



## Mold Inspection Report

Prepared For:  
Teri Smith

Property Address:  
5 Sheldon Road  
Dampton, NY 12345



Inspected By:  
**Christian A. Werner**  
**116 Judith Dr.**  
**Stormville, NY 12582**  
**(845) 224-6920**

NYS Lic. No. 16000005170  
DEC Cert. No. C3836039

<b>Date:</b> 8/7/2007	<b>Time:</b> 10:00 AM	<b>Report ID:</b> Mold Sample 1
Property: 5 Sheldon Road Dampdown, NY 12345	Customer: Teri Smith	Real Estate Professional:

This inspection for mold or fungi is performed for a fee to visually inspect for signs of a mold-like substance, fungi or growth. It may also include air, swab or bulk tests to be performed with their associated lab fees. *A fee is charged per sample. All fees must be paid prior to sending in any samples. Sample tests should be considered at each area that visible evidence is present.*

**Whether this report reveals mold in the building or not, the customer, building owner or potential buyer should consider:**

- 1. Whether or not to have any sample tests performed at any area that was noted in the report: "Visible Evidence Present".*
- 2. Whether or not to hire a qualified mold remediation company or industrial hygienist for further consultation, inspection or corrective procedures either now, before the lab tests results, or afterwards.*

**Comment Key or Definitions**

**Serviceable (S)** = I visually observed the item, area, component or unit and if no other comments were made then it appeared to have no visible or significant signs of mold.

**Attention/Repair Required (AR)** = The item, component or unit needs to be cleaned, discarded, or replaced as per the associated comments.

**Moisture Stains/Discoloration (MS)** = Moisture stains or other discoloration was seen.

**Visible Contamination (VC)** = Mold and/or mold-like substance was seen.

**Sampling/Lab Test Required (SL)** = A sample was taken for laboratory analysis.

**Not Present/Missing (NP)** = The item, component or unit was not present at the time of inspection.

***Important: If you do have mold and it must be removed, you are strongly encouraged to obtain the services of a qualified remediation contractor. If a homeowner or contractor unfamiliar with containment, removal and safety practices performs remediation activities, building occupants can be put at elevated health risks and mold may spread to areas that previously had no contamination. Failure to eliminate source(s) of moisture in the building that are allowing mold to flourish will render remediation efforts ineffective.***

**Client Is Present:**  
Yes

**Age Of Home:**  
Under 10 Years

**Radon Test:**  
No

**Water Test:**  
No

**Weather:**  
Hot and Humid

**Exterior Temperature:**  
Over 80

**Rain in last 3 days:**  
Yes

**PROPERTY INFORMATION**

		S	AR	MS	VC	SL	NP	Styles & Materials Present During Survey:
1.0	GENERAL PROPERTY INFORMATION	X	X			X		Buyer
1.1	NOTES	X	X					Property Type: Single Family Residence

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**Property Age:**  
Estimated  
2003

**Roof Age:**  
Estimated  
2003

**Temperature:**  
83

**Exterior Relative Humidity:**  
greater than 60%+

**Comments:**  
**1.0** The property sits in an open area that has good drainage on 3 sides and neutral drainage from one side that adjoins neighboring property.

The residence was vacant for an indeterminate length of time and winterized. It was reported that winterization was unsuccessful. The client arrived for review of the property and found that there were numerous plumbing and heating system leaks resulting in a water even leading to significant proliferation of mold organisms in the home.

A mold inspection was requested. There was evidence of significant water damage throughout the residence. The basement had a strong odor of mold and virtually all of the sheetrock wall covering in the basement had visual evidence of mold growth. The results of the full inspection are contained herein.

Air impaction sample taken at exterior for baseline comparison. Laboratory analysis will be provided under separate cover. Summary of the results reveals that the basement had significant levels of Penicillium/Aspergillus molds. Stachybotrys mold (aka "toxic mold") was also detected.

**1.1** Signs of significant mold contamination was seen in the basement. Recommended containment and remediation by a qualified remediation contractor; or decontamination with structural decontamination and replacement of affected items.

