

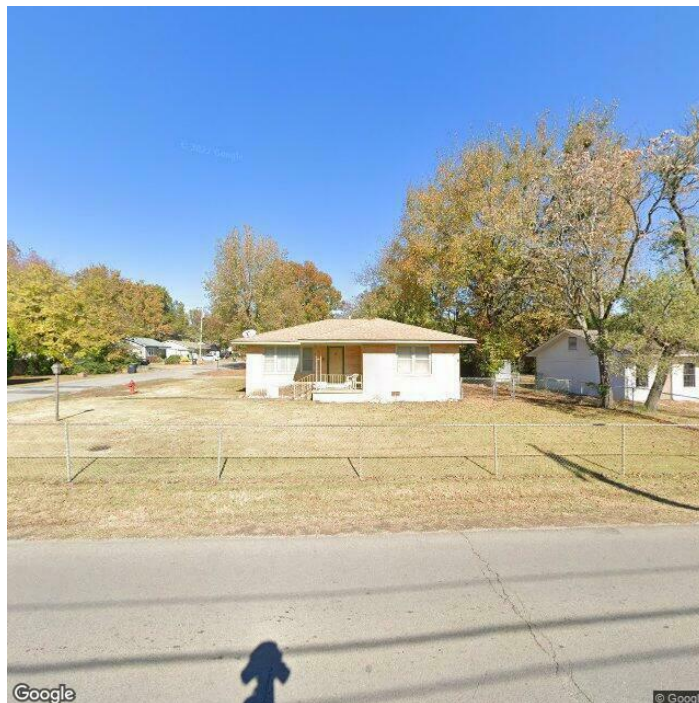


THE STRUCTURE GUARDIAN, LLC

9189160599

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<https://www.thestructureguardianllc.com>



MOLD INSPECTION/ASSESSMENT

1234 Main Street
Muskogee, OK 74403

Buyer Name

03/21/2024 9:00AM



Inspector

Ray Roberts



Oklahoma Licensed Home Inspector
#70002691, InterNACHI CPI #21062167,
International Association of Certified
Indoor Air Consultants # IAC2-93995
918-916-0599

thestructureguardian@gmail.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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This inspection for mold or fungi is performed for a fee to visually inspect for signs of a mold like substance, fungi or microbial like staining. The inspection should not be technically exhaustive. Results of the assessment should not be considered a warranty or guarantee of any kind that microbial growth is not present. The Assessor shall not be held responsible or financially liable for unseen / hidden signs of mold, future mold concerns, or associated future repair costs. The inspector is only liable for the cost of the assessment minus lab fees. Normally 1 to 3 samples are included in the assessment, but may also include more samples, unless there is no visual signs of mold, smell of mustiness, or complaints of health problems. Certain situations may call for more or less or no sampling. IAC2 mold inspection standards shall be the guidelines for the assessment. Any comments made in the report outside the SCOPE or SOP should be considered informative only to help educate the Client to minimize the potential for moisture intrusion.

For the checklist / narrative report there are 4 expandable tabs that can be clicked on labeled (Overview, Information, Limitations, and Standards)

There are also 5 different checkmark and highlighted color designations noted on this report when evaluating a component or system :

Inspected - appeared overall adequate with little or no discrepancies (MONITOR AND MAINTAIN)

Marginal - requires maintenance, repair, or modifications to avoid future concerns or eventual component failure (RECOMMEND FURTHER EVALUATION FROM A QUALIFIED CONTRACTOR)

Poor - requires repairs, modifications, or replacement immediately or soon (RECOMMEND FURTHER EVALUATION FROM A QUALIFIED CONTRACTOR SOON)

Safety Hazard - poses a potential safety or health hazard to personell (RECOMMEND FURTHER EVALUATION FROM A QUALIFIED CONTRACTOR SOON)

Not Inspected / Not Present - Limitations and Disclaimers - generalized informative comments for components / systems

SUMMARY

16

DEFERRED MAINTENANCE

Note: This is only a summary of some of the defects noted in the report. Items highlighted in red and orange are most crucial in the opinion of the inspector. The full inspection report should be referred to for a full list and description of defects.

- 🔧 2.1.1 Moisture & Mold - Roof / Gutters: No guttering present
- 🔧 2.2.1 Moisture & Mold - Site / Exterior : Caulk Maintenance
- 🔧 2.3.1 Moisture & Mold - HVAC & Plumbing : Duct Insulation Damaged
- 🔧 2.3.2 Moisture & Mold - HVAC & Plumbing : Duct Cleaning
- 🔧 2.4.1 Moisture & Mold - Attic / Interior: Attic Isulation Insufficient
- 🔧 2.4.2 Moisture & Mold - Attic / Interior: Excessive Attic Staining
- 🔧 2.4.3 Moisture & Mold - Attic / Interior: Interior Stain(s)
- 🔧 2.4.4 Moisture & Mold - Attic / Interior: Interior Leak Damage
- 🔧 2.4.5 Moisture & Mold - Attic / Interior: Spongy Floor
- 🔧 2.4.6 Moisture & Mold - Attic / Interior: Meter Readings close to elevated.
- 🔧 2.4.7 Moisture & Mold - Attic / Interior: Cold air infiltration
- 🔧 2.5.1 Moisture & Mold - Basement / Crawlspace : Vapor Barrier
- 🔧 2.5.2 Moisture & Mold - Basement / Crawlspace : Musty Smell
- 🔧 2.5.3 Moisture & Mold - Basement / Crawlspace : Efflorescence
- 🔧 2.5.4 Moisture & Mold - Basement / Crawlspace : Microbial Activity
- 🔧 2.5.5 Moisture & Mold - Basement / Crawlspace : Ductwork insulation

