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MOLD INSPECTION

1234 Main Street
, WV

Buyer Name

12/04/2024 9:00AM



Inspector

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Inspector®, IAC2® Certified Mold
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Understanding the Basics of Mold

What is Mold? Mold is a natural fungus that helps break down organic materials (such as wood, leaves, grass, etc.) and is an essential part of the ecosystem. Mold reproduces by invisible airborne spores. These spores find their way into homes via doors, windows, wind flow, and human travel. Airborne mold spores are present in all homes and structures.

If mold spores find an area of suitable food and moisture (such as wet drywall or damp wood) they begin to grow and eventually become visible mold. Visible mold, as well as elevated airborne spore counts, can pose health and quality of life concerns.

Mold Inspection: A mold inspection is a visual inspection for mold and moisture sources. Although mold can be a significant problem, mold itself is a symptom of a water problem and thus water concerns are equally important as identifying mold. Examples include plumbing leaks, roof leaks, inadequate ventilation, high humidity, etc.

1: INSPECTION DETAILS

Information

General: LMT-Belongings

Limitation-Belongings and/or obstacles were present throughout the home or property. This prevented access to one or more receptacles, outlets, windows, doors, walls, ceilings, appliances, etc. Home inspections are limited visual inspections only. Some defects and/or components may have been concealed from inspection due to not being readily accessible at the time of inspection.



General: In Attendance
Home Owner (Briefly)

General: Weather Conditions
Recent Rain, Wet Ground

General: Type of Building
Single Family

General: Report

This report is prepared exclusively for the client(s) mentioned in the contract for the property and date in question and is not authorized for use by any other parties.

General: Location Tags

For reporting purposes, the "front" of the home is the picture at the top of the report. Left, right, and back are relative to that direction.

General: Certifications

NORMI Certified Mold Assessor #22078, IAC2 Certified Mold Inspector #IAC2-23803, InterNACHI Certified Mold Inspector #NACHI20061730



General: Mold Inspection

The home was visually inspected for mold, moisture intrusion, and conditions conducive to mold growth at the readily accessible areas. Detached structures were not inspected. This is a limited, visual inspection only. Furniture, belongings, obstructions, etc. were not moved and may have concealed/blocked access. No samples were taken unless otherwise mentioned in this report. This is not a full mold assessment, but rather a visual inspection of the accessible areas.

A Hikmicro M30 thermal camera was used to inspect walls and ceilings for potential moisture intrusion. A Protimeter Surveymaster moisture meter was used at areas of suspected moisture, or areas with visible moisture staining/damage. These are valuable tools that can help identify water concerns in a home, but they are not 100% accurate or guarantees. They will only work under certain conditions and are limited. They are much better than a visual only inspection, but do not constitute a guarantee or "see through walls" type inspection.

2: EXTERIOR

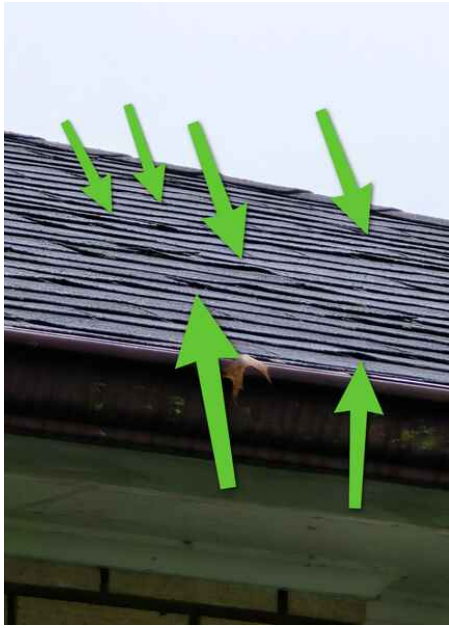
Information

General: Exterior and Roof Inspection

The exterior and roof of the home were inspected for signs of water intrusion and damage/deterioration that could lead to moisture intrusion. This is not a siding, foundation, or roof inspection. Only areas suspected of water intrusion are reported. Mold at exterior areas may be reported as a courtesy but is not required to be reported on per the inspection agreement.

General: Shingles Uplifted

Shingles were uplifted. This can increase the chance of shingle damage or leaks. A roofer should be contacted to improve/correct.

**General: Opportunity for Window Water**

There was an opportunity for water intrusion at window. The areas should be properly sealed/patched.



3: INTERIORS

Information

LMT-Master Bathroom Not Accessible

Limitation-Master bathroom was not accessible and could not be inspected.



