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MOLD INSPECTION REPORT

The purpose of the inspection was to assess the air quality in this residence and determine if there were any mold and water intrusion problems. Wendy Cadmus of Able Inspections performed this inspection and assessment and prepared this report.

A limited visual inspection of the residence was performed. Five air samples (1 exterior and 4 interior) were collected and sent for laboratory analysis

This inspection was conducted in accordance with state regulations as well as current industry guidelines and practices. This assessment is not a certificate, assurance, warranty or guarantee of future conditions or performance, but is an assessment of the conditions present and detected on the date of this inspection.

House Description

This 53 year old residence faces south with 2-stories, a 3-car garage and a quarters attached to the garage. At the time of this inspection, the residence was occupied with occupied with furnishings, shelving, pictures, stored and personal items, which obstruct full view of any active or potential discrepancies. Recent weather has been dry.

Summary of Laboratory Findings:

The results of interior air samples taken on this home reported below demonstrate acceptably low levels of mold present in this home, at this time. Please refer to the Observations/Recommendations section for recommendations on areas with possible water intrusion issues for further investigation and action.

Sample Location	Type	Total Mold Spore Count	Predominant Spore Type
Exterior Baseline	Air	6,584	Ascospores
Master Bedroom	Air	27	Non-specified
Den	Air	110	Ascospores
Formal Living	Air	187	Non-specified
Formal Dining	Air	161	Basidiospores

Perfect for Mold Growth: Moisture Intrusion and Any Organic Material

Controlling water intrusion and moisture problems are the primary keys to minimizing mold growth. Any changes in moisture intrusion, such as unchecked leak conditions from heavy rainfall or a plumbing or equipment leak, can allow mold growth within 24 – 48 hours. Houston's semi-tropical climate, coupled with the current use of particle-compressed building materials offering far more surface area to spread upon, provides easy access to the water and organic food essential for mold growth. Even dust can provide a fine source of food for mold, as long as there is moisture.

Weather Conditions during this inspection:

- **Outdoor:** Cloudy and dry with light rainfall at 10:00 a.m., 75 degrees F, 53% Relative Humidity
- **Indoors:** 77 degrees F, 37% Relative Humidity

NOTE: Moisture is required for mold propagation. Many molds can thrive in an environment with a relative humidity of 60% or higher without other sources of moisture. The humidity level in this home was acceptable.

Equipment and Materials Utilized in this Inspection:

- Allegro T-100 Air sampling pump
- Air-O-Cell bioaerosol cassette – collects airborne particles for analysis
- Protimeter Mini moisture meter – measures moisture levels on wood and sheetrock
- Extech hygrometer/thermometer – measures relative humidity and temperature

Observations/Recommendations:

1. Rotted and damaged wood windows

Observations: Rotted and damaged wood with some slight mold was observed on numerous windows throughout this residence. Some slight mold was also observed at some of these windows. The master bathroom tub window has staining on the exterior side of the shutters over this tub. Metal cap flashing is not installed above these windows, which would help deflect rainwater from these windows. Wood windows are attractive, yet vulnerable to the effects of moisture.

Recommended Action: Please contact an experienced window contractor to provide a complete evaluation and recommendations for improving this situation to prevent rainwater from entering these windows.



Rotted wood with slight mold growth at north master bedroom bay window



Stained and damaged window at master tub

2. High Moisture Readings at two south windows (Master Bay and in the Den) and at the second floor west window in the stairs

Observation: 17% moisture readings were identified at the master bay window and in the den at the south side. The second floor west window by the stairs had 18% moisture. While other windows in the house displayed rotted and damaged conditions they did not display current elevated moisture conditions. These areas may be susceptible to retaining rainwater or may be struck by the sprinkler system.

Recommended Action: We recommend having an irrigation contractor verify that water from the sprinkler system is directed away from all vulnerable wood windows and particularly the two first floor windows with high moisture readings. Please consult with an experienced window contractor to provide a complete evaluation and recommendations for improving this situation to prevent rainwater from entering these windows.