1: INSPECTION DETAILS

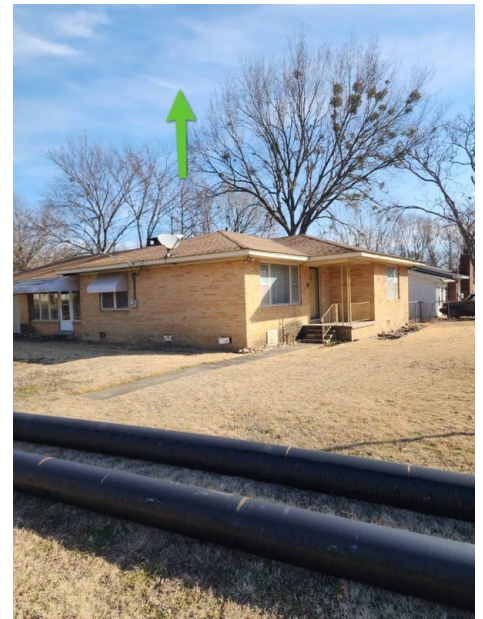
Information

Type of Building
Single Family



In Attendance
Nobody

Weather Conditions
Front yard
Clear, 40° to 65°



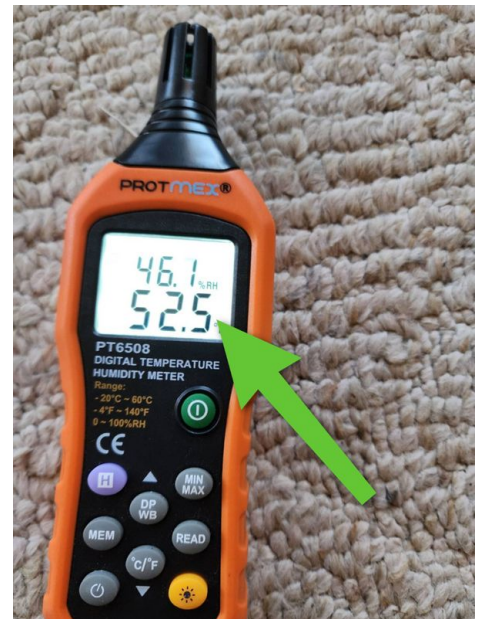
Temperature Outdoors
Front yard
54 DEGREES



Relative Humidity Outdoors
33.6 %



Temperature Indoors
Living Room
52.5 Degrees



Relative Humidity Indoors

Living Room
46.7 %

Health Problems Noted

No

Odor Complaints

No



Previous Remediation

No

Indoor Air Consultant ID# IAC2-93995ID

[Licensed Mold Assessor # IAC2-93995](#)



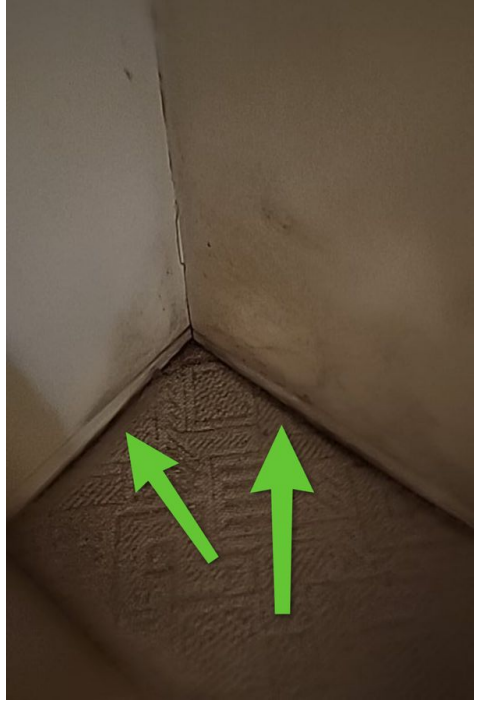
OK State Inspector Lic. 70002691

[Oklahoma Lic.70002691](#)

International Association of Certified Indoor Air Consultants IAC2-93995

Previous Leaks

Yes





Annual home maintenance Inspection

Don't forget to schedule your annual home maintenance Inspection! Call me at 918-916-0599 or visit my website <https://www.thestructureguardianllc.com> to schedule.

An advertisement for The Structure Guardian LLC. It features a central photo of a man in a blue shirt. Surrounding the photo are several certification logos: IAC2 Certified, InterNACHI CPI, Crawlspace Inspector, Infrared Certified, Pool/Spa Inspector, Residential Property Inspector, and Firefighter Owned. At the bottom, it includes the phone number 918-916-0599, the slogan "I INSPECT FOR YOUR SUCCESS!", and the website www.thestructureguardianllc.com.

Limitations

General

CLIENT NOT PRESENT

Unfortunately, my client did not attend the mold inspection. The client was unable to follow the inspector through the house and ask questions during the inspection. The client's concerns at the time of the inspection were not addressed. This was a restriction and limitation of the mold inspection.

2: MOISTURE & MOLD

Information

Roof / Gutters: Inspection Method

Roof

A general inspection of the roof and gutter components regarding potential moisture intrusion related concerns shall be conducted. No representation of the components condition shall be made. Only moisture intrusion or microbial related comments shall be made. The roof shall normally **NOT** be walked upon.