Mold at Ceiling

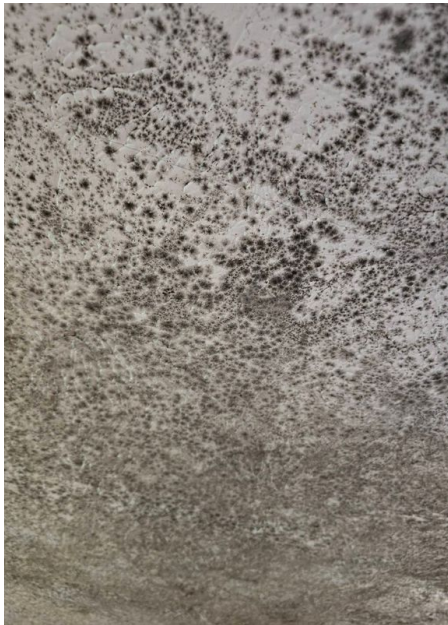
There was heavy mold at the ceiling throughout the interiors at living room, hallway, bathroom, etc. The humidity was over 60% which is enough for mold to grow. There was moisture in the crawlspace and roof/attic leaks.

In my opinion, this mold is likely caused by a combination of elevated humidity/mold from the crawlspace working up into the home (commonly called the stack effect, or heat rises), but attic moisture and possibly lack of regular airflow are also contributing factors.

Attic was not accessible except the entrance. It's possible further moisture/mold concerns could exist. Heavy belongings may also have concealed mold.

Drywall is considered porous and typically requires removal over cleaning attempts.

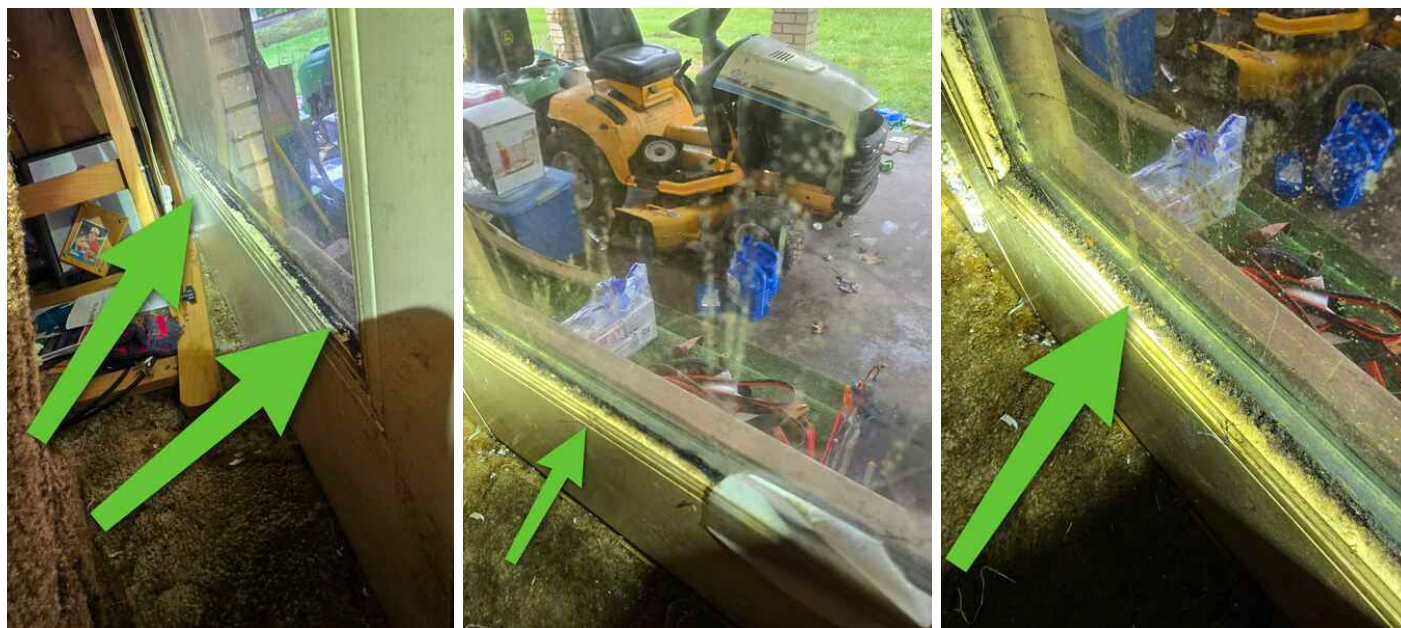
I recommend contacting a qualified mold remediation professional to remediate and correct all underlying moisture conditions.