**GROUNDS**

		S	AR	MS	VC	SL	NP	Styles & Materials
2.0	Landscape Grading/Drainage	X						<b>Site Topography:</b> NEIGHBORING YARDS WILL RUNOFF ON PROPERTY
2.1	Driveway	X						<b>Ground Cover:</b> Grass
2.2	Walkways	X						<b>Driveway:</b> Asphalt
2.3	Retaining Walls						X	<b>Walkways:</b> Pavers
2.4	Surface Drains (VISUAL ONLY - cannot test below surface for functionality)	X						
2.5	Trees/Foliage	X						

S AR MS VC SL NP

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**Comments:**

2.0 Neutral drainage seen at right side (facing front). (Picture 1) This area may not drain surface water away from property. Monitor for pooling after heavy rains. Corrective action may be needed if you see water infiltration occurring over time.



2.0 Picture 1

**EXTERIOR**

		S	AR	MS	VC	SL	NP	Styles & Materials
3.0	WALL CLADDING FLASHING AND TRIM	X						SIDING STYLE: LAP
3.1	DOORS (Exterior)	X						SIDING MATERIAL: VINYL
3.2	WINDOWS (as viewed from exterior)	X						WINDOW TYPES: THERMAL/INSULATED
3.3	DECKS, BALCONIES, STOOPS, STEPS, PORCHES AND PATIOS	X						WINDOW MATERIAL: Vinyl
3.4	EAVES, SOFFITS AND FASCIAS	X						APPURTENANCE: COVERED PORCH
3.5	MAIN WATER SHUT-OFF DEVICE	X						
3.6	PARTICULATE COUNTS	X						

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**Comments:**

- 3.0 Cladding was in good condition and showed no signs of compromise.
- 3.1 Door seals were tight.
- 3.2 No signs of water intrusion.
- 3.5 The main shut-off is the yellow lever in basement at utility room (For your info).
- 3.6 Area Sampled: Front porch at exterior

.3 Micron Level (sampled for 60 seconds): 146,600

.5 Micron Level (sampled for 60 seconds): 59,400

5 Micron Level (sampled for 60 seconds): 56

Comments: This is a baseline measurement of exterior conditions.

**STRUCTURAL COMPONENTS**

		S	AR	MS	VC	SL	NP	Styles & Materials
4.0	FOUNDATIONS	X						FOUNDATION: MASONRY BLOCK
4.1	FLOORS (Structural)	X						METHOD USED TO OBSERVE CRAWLSPACE: NO CRAWLSPACE
4.2	WALLS (Structural)	X						FLOOR STRUCTURE: WOOD JOIST
4.3	COLUMNS OR PIERS	X						WALL STRUCTURE: WOOD FRAME
4.4	CEILINGS (structural)	X						COLUMNS OR PIERS: LALLY COLUMN SUPPORTING WALLS
4.5	ATTIC & ROOF FRAMING	X						CEILING STRUCTURE: WOOD FRAME
4.6	INSULATION AND VAPOR RETARDERS (in unfinished spaces)	X						ROOF STRUCTURE: COMMON 2x WOOD RAFTERS PLYWOOD SHEATHING
4.7	VENTILATION OF ATTIC AND FOUNDATION AREAS	X						

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**Comments:**

4.0 No signs of water intrusion were detected.

**ROOFING**

		S	AR	MS	VC	SL	NP	Styles & Materials
5.0	ROOF COVERINGS	X						<b>ROOF COVERING:</b> 3-TAB FIBERGLASS ARCHITECTURAL
5.1	FLASHINGS	X						<b>VIEWED ROOF COVERING FROM:</b> GROUND
5.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X						<b>SKY LIGHT (S):</b> NONE
5.3	CONDITION OF RAIN GUTTERS	X						<b>CHIMNEY (exterior):</b> METAL FLUE PIPE
5.4	CONDITION OF DOWNSPOUTS/ROOF DRAINAGE SYSTEM	X	X					
		S	AR	MS	VC	SL	NP	