Site / Exterior : Inspection Method

A general inspection of the site / exterior regarding potential moisture intrusion related concerns shall be conducted. No representation of the components condition shall be made. Only moisture intrusion related comments shall be made.



HVAC & Plumbing : Inspection Method

A general inspection of the HVAC and plumbing systems regarding potential moisture intrusion or air quality related concerns shall be conducted. No representation of the components condition shall be made. Only moisture intrusion or air quality related comments shall be made.

Attic / Interior: Inspection Method

A general inspection of the attic and interior regarding potential moisture intrusion or ventilation related concerns shall be conducted. No representation of the components condition shall be made. Only moisture intrusion or microbial related comments shall be made. Insulation will not be disturbed and stored items will not be moved.



Basement / Crawlspace : Inspection Method

A general inspection of the basement / crawlspace regarding potential moisture intrusion related concerns shall be conducted. No representation of the structural components condition shall be made. Only moisture intrusion or microbial related comments shall be made. Stored items will not be moved.

Limitations

Site / Exterior

BEHIND WALL COVERINGS

The inspector could not see behind the wall covering materials.

HVAC & Plumbing

UTILITIES OFF

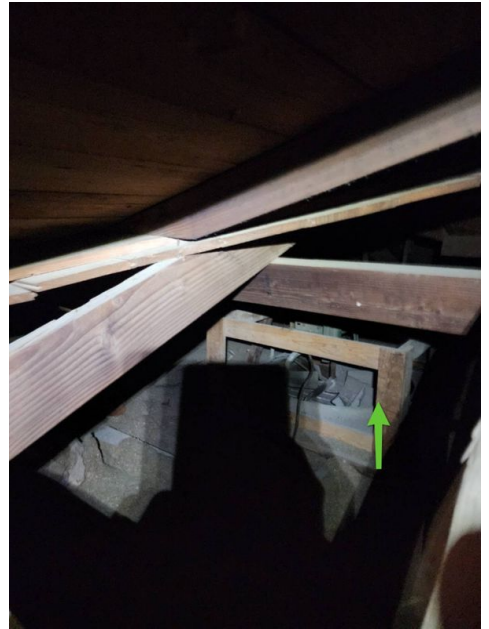
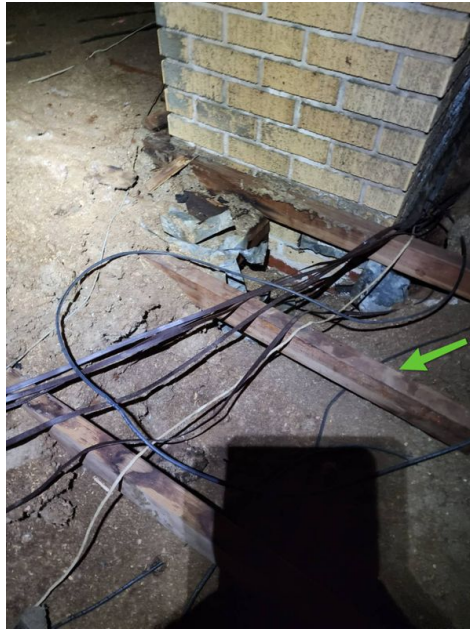
Some utilities were off and limited the inspection of components.

Attic / Interior

ATTIC ACCESS LIMITATIONS

Partial Flooring, No Access

Portions of the attic were not inspected due to limitations.



Basement / Crawlspace

CRAWLSPACE LIMITATIONS

NORTHEAST ,BACKYARD

Any crawlspaces with a small entry access, height restrictions,mud,excessive debris, or standing water will not be fully inspected. Recommend modifications so proper water access can be granted. Any access smaller than 16" x 24" will not be entered upon by the inspector



Basement / Crawlspace

CRAWLSPACE ACCESS TOO SMALL

NORTHEAST

Crawlspace access too small for me to fit in. Crawlspace access are to be 18 inches by 24 inches.



Observations

2.1.1 Roof / Gutters

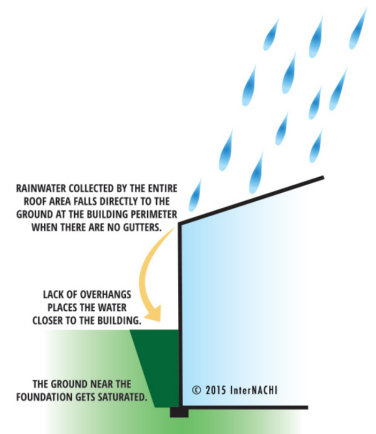
NO GUTTERING PRESENT

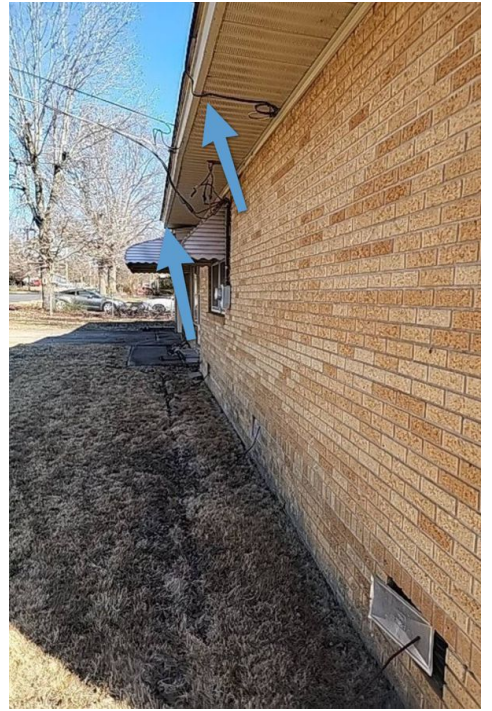
EXTERIOR ROOFTOP PERIMETER

Gutters are necessary for most homes because they protect against water damage to the exterior and foundation of the home by directing rainwater away before it has time to settle in and cause damage such as from mold and mildew.