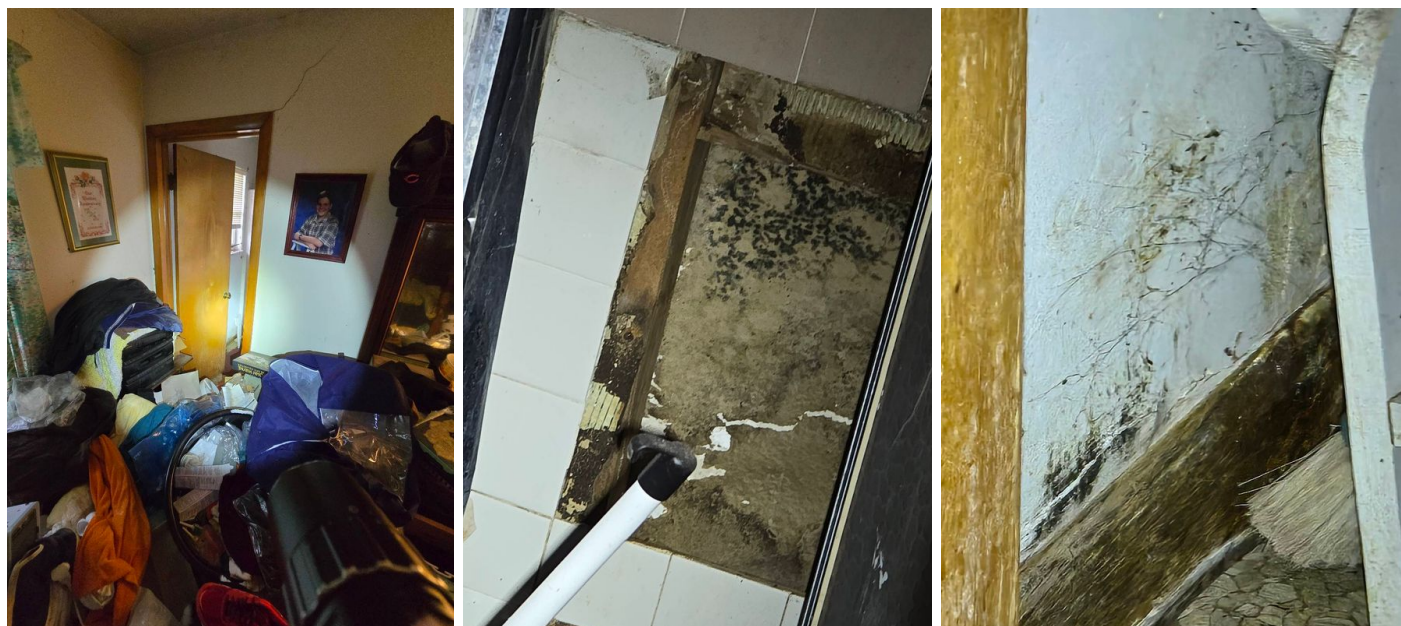
Mold Door

There was mold around the window frame of the right exterior door caused by past condensation. The humidity/moisture in the home needs to be corrected and this mold cleaned/remediated. Once conditions are improved monitoring for further condensation is recommended.



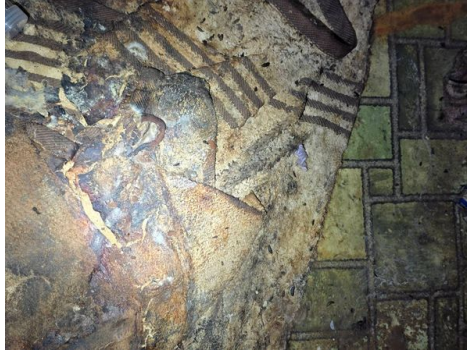
Mold at Master Bathroom

There was mold at the master bathroom. Due to obstructions it could not be accessed inspection. Further evaluation and remediation is recommended by a qualified professional.



Moldy Debris

There was moldy debris near water heater, possibly from leaks. It should be discarded.



Possible Mold Laundry Door

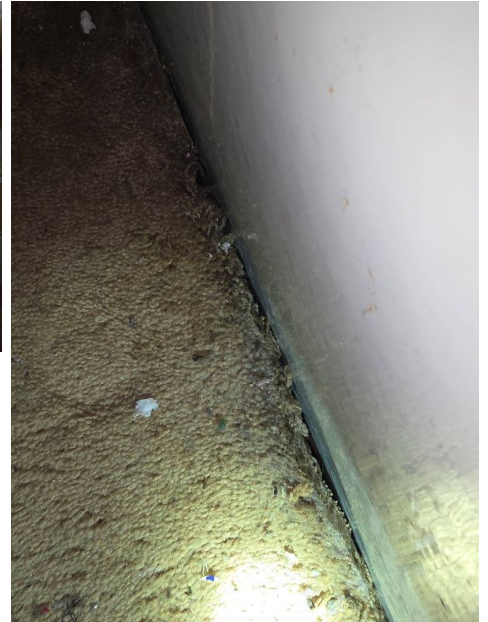
Laundry Room

There was possible mold at laundry room door. A mold test or cleaning is recommended.



