



2.3.1 Conditions Conducive

IMPROPER GRADING

FRONT OF HOME



The current configuration of the grading will not allow rainwater to run away from the home properly in the referenced area(s) or portions of the referenced area(s). Grading is either wrong or right, with no gray areas in between. The grading either slopes away from the structure (Right-Positive Grading), is flat (Wrong), or slopes towards the structure (Wrong-Negative Grade). Even though no repercussions may be present at the time of inspection due to improper grading, the possibility of moisture infiltration through foundation walls is always possible during heavy rainfall events.

Flat grading and negative grading allows the soil in these areas to become saturated, once saturated the porous, permeable masonry foundation walls can wick this water out of the soil via capillary action. This can allow the masonry itself to become saturated and either evaporate this moisture into areas below grade in the form of water vapor, creating high humidity, or allow for moisture or water infiltration into areas below grade.

The soil is recommended to slope away from the structure, with a 6 inch drop in elevation, in the first 10 feet away (5% grade). When the proper grade can not be achieved a swale or drain should be installed as needed to manage rainwater runoff. Evaluation and repairs are recommended to be conducted to the grading as needed to allow for the proper runoff of rainwater by a grading contractor, foundation contractor, or other qualified contractor.

This deficiency will be labeled in **Red** (significant concern) when active moisture infiltration was observed, labeled in **Orange** (moderate concern) when indications of past moisture infiltration was observed, or **Blue** when no indications of water infiltration was observed.

A video about proper grading can be seen here:
<https://m.youtube.com/watch?v=5hYIda7tWqA>

Here's a link to a HUD document discussing how common this defect is along with some current building standards:
<https://www.hud.gov/sites/documents/41451X8HSGH.PDF>

Recommendation
Contact a qualified professional.



3.4.1 Conditions Conducive

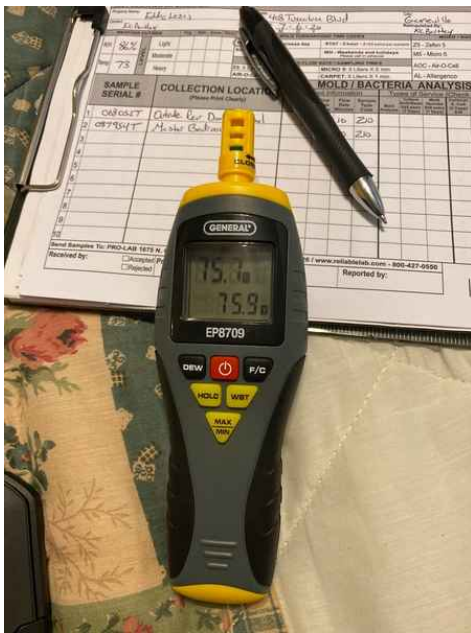
ELEVATED INDOOR HUMIDITY



Excessive humidity (>70%) was present in the structure at the time of testing.

A full evaluation of the structure is recommended to be conducted by a qualified contractor familiar with building sciences to determine the source of the high humidity with repairs made to lower the humidity levels.

Recommendation
Contact a qualified professional.



4.2.1 Foundation Fungal Growth

FUNGAL GROWTH PRESENT



FLOOR JOISTS

Fungal growth was present at the referenced areas, at the time of inspection. Tape lift sample(s) were taken, and can be sent to the lab as desired.

4.3.1 Foundation Walls

INDICATIONS OF MOISTURE INFILTRATION



There was evidence of past/present moisture infiltration into areas below grade. This moisture can come from grading deficiencies, downspout terminations or damage to drain tubes, a high water table, and/or other deficiencies.

This deficiency will be labeled in **Red** (significant concern) when active moisture infiltration was observed, or labeled in **Orange** (moderate concern) when indications of past moisture infiltration was observed.

A full evaluation is recommended to be conducted by a foundation or grading contractor to determine the exact source of the moisture or indications of past moisture, with repairs made to prevent or manage future moisture infiltration.

Recommendation

Contact a qualified professional.



4.3.2 Foundation Walls

VAPOR BARRIER NOT PRESENT



A vapor barrier was not present covering the soil in the crawl space. A vapor barrier is recommended to cover the soil as several gallons of water may evaporate from the earth / dirt daily, adding moisture and condensation to the crawl space area. This can lead to the formation of fungal growth on framing components and other moisture related deficiencies. The installation of a minimum of a 6 mil poly vapor barrier is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified professional.



4.4.1 Conditions Conducive

ELEVATED HUMIDITY



Excessive humidity (>70%) was present in the structure at the time of testing.

A full evaluation of the structure is recommended to be conducted by a qualified contractor familiar with building sciences to determine the source of the high humidity with repairs made to lower the humidity levels.

Recommendation

Contact a qualified professional.