Recommendation

Contact a qualified professional.





2.2.1 Site / Exterior

CAULK MAINTENANCE

NORTHWEST

Any penetrations or gaps in the exterior of the structure should be flashed or sealed properly to prevent moisture intrusion. Caulking is an ongoing maintenance task.

Recommendation

Contact a handyman or DIY project





2.3.1 HVAC & Plumbing

DUCT INSULATION DAMAGED

CRAWLSPACE

Air duct insulation was damaged. Recommend a qualified HVAC contractor repair.

Recommendation

Contact a handyman or DIY project



2.3.2 HVAC & Plumbing

DUCT CLEANING

The ducts or related components appeared dirty. It is recommended a qualified professional evaluate and clean the ductwork and related components.



Recommendation

Contact a qualified professional.



Crawlspace



Bedroom



Living Room

2.4.1 Attic / Interior

ATTIC ISULATION INSUFFICIENT

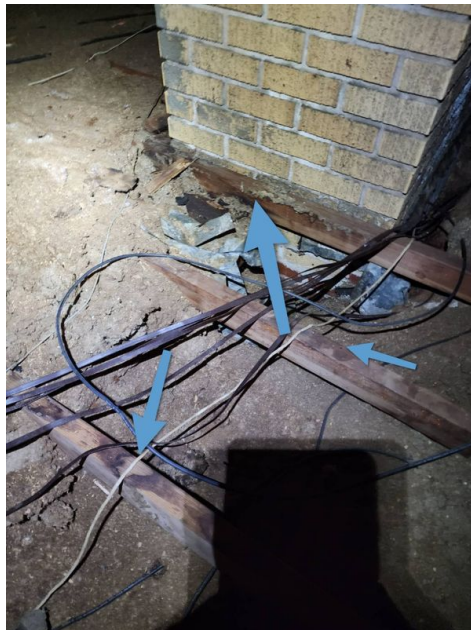
ATTIC

Attic insulation was insufficient in certain areas of the attic .Recommend an attic contractor evaluate and remedy.

Recommendation

Contact a qualified insulation contractor.

 Deferred Maintenance





2.4.2 Attic / Interior

EXCESSIVE ATTIC STAINING

 Deferred Maintenance

Excessive microbial like stains were noted. Recommend a qualified contractor evaluate the ventilation and insulation for improvement.

Recommendation

Recommended DIY Project





2.4.3 Attic / Interior

INTERIOR STAIN(S)

 Deferred Maintenance

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined and repaired prior.

Recommendation

Recommended DIY Project



2.4.4 Attic / Interior

INTERIOR LEAK DAMAGE

 Deferred Maintenance

EAST CLOSET, EAST HALLWAY CEILINGS WALL, EAST BATHROOM CEILINGS.

Stains on the ceiling appear to be the result of moisture intrusion. The source of leakage should be identified and corrected, and the ceiling repaired. Hidden defects or microbial activity may be present behind the material.