Possible Mold at Carpet

There was discoloration/possible mold at carpet. Due to the carpet being in poor condition in general, removal is recommended. The underside should then be checked for mold. I do not recommend putting carpet back in bathroom areas.



Moisture at Kitchen Ceiling

There was moisture at the ceiling right past the hallway/living room door. The moisture meter confirmed and the thermal camera identified it. The area above was not accessible due to attic belongings. Most common causes of moisture at attics are roof leaks and animal urine. Further evaluation is needed to confirm which and check for mold.



Failed Seal

Exterior Front

Front windows had a failed seal. This can cause mold between the window panes. This is normal wear and tear as homes age but generally requires replacement to stop.



4: CRAWLSPACE

Information

Mold at Crawlspace

There was heavy mold throughout the crawlspace but most common at the left areas.

Some mold was under plumbing areas and there were indications that leaks have occurred. Because water was off this could not be tested.

Signs of active and recurring water intrusion were present at the front, left, and back left perimeter areas. This is primarily the cause in my opinion, however traditional vented crawlspaces almost always have enough elevated humidity to allow mold to grow even when visible water is not present.

The downspouts discharging into the foundation are contributing to the water intrusion. Extending them and improving the grading may reduce or improve water, but in many cases a drainage system is needed to stop water intrusion completely.

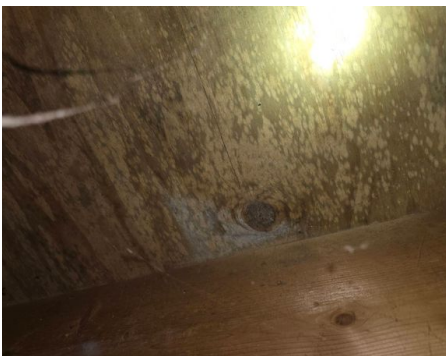
Crawlspace encapsulation involves sealing the crawlspace from the outside/ground to keep humidity out. A dehumidifier or air supply system is then used to dry out any potential moisture. Building science has shown that encapsulation is the best, and oftentimes, only way to reduce/prevent mold in a crawlspace. Many professionals agree with this.

I recommend contacting a qualified mold remediation contractor to remediate any growth, evaluate further, and correct any underlying moisture intrusion/humidity concerns.









Possible mold at ducts. A lab test may be needed to confirm.

Courtesy Call Out Damaged Wood

As a courtesy, non mold related items below are identified. These are not required to be reported on per our agreement.

Under the bathroom(s) areas of the crawlspace there was heavily rotten/damaged wood alongside mold. At one area there appeared to be a repair of plywood overtop of this damaged wood, but this could not be confirmed at all areas.

There was light/early rot at a few joists front left area of the crawlspace.

A carpenter/qualified builder should evaluate for any necessary repairs.



5: ATTIC

Information

LMT-Inspected From Opening-Belongings

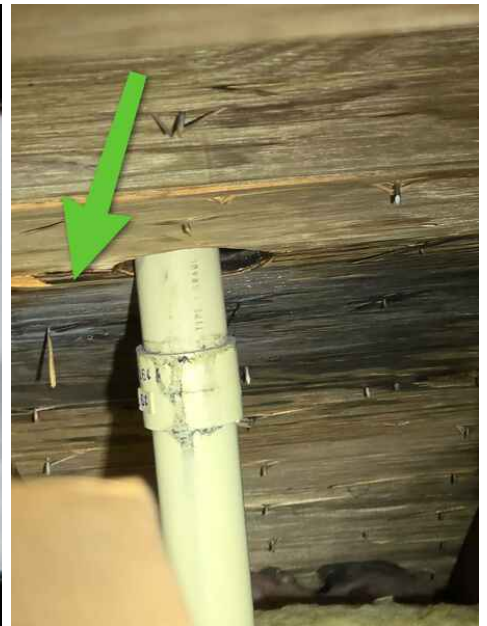
Limitation-Attic was inspected only from opening due to belongings obstructing it.



