa.gov/mold/
- American Academy of Allergy, Asthma, and Immunology – information on mold and allergies and outdoor allergens - www.aaaai.org/nab/index.cfm?p=faq
- Allergy & Asthma Network – information for homes about allergies and asthma - <http://www.aanma.org/?s=mold>
- Crawlspace Ventilation: <https://www.thespruce.com/crawlspace-ventilation-requirements-1821946>
- Crawlspace Vapor Barrier: <https://crawlspace.com/do-i-need-a-vapor-barrier-in-my-crawl-space/>
- Crawlspace Dehumidification Systems: <https://crawlspace.com/moisture-medic-dehumidifier>
- Crawlspace Encapsulation: <https://www.epichomeideas.com/crawl-space-encapsulation/>
- Efflorescence: <https://www.thebalance.com/definition-of-efflorescence-1798544>
- Attic Ventilation: <https://iibec.org/attic-ventilation-101/>
- Whole House HVAC Filtration Systems: <https://www.thisoldhouse.com/green-home/21014891/whole-house-air-purifier>
- American Conference of Governmental Industrial Hygienists - information on Indoor Air Quality and useful links - www.acgih.org/resources/links.htm
- Guidelines for Assessment and Remediation of Fungi in Indoor Environments – a good reference for mold clean up and removal - orf.od.nih.gov/PoliciesAndGuidelines/ORFPolicies/MoldPrevPolicy.htm
- Mold Treatment - Products such as Concrobium Mold Control have been found to be effective: <https://www.concrobium.com/products/mold-control-spray/>