3. High Moisture Reading at Master Shower

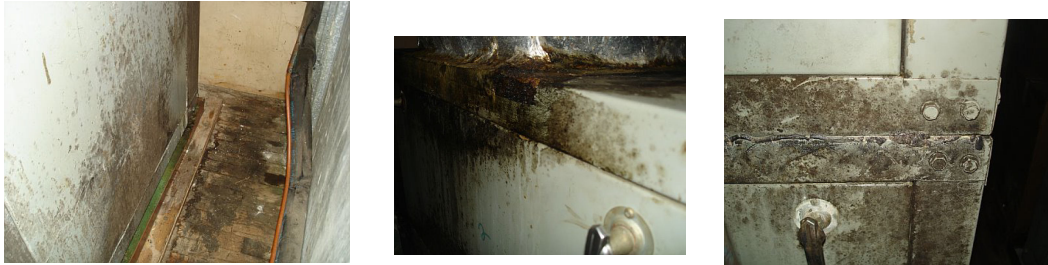
Observation: Moisture readings of up to an elevated 30% were identified at the area to the right of the shower door. Significant damage was also observed in this area. This could possibly be the result of leak conditions observed in the HVAC equipment closet above.

Recommended Action: The buyer indicated that the master bathroom was going to be remodeled. Therefore the damaged material may be removed/replaced during that renovation. It is vitally important that the source of the leak be identified and corrected before any renovations are performed. We recommend retaining the services of a reputable and qualified contractor in the immediate future to determine exactly where this moisture is coming from, to examine all areas for hidden damages and to expose any possible hidden mold/mildew and provide estimates for the appropriate repairs.

4. Mold on HVAC equipment in second level equipment room

Observation: Mold growth was observed in several areas on A/C equipment in this room. Stains from leak conditions were observed along with sweating on the equipment and water in the emergency pan. HVAC units typically experience some mold growth from the mixture of condensation moisture and dust in attic spaces. The mold growth observed in this area is wider spread than what is routinely seen as a result of greater availability of moisture due to the leak conditions and sweating of this equipment.

Recommended Action: Consult with HVAC contractor to determine the cause of these leak conditions and for proposals on repairs. Since this equipment room is connected to a finished attic space, which is planned for use as a living area, I would recommend cleaning the mold off of this equipment and replacing any air duct tape with mold growth. The metal cabinets can be cleaned with a solution of detergent and water to remove the mold growth. **I do not recommend using bleach and water solutions to clean mold** because bleach can be harmful to your health without ample ventilation.



Mold growth on HVAC equipment in second floor equipment room

5. Mold on finished attic air registers

Observation: Significant mold was observed on air registers in the finished attic near the HVAC equipment closet.

Recommended Action: All of these air registers need to be thoroughly cleaned or replaced. Since these air registers are made of a hard surface a solution of water and detergent will remove the mold. A slight amount of mold growth can be seen extending down the wall. From the surface this does not appear to cover a large area. If you decide to clean this small area then I would recommend using a HEPA-filter vacuum cleaner since water and detergent will not be sufficient to clean mold off this material.



Finished attic air register

The source of moisture in the HVAC equipment room needs to be corrected so mold does not return.

6. Previous leakage at Southwest Bathrooms and some staining from previous leaks under other sinks

Observation: The south bathrooms attached to the current office has signs of previous repairs and flooring replacement. Several sinks had staining in the cabinets below from previous leak conditions.

Recommendations: Consult with the seller on all repairs made to the plumbing and roof on this residence.



7. Mold at Front Bathtub off Foyer

Recommended Action: Clean this area with detergent and water or wood floor cleaner (for wood material) to remove this mold. Scrub the area, as necessary. Please do not use a mixture of bleach and water since bleach can be a health hazard without proper ventilation. This mold growth is most likely a result of moisture from the shower/tub. Please consult with a plumbing contractor to verify that there is no other source for this moisture.