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**Comments:**

5.0 Roof covering was relatively new and in good condition.

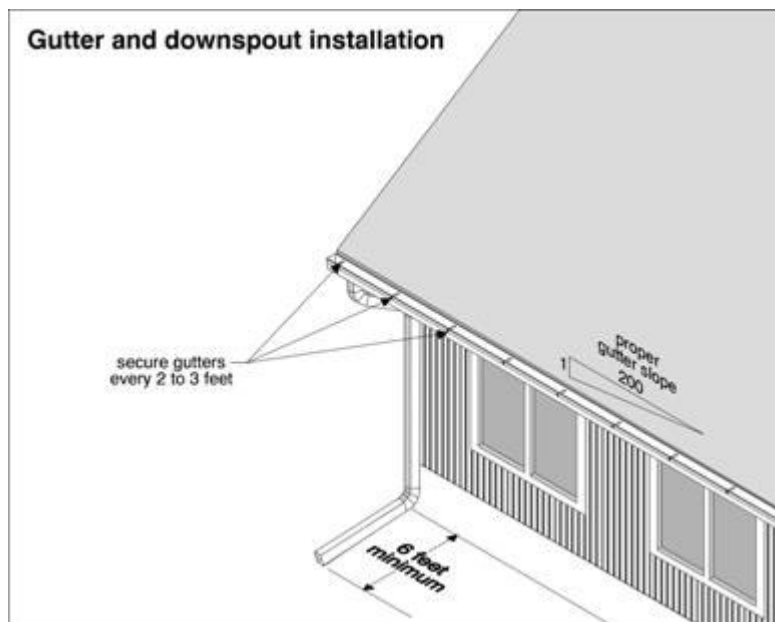
5.3 Gutters on a home with close tree cover may require frequent cleaning to keep them operating properly.(Picture 1) If gutters overflow, they can cause moisture to infiltrate the foundation.



5.3 Picture 1

5.4 At least one downspout discharges close to the building. This can put excessive dampness/soil pressure against the foundation. Recommend ensuring that downspouts can drain their water away from the foundation.

Downspout by the driveway lacked needed and elbow. (Picture 2)



5.4 Picture 1



5.4 Picture 2



5.4 Picture 3



**PLUMBING**

		S	AR	MS	VC	SL	NP
6.0	INTERIOR DRAIN, WASTE AND VENT SYSTEMS	X					
6.1	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X	X	X			
6.2	HOT WATER SYSTEMS	X	X	X			
6.3	WASHER/DRYER CONNECTIONS	X					

S AR MS VC SL NP

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**Comments:**

6.1 The piping at the water softener was disconnected and the control valves were leaking. (Picture 1)

As originally reported, poor winterization practices resulted in numerous burst plumbing pipes in the residence. Some of the burst distribution piping has been recently repaired. There are other sections which appear to still be leaking as evidenced by moisture in the walls and ceiling below their chases.



6.1 Picture 1

6.2 Water heater had significant rust at its base and it was surrounded by standing water. It appeared to be leaking.



6.2 Picture 1

**UTILITY AREAS**

		S	AR	MS	VC	SL	NP
7.0	WASHER/DRYER CONNECTIONS	X					
7.1	WALLS		X	X			
7.2	CEILINGS		X	X			
7.3	FLOORS		X	X			
7.4	EXTERIOR ENTRY DOORS	X					

S AR MS VC SL NP

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**Comments:**

7.1 Moisture detected in ceiling and wall of laundry room. Bathroom plumbing leak was located above this area.

7.2 See comments in 7.2

7.3 Floor was damp by the wall.

**KITCHEN**

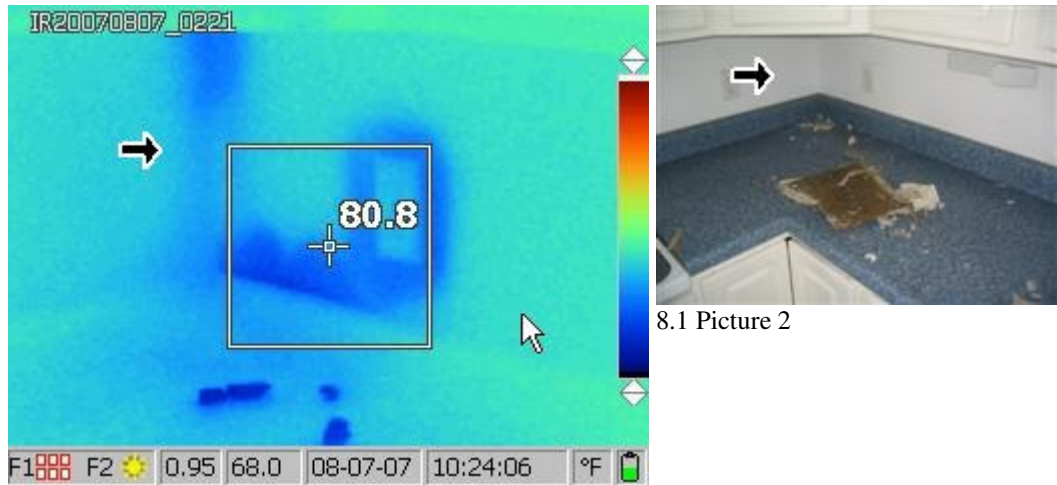
		S	AR	MS	VC	SL	NP	Styles & Materials
8.0	OVER-ALL CONDITION	X						Temperature: 80
8.1	WALLS		X	X				Relative Humidity: greater than 60%+
8.2	CEILING		X	X				CABINETRY: WOOD MELAMINE
8.3	FLOORS		X	X				FLOOR COVERING: VINYL
8.4	WINDOWS	X						COUNTERTOP: LAMINATE WOOD
8.5	CABINETS CONDITION		X	X				
8.6	CONDITION OF COUNTERTOP	X						
8.7	WATER SUPPLY AND FIXTURES	X						
8.8	DRAIN, WASTE AND VENT SYSTEMS	X						