Recommendation

Recommended DIY Project



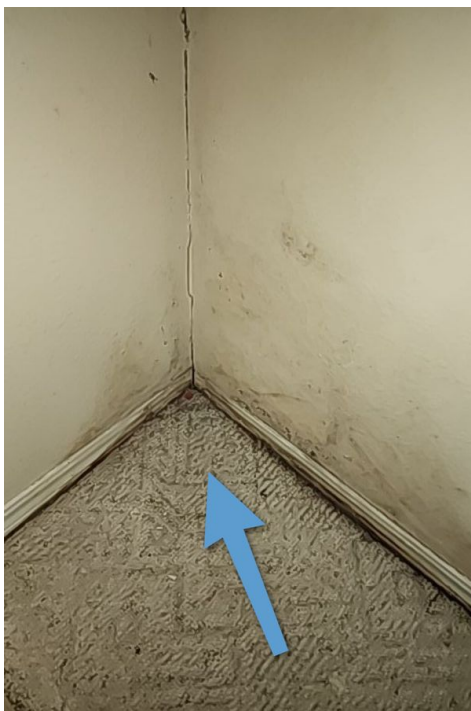
Bathroom



Bathroom



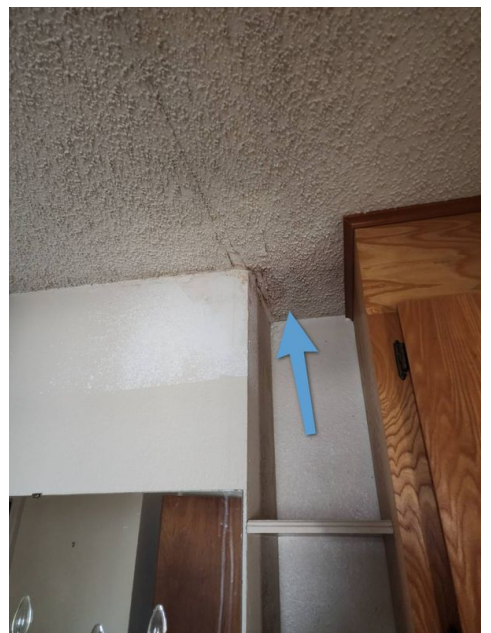
Hallway



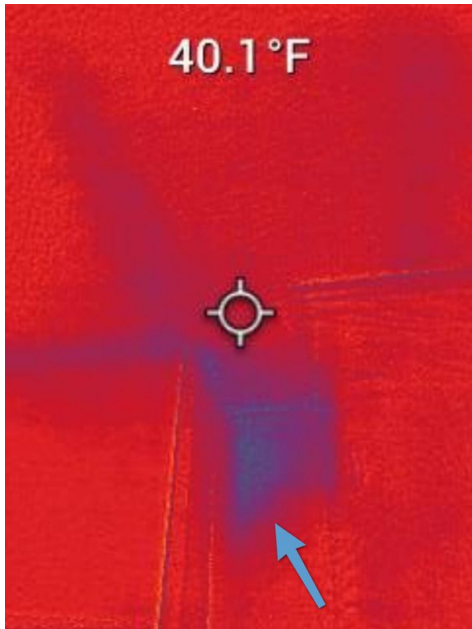
Closet



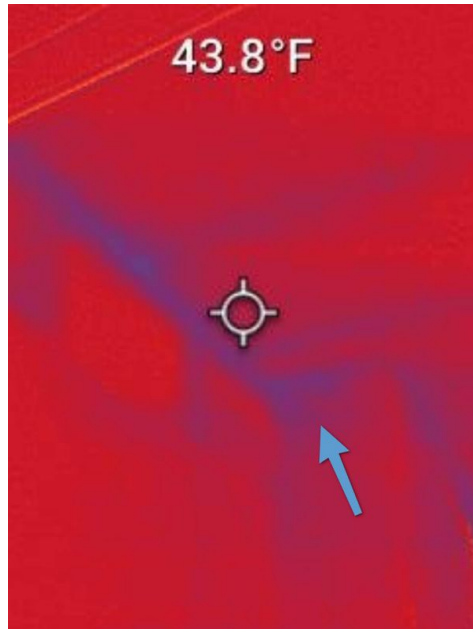
Hallway ceilings



Hallway ceiling



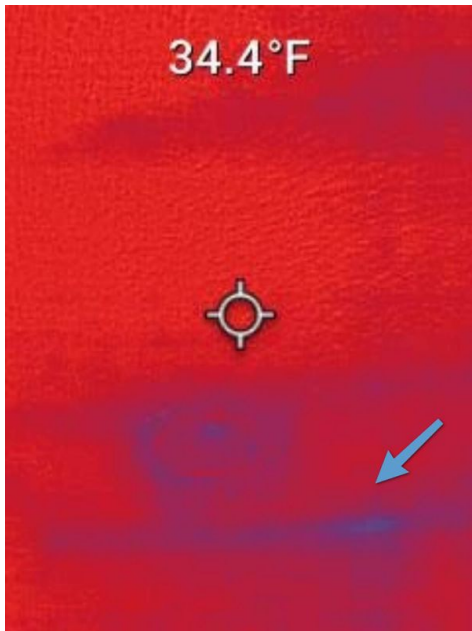
Hallway ceiling



Hallway ceilings



Closet walls



Hallway

2.4.5 Attic / Interior

SPONGY FLOOR

ADD ON CLOSET

 Deferred Maintenance

Floors had areas of sponginess or potential moisture damage. Improper installation may also be the cause. Recommend a qualified flooring contractor evaluate & repair areas of moisture.

Recommendation

Contact a qualified flooring contractor



2.4.6 Attic / Interior

METER READINGS CLOSE TO ELEVATED.

ADD ON CLOSET

The moisture meter showed close to elevated levels of moisture in one or more areas. 16% is considered damp. Recommend repair and seal the source, to prevent future moisture intrusion/ cold air infiltration.

Recommendation

Recommended DIY Project

 Deferred Maintenance



2.4.7 Attic / Interior

COLD AIR INFILTRATION

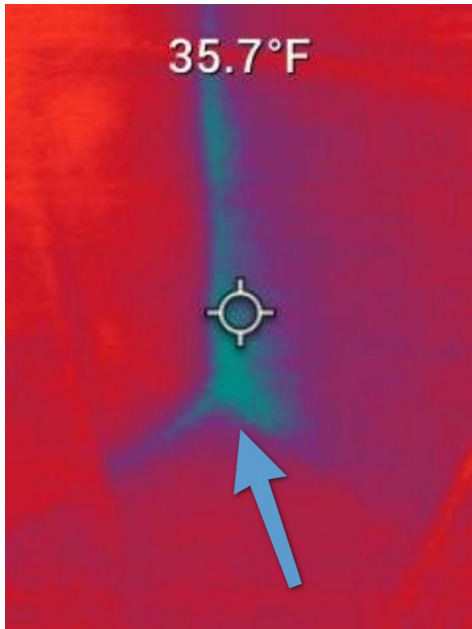
ADD ON CLOSET, EAST HALLWAY CEILING.

Cold air infiltration detected during thermal scan of the interior walls/ceilings. Due to lack of insulation and or proper sealants.