8. Skylight lenses have signs of moisture and damages

Observation: The skylight lenses on this residence show signs of damage, cracking and previous repairs/sealant. One of the skylights also has excessive condensation.

Recommended Action: We recommend replacing skylight lenses on this residence to prevent water intrusion from the vulnerable access points.



Moisture in
bathroom skylight

9. Stains and damages on Ceilings and in the HVAC equipment closet

Observation: Stains from moisture/leak conditions were observed on the ceilings of the garage, quarters and front office. Stains were also observed in the second floor HVAC equipment room from leakages off of this equipment and the freon and drain piping.

Recommendations: Some of the ceiling stains may be from previous roof leakages. We recommend retaining the services of a reputable and qualified contractor in the immediate future to determine exactly where this moisture is coming from, to examine all areas for hidden damages and to expose any possible hidden mold/mildew and provide estimates for the appropriate repairs.



We further recommend having the HVAC contractor determine the source of the leak conditions in this area and make recommendations for repairs.

10. Mildew staining at front pedestrian door

Observation: Mildew staining was observed on the exterior side of the front pedestrian door.

Recommended Action: This door can be cleaned and resealed at the buyer's convenience. A wood floor cleaner can be used to clean the mold off this surface.



11. Slight Mold at right edge of "Her" master bathroom pass through window

Recommended Action: This area simply needs to be cleaned with a wood floor-cleaning product to remove this mold and repainted, as desired.



12. Loose floor tiles at Master Bathroom Pedestrian Door and rotted wood outside this door.

Observation: Floor tiles are loose inside the master bathroom pedestrian door leading to the patio and pool area. Damaged wood was observed just outside this door. These conditions may be the result of moisture in this area.

Recommended Action: Please have a contractor evaluate this area to determine if moisture is entering into this room.



Health Concerns:

The degree of risk from exposure to mold is determined by a person's general health and pre-existing sensitivity to mold, as well as the concentration of the mold bloom.

Harvard Preserve January 16, 2007

Mold spores are present throughout our outdoor environment and provide a useful function in recycling organic materials. Every building has mold spores and fragments present within their interior and so we all have contact with mold on a daily basis both outdoors and indoors. The most common negative reaction is an allergic response of sneezing, eye irritation and runny nose, etc similar to seasonal allergies. Some molds produce airborne toxins called mycotoxins that can cause serious breathing difficulties, dizziness, and flu-like symptoms and bleeding in the lungs even with healthy individuals if the size of growth and exposure time is high enough. The elderly, infants, pregnant women, immune-compromised individuals, chemotherapy patients and individuals with respiratory problems are the most susceptible to infections and disease that can result from too much exposure to toxic and pathogenic molds. The size of the area of mold growth and the frequency of exposure to the mold can affect response. For example, Farmer's Lung is an allergic disease caused by breathing in the dust from moldy hay.

Preventing and Eliminating Mold:

Mold needs moisture and organic material to grow. Since mold growth can occur within 24 – 48 of water intrusion conditions identifying and eliminating the source of moisture and removing any remaining moisture needs to occur as soon as possible.

If you find mold growth in your home the best course of action is dry up any moisture and identify and eliminate the source of moisture. The mold growth needs to be removed either through cleaning or by replacing the material, depending upon the building material affected and the size of the growth. Hard surfaces, such as tile, concrete and metal can be cleaned using a sponge and a mixture of water and detergent. Even if mold has gone dormant from a lack of moisture or organic food, it needs to be cleaned because once moisture returns it will resume growth.

Thank you for choosing Able Inspection Company to perform this important survey for you. After carefully reviewing this report, please contact our office, if you have any questions or require a more detailed explanation regarding any item included in this report, pictures or attachments.

Very truly yours,

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