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**Comments:**

8.0 Kitchen area had cosmetic damage due to poor maintenance.

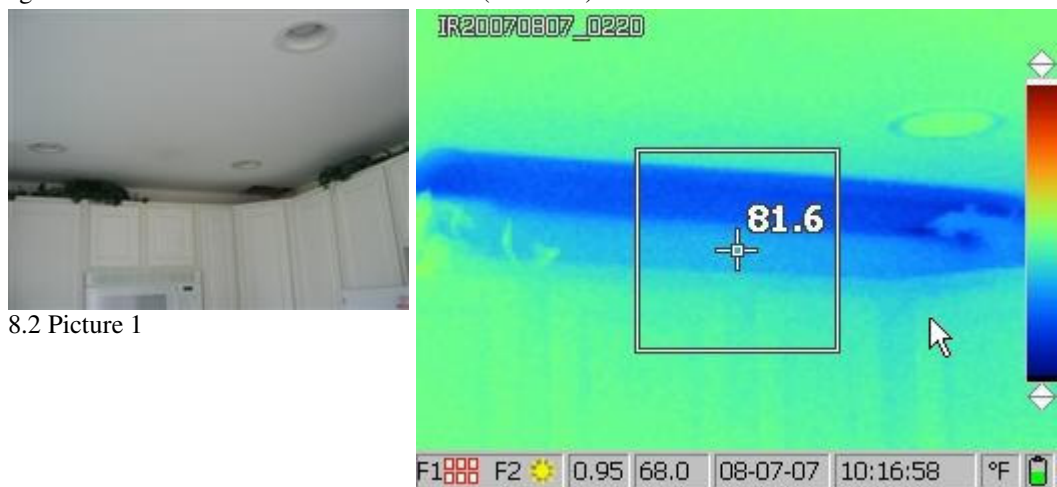
8.1 Infrared imagery of wall at corner by cabinets showed moisture. (Picture 1) (Picture 2)



8.1 Picture 2

8.1 Picture 1

8.2 Ceiling in kitchen had sheetrock damage due to plumbing leaks and ongoing repairs. (Picture 1) Infrared imagery showed significant water saturation in the sheetrock. (Picture 2) I recommend the sheetrock in this area be replaced.



8.2 Picture 1

8.2 Picture 2

8.3 Standing water seen in the kitchen. (Picture 1)



8.3 Picture 1

8.5 The cabinet shows signs of recent moisture problems/water event and probable microbial activity.(Picture 1)  
Suggest repair or replace affected cabinet.



8.5 Picture 1

**HVAC**

		S	AR	MS	VC	SL	NP	Styles & Materials	
9.0	HEATING EQUIPMENT	X	X					HEAT TYPE: CIRCULATING BOILER	
9.1	COOLING AND AIR HANDLER EQUIPMENT						X	NUMBER OF HEAT SYSTEMS (excluding wood): ONE	
9.2	HVAC DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)			X				COOLING EQUIPMENT TYPE: MISSING/NOT INSTALLED	
		S	AR	MS	VC	SL	NP	NUMBER OF A/C UNITS: NONE	
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									FILTER TYPE: N/A

**Comments:**

9.0 No heat registers in the basement are connected to the boiler. The pipe was disconnected. (Picture 1)



9.0 Picture 1

9.1 There was no A/C compressor outside and no air handler in the attic. Only the high pressure and and return piping was present.

9.2 Most of the soft ductwork was missing from the attic. Registers were installed but were not connected to any ducts. Some of the boiler distribution piping has been replaced at the heat registers. This is consistent with the report given that inadequate winterization practices have resulted in numerous burst heat distribution pipes.