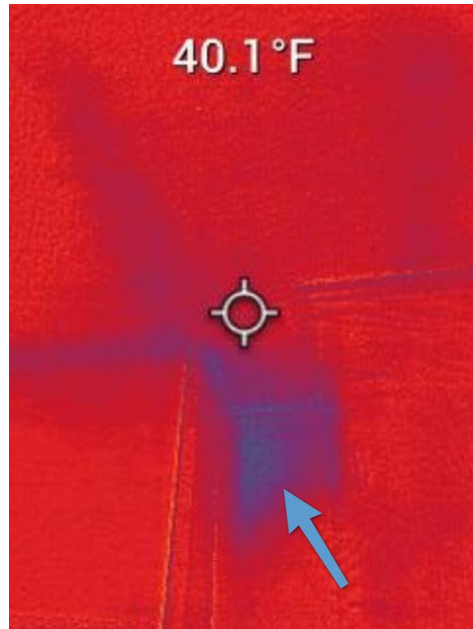
Recommendation

Contact a qualified professional.

 Deferred Maintenance



Add on closet



Add on hallway ceiling



Add on hallway ceiling

2.5.1 Basement / Crawlspace

VAPOR BARRIER

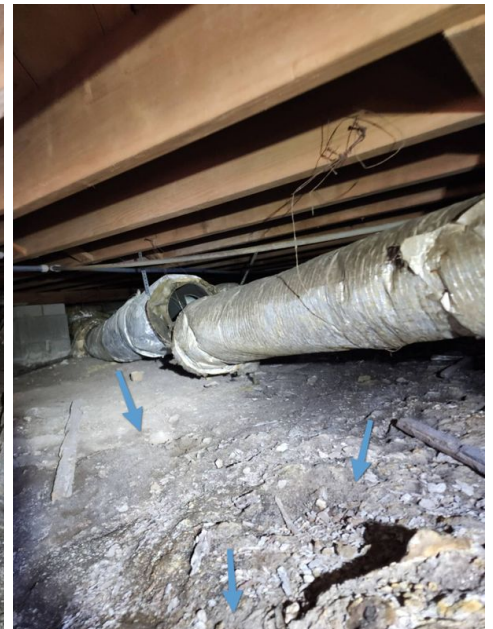
CRAWLSPACE

 Deferred Maintenance

Proper vapor barrier installation can reduce moisture in the crawlspace area and make for a cleaner and more navigable environment. Recommend repairs and modifications.

Recommendation

Contact a qualified professional.





2.5.2 Basement / Crawlspace

MUSTY SMELL

CRAWLSPACE ,WEST

A musty smell was noted. This could be due to moisture intrusion or lack of ventilation. Recommend vapor barriers and ventilation.

Recommendation

Recommended DIY Project

 Deferred Maintenance



2.5.3 Basement / Crawlspace

EFFLORESCENCE

CRAWLSPACE PERIMETER WALLS

Efflorescence was noted in a localized area. Recommend cleaning, sealing cracks, and monitoring.

Recommendation

Recommended DIY Project

 Deferred Maintenance



2.5.4 Basement / Crawlspace

MICROBIAL ACTIVITY

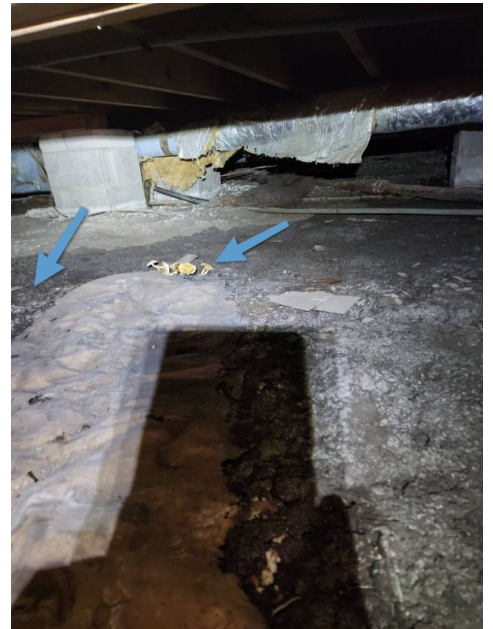
Observed signs of microbial like growth in one or more areas of the crawlspace. Proper ventilation and vapor barriers are recommended. Clean affected area's with white vinegar/soap mixture before installing vapor barriers.

Recommendation

Contact a qualified professional.



Deferred Maintenance



2.5.5 Basement / Crawlspace

DUCTWORK INSULATION

EAST , NORTH CRAWLSPACE.

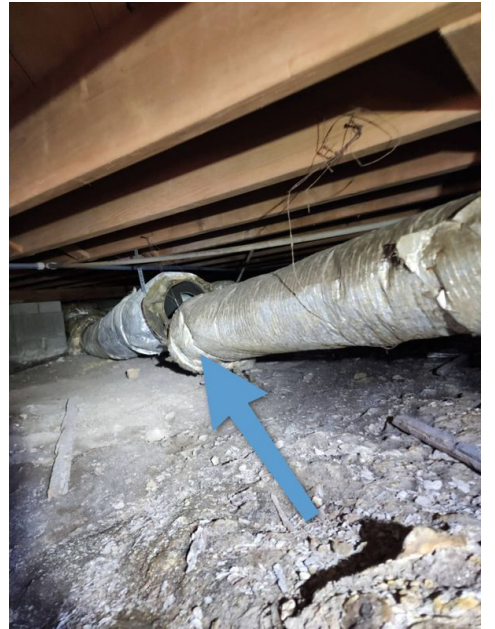
Damaged ductwork insulation was found on the date of inspection.