Mold From Roof Leaks

There were 2 roof leaks visible from entrance. They were visibly wet and showed cold spots at thermal camera along stain areas. Mold was present at one of them.

Because the attic was not able to be accessed, I recommend further inspection for leaks/mold, as well as having a qualified roofer evaluate and repair as necessary. Exposed nails were present at flashings which is a very common cause of leaks. All nails should be properly driven and sealed.





6: HVAC

Information

Limitation-Coil Not Readily Accessible

Limitation-Evaporator coil cover was not readily accessible for removal at air handler.

Mold at Air Ducts

There was mold and heavy discoloration/debris at air ducts. Some debris was present at air ducts elsewhere. I recommend a qualified professional remediate/clean the ducts as necessary. This type of material typically requires replacement as it is porous and may not be able to be cleaned properly.

After remediation, it is often advised to have a HEPA filter and UV or other air cleaning devices installed. UV light is best placed at the coil but is not 100% effective due to the speed at which air flows by.



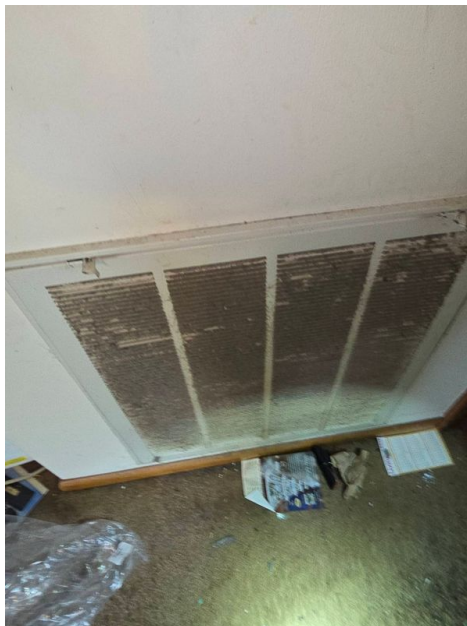
Leak at Air Handler

There was a condensate leak at the air handler. This should be repaired.



Filter Dirty

Filter was dirty and needs replaced. This increases dust and potential for mold in the system.

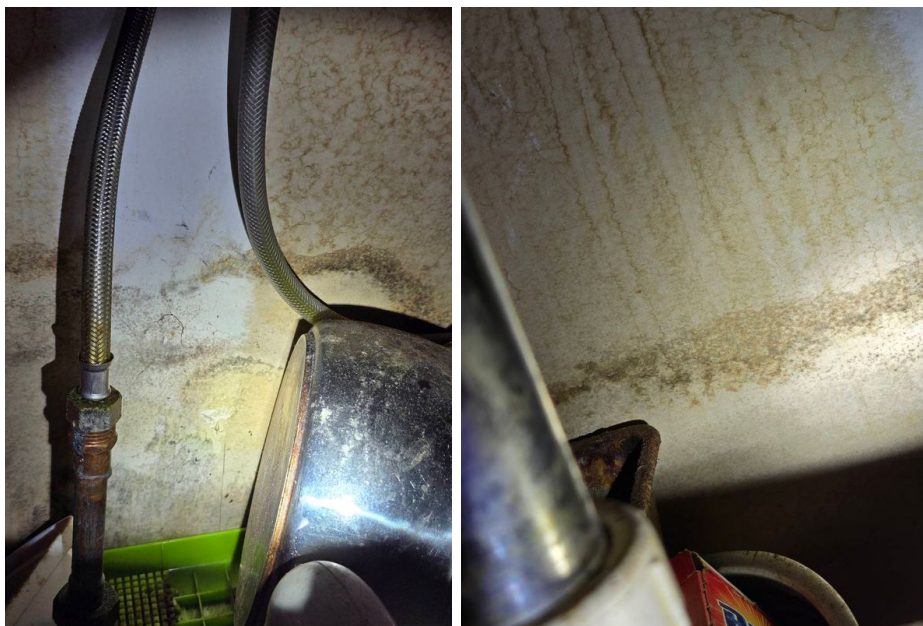


7: PLUMBING

Information

Mold Under Kitchen Sink

There was mold under kitchen sink which is typically due to water leaks. Since water was off this couldn't be confirmed. Further evaluation and remediation is recommended by a qualified mold professional.