**BATHROOMS**

		S	AR	MS	VC	SL	NP	Styles & Materials
10.0	OVER-ALL CONDITION	X	X	X				CEILING MATERIAL: SHEETROCK
10.1	WALLS	X	X					WALL MATERIAL: SHEETROCK
10.2	CEILING	X						FLOOR COVERING: VINYL
10.3	FLOORS	X	X	X				CABINETRY: WOOD MELAMINE
10.4	WINDOWS	X						COUNTERTOP: LAMINATE WOOD
10.5	CABINETS CONDITION	X						WATER SOURCE: PUBLIC
10.6	BATHTUB/SHOWER ENCLOSURE	X						SHOWER SURROUND: 1 PIECE PREFAB UNIT
10.7	WATER SUPPLY AND FIXTURES	X	X					Temperature: 80
10.8	CONDITION OF COUNTERTOP/TUB DECK	X						Relative Humidity: greater than 60%+
10.9	DRAIN, WASTE AND VENT SYSTEMS	X						
		S	AR	MS	VC	SL	NP	

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**Comments:**

10.0 Water damage from burst pipes noted in both upstairs bathrooms.

10.1 There was a hole cut into the wall of the shared bath for ongoing repairs. (Picture 1) There were signs of moisture from plumbing leaks in this area.



10.1 Picture 1

10.3 Moisture was detected below the vinyl flooring in both bathrooms. Dampness is trapped below the floor covering.



10.3 Picture 1

10.5 The vanities shows signs of recent moisture problems/water event and probable microbial activity.(Picture 1) Suggest repair or replace affected cabinet.



10.5 Picture 1

10.7 One sink in the master bath was broken. (Picture 1)



10.7 Picture 1

**BASEMENT**

		S	AR	MS	VC	SL	NP	Styles & Materials
11.0.A	OVER-ALL CONDITION		X	X	X	X		CEILING MATERIAL: SHEETROCK
11.1.A	CEILING		X	X	X			WALL MATERIAL: SHEETROCK
11.2.A	WALLS		X	X	X			FLOOR COVERING: UNFINISHED
11.3.A	FLOORS				X			Temperature: 77
11.4.A	WINDOWS	X						Relative Humidity: greater than 60%+
11.5.A	PARTICULATE COUNTS		X					
		S	AR	MS	VC	SL	NP	

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**Comments:**

11.0.A Mold was seen on virtually all surface areas of the basement. There was a strong musty odor.

Overall visible contamination was in excess of one hundred square feet (EPA large scale remediation).

I recommend containment and remediation be performed by a contracting company specializing in mold remediation. Some of the sheetrock may be salvageable, some will need to be removed and replaced. Sheetrock that has been soaked and has become soft is not salvageable.

Air impaction sample taken. Laboratory analysis will be provided under separate cover.

11.1.A All ceilings in the basement showed visible contamination from mold.



11.1.A Picture 1

11.2.A All walls and doors in the basement showed visible contamination from mold.



11.2.A Picture 2





11.2.A Picture 1

11.3.A Standing water seen in the middle utility room.



11.3.A Picture 1

11.5.A Area Sampled: Basement

.3 Micron Level (sampled for 60 seconds): 231,600

.5 Micron Level (sampled for 60 seconds): 96,900

5 Micron Level (sampled for 60 seconds): 387

Comments: Levels are consistent with significant mold contamination. There was no carpeting, bedding or furniture in this area which would contribute to environmental dust. High particle counts are indicative of microbial growth

**FAMILY ROOM**

		S	AR	MS	VC	SL	NP	Styles & Materials
11.0.B	OVER-ALL CONDITION	X						CEILING MATERIAL: SHEETROCK
11.1.B	CEILING		X					WALL MATERIAL: SHEETROCK
11.2.B	WALLS		X	X				FLOOR COVERING: CARPET HARDWOOD T&G
11.3.B	FLOORS	X						Temperature: 80
11.4.B	WINDOWS	X						Relative Humidity: greater than 60%+
11.5.B	PARTICULATE COUNTS	X						
		S	AR	MS	VC	SL	NP	

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**Comments:**

11.0.B Some areas showed cosmetic wear and tear.

11.1.B Infrared imagery detected significant signs of dampness in the ceiling. (Picture 1) There were also several water stains visible. The stains were damp when tested with a moisture meter.



11.1.B Picture 1

11.2.B Some of the sheetrock along the wall/ceiling junction was also damp.

11.3.B Hardwood floors did not appear to have significant water damage.