Recommendation

Contact a qualified professional.



Deferred Maintenance



3: SAMPLE RESULTS

Information

Sample Type(s)

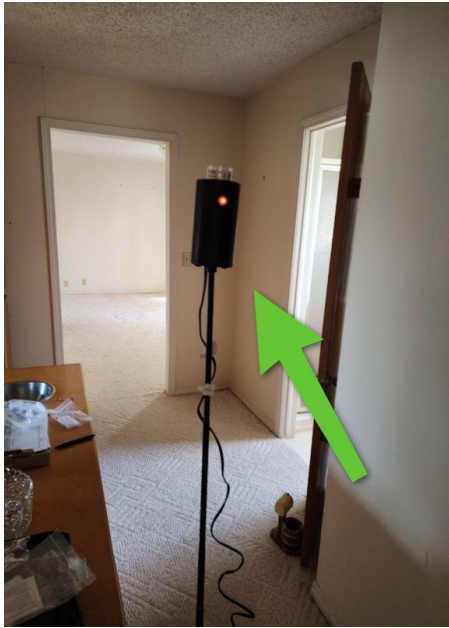
Swab, Air

Location of Sample(s)

Front yard ,backyard, hallway ,living room, crawlspace, and attic.

Attic, Floor, Crawlspace, Outside, Living room, Hallway, Back yard, Closet

Air Samples are taken strategically throughout the structure, to detect the presence of mold or bacteria in the air of the interior and exterior of the structure. Swabs are used when the Inspector determines that one should be used for further examination for the presence mold or bacteria.



Hallway air sample



Living Room air sample



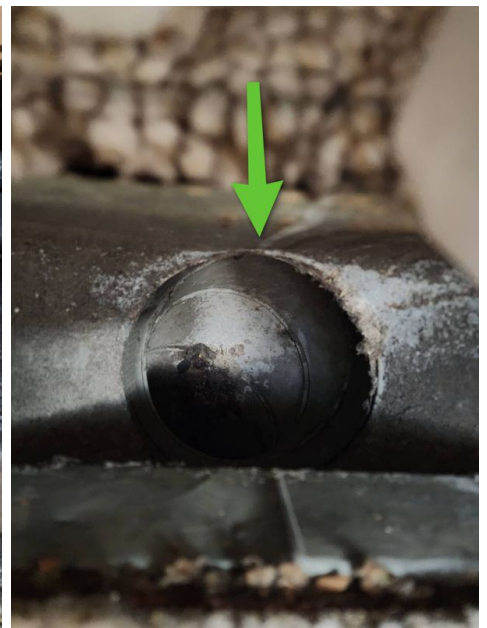
Front yard air sample



Swabbed Rafter



Swabbed white growth



Swabbed living room duct



Backyard air sample



Swabbed closet wall intersection

Sampling Results

Property results

Mold spore count taken via air sampling was not elevated at the time of inspection. Swab samples taken in other areas of the property were labeled as "unusual" meaning the presence of growth was observed in the analyzed sample. An abundance of spores are present, and or growth structures including Hyphae and/or fruiting bodies are present and associated with one or more types of mold/fungi analyzed in the samples.

Please see the attached detailed Mold Analysis Report from Pro-Lab.

There was no indication of **Stachybotrys chartarum** (also known as black mold) found on the date of inspection.

4: REMEDIATION WORK PLAN

Information

Areas To Be Remediated / Repaired / Modified

Attic,crawlspace, ductwork, interior walls and ceilings.

Attic, Interior Room, HVAC Component, Wall / Ceiling, Crawlspace

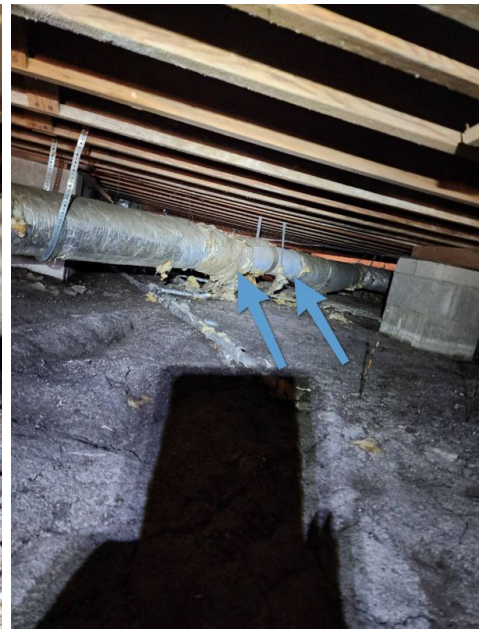
Localized portions of the areas noted above shall be cleaned, sanitized, repaired, modified, installed, or remediated by a qualified professional. Any other areas recommended to be modified or repaired listed in the report can be performed by a qualified handyman or licensed contractor.