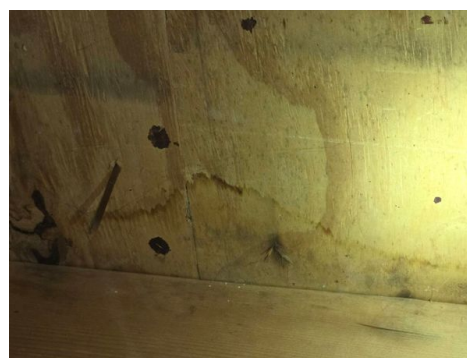
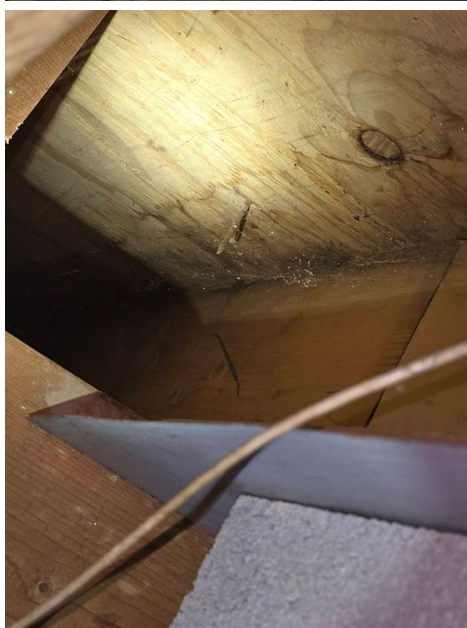
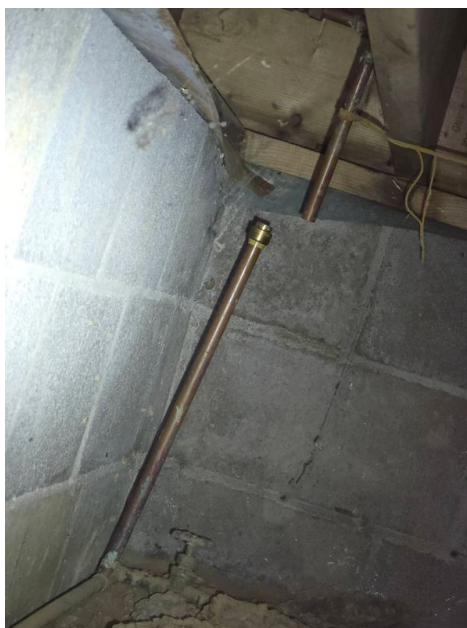
Corrosion

There was plumbing corrosion at crawlspace, under sinks, and water heater. Corrosion can lead to leaks. Monitor or have a plumber replace.



Signs of Leaking-Water Off

Water was off at the whole home and therefore water could not ran/checked for leaks at fixtures. There were signs that leaks have occurred at multiple areas, and plumbing pipes were disconnected at kitchen sink and a crawlspace area. I recommend a qualified plumber connect and test plumbing for leaks.



8: MOLD SAMPLES AND LABORATORY FINDINGS

Information

Samples: Sample 1

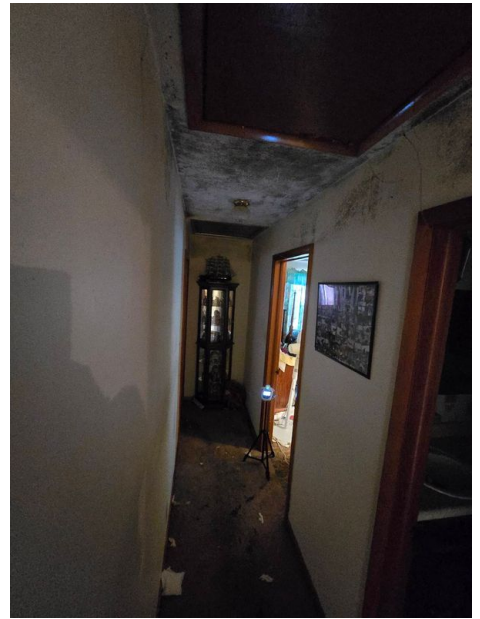
Air Sample, Outdoor-Indoor
Comparison Sample

**Samples: Sample 2**

Air Sample, Living room between
return air vent and kitchen door

**Samples: Sample 3**

Air Sample, Hallway by middle
bedroom door

**Samples: Sample 4**

Swab Sample, Suspected Growth,
Living room ceiling

**Samples: Sample 5**

Swab Sample, Suspected Growth,
Return Air Vent

**Samples: Sample 6**

Swab Sample, Suspected Growth,
Crawlspace

**Samples: Heat/Air On During Sampling**

The heat/air supply was operated when taking interior air samples. This helps circulate the air and increases accuracy of the findings as this will be on during normal occupancy.

Samples: Air Sample 15 Lpm

All air sample(s) were taken with a 5 minute built in timer at 15 lpm.