11.5.B Area Sampled: Living room

.3 Micron Level (sampled for 60 seconds): 159,900

.5 Micron Level (sampled for 60 seconds): 64,200

5 Micron Level (sampled for 60 seconds): 268

Comments: Counts were consistent with environmental dust and mold particles. Numbers were elevated as compared to exterior baseline.

**LIVING ROOM**

		S	AR	MS	VC	SL	NP	Styles & Materials
11.0.C	OVER-ALL CONDITION	X						CEILING MATERIAL: SHEETROCK
11.1.C	CEILING		X	X				WALL MATERIAL: SHEETROCK
11.2.C	WALLS		X	X				FLOOR COVERING: CARPET
11.3.C	FLOORS	X						Temperature: 80
11.4.C	WINDOWS	X						Relative Humidity: greater than 60%+
11.5.C	PARTICULATE COUNTS	X						
		S	AR	MS	VC	SL	NP	

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**Comments:**

11.1.C Ceiling and wall at the front of the residence showed water stained and moisture due to water leaks that had occurred in the bedroom above.

11.2.C See comments at 11.1

11.5.C Area Sampled: Living room

.3 Micron Level (sampled for 60 seconds): 163,600

.5 Micron Level (sampled for 60 seconds): 69,900

5 Micron Level (sampled for 60 seconds): 454

Comments: Values in the .5 and 5 micron levels are elevated as compared to exterior samples are near levels found in the highly contaminated basement area. While spore counts were found to be near those found outside, the high particulate count is probably due to mold fragments being tracked into the area or infiltrating through cracks and crevices in the walls and floors. I recommend the carpet in this area be cleaned with steam vapor and systematically vacuumed with a HEPA (high efficiency particle arresting) filter equipped vacuum cleaner.

**BEDROOMS**

		S	AR	MS	VC	SL	NP	Styles & Materials
12.0	OVER-ALL CONDITION	X						CEILING MATERIAL: SHEETROCK
12.1	CEILING	X						WALL MATERIAL: SHEETROCK
12.2	WALLS	X						FLOOR COVERING: CARPET
12.3	FLOORS		X		X			Temperature: 83
12.4	WINDOWS	X						Relative Humidity: greater than 60%+
12.5	PARTICULATE COUNTS	X						

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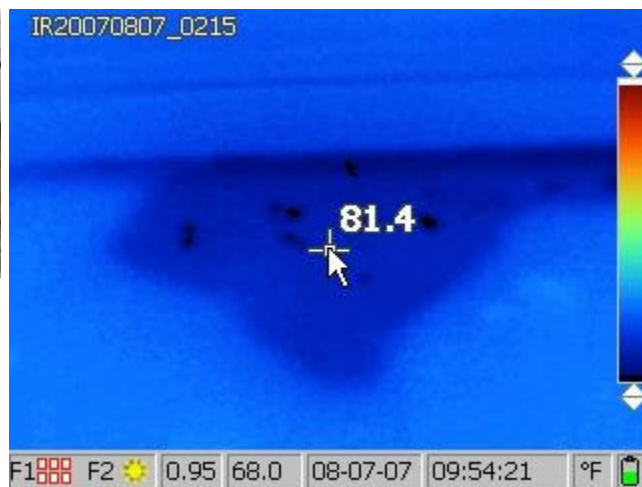
**Comments:**

12.3 Bedroom floors were damaged from burst baseboard register pipes. (Picture 1) The carpeting was damaged and needs.

Infrared image showed active leaking in the bonus room. (Picture 2)



12.3 Picture 1



12.3 Picture 2

12.5 Area Sampled: Master bedroom

.3 Micron Level (sampled for 60 seconds): 153,800

.5 Micron Level (sampled for 60 seconds): 59,300

5 Micron Level (sampled for 60 seconds): 94

Comments: These sample values show that interior levels in this area were consistent with exterior baseline values. The room appears not to have had bedding or furniture in it for an extended period of time.

**HALLS**

		S	AR	MS	VC	SL	NP	Styles & Materials
13.0	WALLS	X						CEILING MATERIALS: SHEETROCK
13.1	CEILINGS	X						WALL MATERIAL: SHEETROCK
13.2	FLOORS		X					FLOOR COVERING(S): CARPET

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Temperature:  
80

Relative Humidity:  
greater than 60%+

**Comments:**

13.2 Carpet was missing from the stairs.

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## **American Home Inspections**

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