Crawlspace floor



Crawlspace ductwork



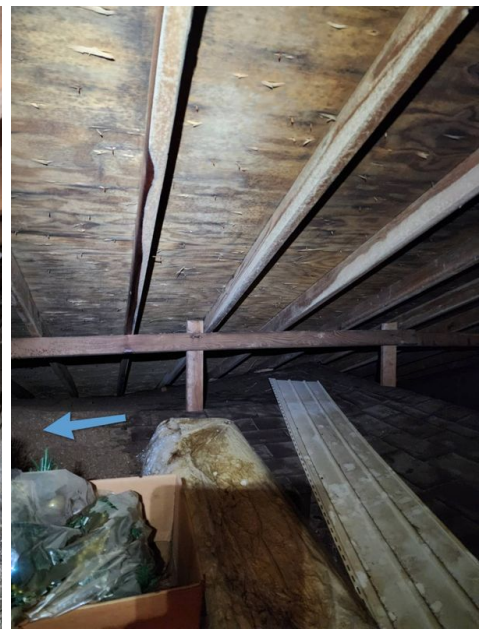
Crawlspace ductwork



Crawlspace ductwork



Crawlspace ground



Attic ventilation



Attic insulation



Crawlspace ground



Attic ventilation



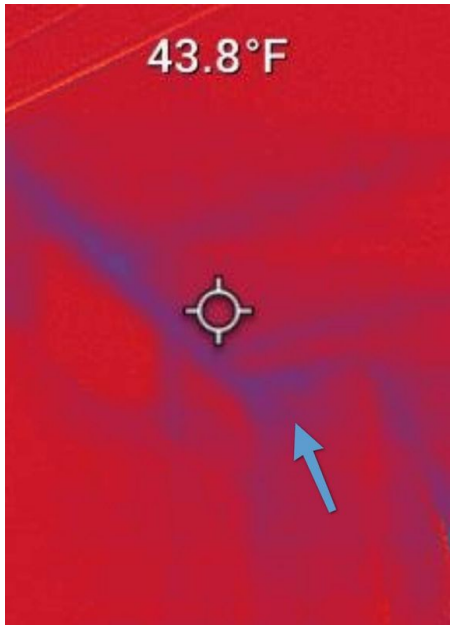
Closet walls



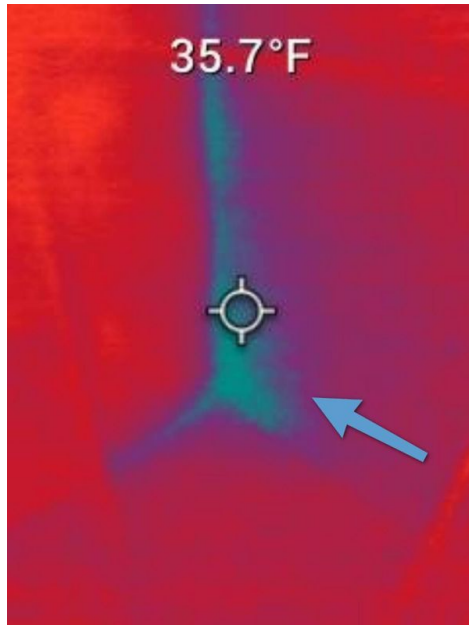
Attic insulation



Attic insulation



Hallway ceiling



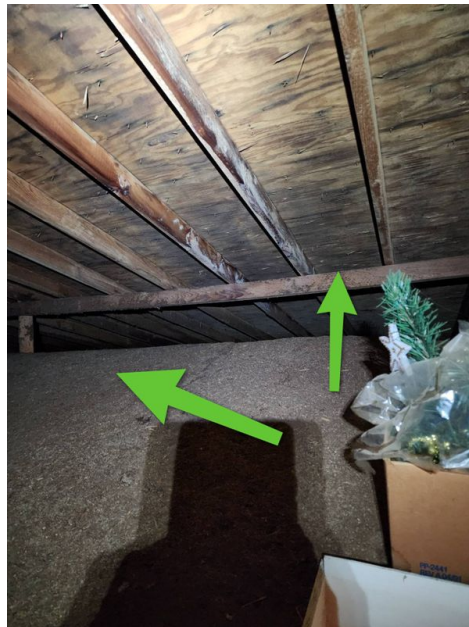
Closet walls



Clean All ductwork



Attic ventilation



Attic ventilation



Hallway ceiling



Hallway ceiling

Recommendations

Attic, crawlspace , Interior

I recommend that: Guttering is installed to prevent moisture intrusion into the crawlspace. The attic gets proper ventilation/ insulation . The ductwork is properly insulated, cleaned and sealed at each connection to prevent condensation in the crawlspace. Crawlspace has proper ventilation along with vapor barrier installed. Drywall in the hallway and closet walls/ ceilings are replaced and properly sealed to prevent future moisture intrusion.

Recommended PPE

TYVEK Suit or Similar, Goggles, Nitrile Gloves or Similar, N-95 Respirator Mask

These are recommended garments and PPE for contractors during remediation in the quarantine area. See the link below for additional guidance.

<https://www.epa.gov/mold/mold-course-chapter-6>

Recommended Work Practices

Remove Water Damaged Materials, Repair Leak Source, Scrub Affected Areas, Sanitize Affecting Areas, Wipe Down Areas, Add Natural Ventilation, Clean Ductwork

These are recommended work practices prior to, beginning, and during the remediation process. Avoid cross contamination at all cost. Any cleaning should be performed using EPA approved anti-microbial cleaning products. Any painting or encapsulation should be performed using EPA approved anti-microbial sealers.

The remediation contractor may go above or beyond the Assessors recommendations if necessary.

<https://www.epa.gov/mold/mold-cleanup-your-home>

After Clean Up

After **ALL** remediation is completed, a post assessment by the initial mold assessor is highly recommended prior to remodeling. **A separate report and an additional fee will be charged for this process .**