Samples: Pump Calibrated Prior to Inspection?

Yes (Same Day)



Laboratory Findings: View Lab Reports

To view the laboratory analysis, check the left side of the report (in the online view) and click on the lab report and chain of custody to view and then download a copy. Alternatively you can download them at the portal used to access this report in the first place.

Laboratory Findings: Surface Sample Positive for Mold Growth

Sample #4 living room ceiling was positive for mold **Cladosporium** with a Very Heavy spore estimate.

Sample #5 return air duct had 6 different species of mold present with Rare spore estimates. **Cladosporium** was the most common of these molds in the swab sample.

Sample #6 crawlspace had **Cladosporium** mold at Very Heavy spore estimate.

I recommend contacting a qualified mold remediation contractor to correct.

Gelling Beam Growth	Swab (1.00 m ²)	Organism	Spore Estimate	Mycolial Estimate	Row Count	% Total
		Cladosporium	Very Heavy	Trace	12000	100%
	Reporting Limit: 1 spore/m ²					
Return Air Vent / Heavy Dust Dislodgement	Swab (1.00 m ²)	Organism	Spore Estimate	Mycolial Estimate	Row Count	% Total
		Aspergillus	Rare	ND	2	13.3%
		Alternaria	Rare	ND	3	20%
Return Air Vent / Heavy Dust Dislodgement	Swab (1.00 m ²)	Epidermophyton	Rare	ND	3	20%
		Phanerochaete	Rare	ND	2	13.3%
		Cladosporium	Rare	ND	4	26.7%
		Microspores	Rare	ND	1	6.7%
		Organism	Spore Estimate	Mycolial Estimate	Row Count	% Total
		Cladosporium	Very Heavy	Few	53400	100%
Reporting Limit: 1 spore/m ²						
Gravel/Gear Water Intrusion Nearby	Swab (1.00 m ²)	Organism	Spore Estimate	Mycolial Estimate	Row Count	% Total
		Cladosporium	Very Heavy	Few	53400	100%
Reporting Limit: 1 spore/m ²						

Aspergillus	Habitat: It is found in soil and plant litter and is a plant pathogen. It can grow indoors on a variety of substrates including paper and textiles and is commonly found on wet drywall. It is a common allergen. No cases of infection have been reported in humans.
Epidermophyton	Habitat: It is found in soil and plant litter and is a plant pathogen. It can grow indoors on a variety of substrates including paper and textiles and is commonly found on wet drywall. It is a common allergen. No cases of infection have been reported in humans.
Phanerochaete	Habitat: Common fungus isolated from soil, decaying plant material. Rarely found indoors. Allergenic properties are poorly studied. No cases of infection in humans.
Cladosporium	Habitat: It is found in soil and plant litter and is a plant pathogen. It can grow indoors on a variety of substrates including paper and textiles and is commonly found on wet drywall. It is a common allergen. No cases of infection have been reported in humans.
Alternaria	Habitat: It is found in soil and plant litter and is a plant pathogen. It can grow indoors on a variety of substrates including paper and textiles and is commonly found on wet drywall. It is a common allergen. No cases of infection have been reported in humans.
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Spore Estimate	Percentages
0	None Detected
1	Less than 10 spores
2	10 - 99 spores
3	100 - 999 spores
4	1000 - 9999 spores
5	10000 or greater spores

Mycolial Estimate	Percentages
0	None Detected
1	Very small amount of Mycelium
2	Some Mycelium
3	Large amount of Mycelium

Laboratory Findings: Indoor Air Counts High

All homes have mold spores in the air, and no national or industry standards exist as to acceptable mold levels in the air.

There are 2 general guidelines commonly used to interpret whether air samples are "typical" or abnormal. The first is that mold spores in the home's air should be less than the exterior sample. The second is from NORMI, a mold association that advises less than 2,000 total spore count, less than 200 asper/penicillium mold spores, and no toxic molds such as Stacybotrys.

By both measures the home has high spore counts. The exterior total count was 4570 m3 and the living room by return air vent sample had 27,956 m3, about 6 times higher.

The home also had high levels of dander in the second sample of 7500 m3 which can lower air quality.

This is not surprising given the obvious and widespread amounts of mold, as well as the deteriorated/uncleaned conditions at the interiors. As dust increases so does dander and mold spores typically.

Alongside mold remediation, cleaning of the home and removal of the carpeting and any other porous/non salvageable materials/furniture/belongings is recommended.

Air scrubbing is then typically required to lower spore counts to a typical and accepted level. Due to the entire home being more or less effected, the entire home will likely require this.