6.1.1 Test Results

SURFACE SAMPLING TEST RESULTS POSITIVE FOR MOLD - CLADOSPORIUM



BASEMENT FLOOR JOISTS

The surface sampling test results were positive for mold (cladosporium). Evaluation is recommended by an environmental contractor to obtain quotes for remediation as needed. The effects of cladosporium can be found at the following link:

<https://www.medicalnewstoday.com/articles/320331#identification>

Recommendation

Contact a qualified environmental contractor

PRO-LAB		1675 North Commerce Parkway, Weston, FL 33326 (954) 384-4446	
Prepared for: PROFESSIONAL HOME INSPECTIONS Test Address: EDDIE LEZAJ, 608 TUSCOLOM BLVD, GRENVILLE, TN 37745			
ANALYSIS METHOD	6110 Air Direct Examination	6110 Air Direct Examination	6110 Air Direct Examination
LOCATION	OUTSIDE REAR DOOR	MASTER BEDROOM	BASEMENT
CODE LINE #	1344184 - 1	1344184 - 2	1344184 - 3
SAMPLE TYPE & VOLUME	PRO-3L, 100 RPM	PRO-3L, 100 RPM	PRO-3L, 100 RPM
SERIAL NUMBER	897647	897647	897647
COLLECTION DATE	Jul 7, 2020	Jul 7, 2020	Jul 7, 2020
ANALYSIS DATE	Jul 7, 2020	Jul 7, 2020	Jul 7, 2020
CONCLUSION	CONTROL	NOT EVALUATED	UNUSUAL
IDENTIFICATION	Raw Count	Spores per CFU	Percent of Total
Alternaria	4	27	17
Aspergillus	48	300	33
Cladosporium	48	300	33
Other Aspergillus	12	80	8
Other Basidiomycota	36	240	25
Peritrichum/Agartha	144	860	100
TOTAL SPORES	144	860	100
SPORE DETECTION LIMIT	4	27	17
BACKGROUND DEBRIS	Light	Light	Not Applicable
OBSERVATIONS & COMMENTS	Presence of current or former mold identified.		

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Prepared for: PROFESSIONAL HOME INSPECTIONS Test Address: EDDIE LEZAJ, 608 TUSCOLOM BLVD, GRENVILLE, TN 37745			
ANALYSIS METHOD	6110 Air Direct Examination	INTENTIONALLY BLANK	INTENTIONALLY BLANK
LOCATION	OUTSIDE REAR DOOR	INTENTIONALLY BLANK	INTENTIONALLY BLANK
CODE LINE #	1344184 - 1	1344184 - 4	1344184 - 5
SAMPLE TYPE & VOLUME	PRO-3L, 100 RPM	PRO-3L, 100 RPM	PRO-3L, 100 RPM
SERIAL NUMBER	897647	897647	897647
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TOTAL SPORES	144	860	100
SPORE DETECTION LIMIT	4	27	17
BACKGROUND DEBRIS	Not Applicable	Not Applicable	Not Applicable
OBSERVATIONS & COMMENTS	Presence of current or former mold identified.		

Background data qualitatively estimates the amount of particles that are not mold or spores and directly affects the accuracy of the spore counts. The categories of Light, Moderate, Heavy and Very Heavy for Spore Count are used to estimate the amount of background debris. Light is less than 10% of total spores, Moderate is 10% to 20%, Heavy is 20% to 30%, and Very Heavy is more than 30%. The amount of background debris is reported in the report as a percentage of the total spore count. All calculations are rounded to the nearest integer and the final percentage of spores may not equal 100%. The effect of the mold spores on the background debris is reported in the report as a percentage of the total spore count.

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6.1.2 Test Results

SPORE COUNT NOT ELEVATED - HIGHER THAN CONTROL SAMPLE

BASEMENT



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CODE LINE #	1344184 - 1	1344184 - 2	1344184 - 3
SAMPLE TYPE & VOLUME	PRO-3L, 100 RPM	PRO-3L, 100 RPM	PRO-3L, 100 RPM
SERIAL NUMBER	897647	897647	897647
COLLECTION DATE	Jul 7, 2020	Jul 7, 2020	Jul 7, 2020
ANALYSIS DATE	Jul 7, 2020	Jul 7, 2020	Jul 7, 2020
CONCLUSION	UNUSUAL	CONTROL	CONTROL
IDENTIFICATION	Raw Count	Spores per CFU	Percent of Total
Alternaria	4	27	17
Aspergillus	48	300	33
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Peritrichum/Agartha	144	860	100
TOTAL SPORES	144	860	100
SPORE DETECTION LIMIT	4	27	17
BACKGROUND DEBRIS	Light	Light	Not Applicable
OBSERVATIONS & COMMENTS	Presence of current or former mold identified.		

Background data qualitatively estimates the amount of particles that are not mold or spores and directly affects the accuracy of the spore counts. The categories of Light, Moderate, Heavy and Very Heavy for Spore Count are used to estimate the amount of background debris. Light is less than 10% of total spores, Moderate is 10% to 20%, Heavy is 20% to 30%, and Very Heavy is more than 30%. The amount of background debris is reported in the report as a percentage of the total spore count. All calculations are rounded to the nearest integer and the final percentage of spores may not equal 100%. The effect of the mold spores on the background debris is reported in the report as a percentage of the total spore count.

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Although the lab results in the referenced area(s) came back as the spore counts not being elevated. Spores can be released seasonally and higher counts may be found at different times of the year. Given the fact that Penicillium/Aspergillus was found at higher levels than the outdoor control sample, warrants further evaluation by an Industrial Hygienist and/or a mold remediation contractor. This industrial hygienist and/or mold remediation contractor is recommended to be invasive with his/her evaluation in these areas of concern to determine the extent of the mold behind building materials that would not be visually accessible in this type of sampling.

Recommendation

Contact a qualified environmental contractor