I recommend contacting a qualified mold professional to correct.

Sample Number	1	2	3	4	5	6	7	8	9	10
Sample Name	Exterior Front Control			Living Room / Hallway			Hallway Bedroom Door			
Sample Volume	75 L			75 L			75 L			
Reporting Limit	13 spores/m ³			13 spores/m ³			13 spores/m ³			
Background	2			2			2			
Fragsments	13/m ³			27/m ³			10			
Particles										
Counts										
Dander										
Raw Count	27 / m ³			7500 / m ³			510 / m ³			
Count / m ³										
% of Total										
Organism										
Aspergillus										
Alternaria										
Aspergillus	91	1200	26.5%	28	370	1.3%	4	53	40.0%	
Aspergillus/Penicillium				2099	27000	96.5%				
Aspergillus/Penicillium	210	2850	63.0%	15	200	+1%	5	80	60.0%	
Bipolaris/Drechlera										
Dactylospora										
Dactylospora	43	570	12.5%	21	280	1.0%				
Dactylospora				2	27	+1%				
Epicoecum				4	53	+1%				
Fusarium										
Merioniaella										
Mycomycetes				1	13	+1%				
Palomycetes										
Stachybotrys										
Stemphylium										
Tonula										
Ulocladium										
Total	344	4570	100%	2081	27956	100%	10	133	100%	
all data provided by the customer										
Customer: 1234 Main Street										
Inspector: 1234 Main Street										
Recorded: Oct 1, 2024										

Laboratory Findings: A Note on Mold Remediation

Mold is a largely an unregulated industry. In general, the following are considered minimum standards for professional remediation and come from a variety of sources such as the EPA, NORMI, the IRCRC, and other groups of mold professionals.

More than 10 sq. ft. of visible mold is generally considered to be a mold professional only job and not recommended for homeowners or DIYers.

Killing or bleaching of mold is not recommended in any instance. Mold should always be physically removed, and the conditions that caused it addressed.

Containment of affected areas (where affected areas are not the entire structure) is used to prevent mold spores from spreading during remediation. The areas are covered and sealed with poly plastic and put under negative air pressure. This prevents mold spores from being able to leave the cleanup areas and contaminating other areas of the home.

With a clean device and new filter for each job, areas of mold growth are HEPA vacuumed. If remediated, the areas are removed and bagged for disposal. If sanitized (cleaned) mold should be physically removed through scrubbing, wire brush, sanding, soda blasting, ice blasting, or other acceptable means of physical removal. Afterwards approved sanitizing agents can be applied.

In all cases, mold should be physically removed using industry accepted techniques. Mold should not be killed, as dead or dormant mold is still an allergen issue for many people. Mold should physically be removed. Killing mold is not recommended by any group of mold professionals.

Remediation refers to the removal of affected materials. Sanitization refers to the removal of physical growth followed by a sanitization agent but does not refer to destruction/removal. Remediation is typically required for drywall, insulation, and other porous items. Some semi-porous items, such as wood, can often be sanitized.

Following mold remediation, the air is "scrubbed" using a HEPA filter to capture mold and other particulates from the air. The duration, sizing, and manner should be determined by a professional and depends on the job. It is beyond the scope of our mold inspection to determine or verify this.

Any underlying conditions, such as leaks, water intrusion, humidity, etc., must be corrected before mold is remediated. If moisture conditions continue, mold will most certainly return, as it is impossible to keep mold spores out of an environment. Mold spores turn into visible mold when adequate moisture and food (wood, dirt, dust, etc.) is present. The cleaner an environment, the less spores are *typically* in the air, but not always.

If post remediation verification is desired, any surface samples should be taken before any mold paints or encapsulation products are applied. Otherwise it cannot be verified that an area was adequately sanitized or remediated.

If post remediation verification of air is desired, we follow NORMI standards, which calls for air scrubbers to be turned off for 1 hour prior to our sampling. Afterwards, all areas should be less than 2,000 total spore count, less than 200 aspergillus/penicillium, and no Stachybotrys, Chaetomium, or other water damage indicator molds. NORMI considers any of these a fail if they are exceeded. NORMI also considers a visually dirty or dusty containment area a fail.

This report is a visual inspection for mold at the accessible parts of the home. This report is not a step by step guide for remediators, though they may use it as a baseline to develop their own. We are not mold remediation specialists, we are mold inspectors only. As such, qualified mold remediation professionals should be sought for such work and they should develop their own guidelines and protocols using industry standards. Common sense and experience is often required as each job contains unique challenges and circumstances.