

Mold Inspection Report



**1430 Thompson Heights Avenue - Cincinnati, Ohio
45223**

Inspection Date:
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Prepared For:
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Report Overview

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

THE SCOPE OF THE INSPECTION

This inspection is designed to determine visible discolorations that resemble mold(s), moisture infiltrations currently affecting the interior and potential moisture infiltration issues that could affect the interior.

Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Contractors, Remediators, Mitigators can be found at: <http://www.servicemagic.com/>. It is recommended that a whole house inspection be performed by a certified home inspector.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 29 degrees F. The interior temperature was estimated at 43 degrees F.

The estimated humidity levels were as follows: Exterior 28% - 1st Floor 45% - Basement 60%.

RECENT WEATHER CONDITIONS

Wet weather conditions have been experienced in the days leading up to the inspection.

Structure

STRUCTURE OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Common minor settlement cracks were observed in the foundation walls in various locations.



- **Repair:** Larger than typical foundation settlement cracking was observed in various locations. These cracks may have a tendency to leak. House To Home Enterprises LLC recommends repair by a licensed foundation contractor.



Roof

- **Monitor:** Evidence of condensation was observed on the underside of the roof sheathing. Improved roof and attic ventilation (see Insulation and Ventilation) can reduce condensation. During re-roofing, the sheathing should be investigated to determine if replacement is needed. Also, it appears that the attic ventilation fan is inoperable (disconnected wiring).



- **Monitor:** Prior repairs to the roof are evident around the chimney. Consult the current owner (if possible) regarding this prior work.



Metal plate installed on soffit

- **Repair:** While investigating the roof structure, outside light was visible around the 2 chimneys. Any openings in the roof/walls should be repaired to avoid leaks.



- **Repair:** Substantial evidence of roof/side wall leaks was observed (see photos – above). Please refer to the Roofing section of the report for recommendations.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- There was no access to the roof space.
- Storage and furniture concealed view on the exterior & interior of the building.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

ROOFING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Major Concern, Repair:** The roofing is at end of life and should be replaced.



Flashings

- **Repair:** The flashings on the entire house are old and should be replaced to avoid leaks. Also, it is recommended that a saddle flashing be installed for the chimney(s).



Saddle Flashing(s) Recommended

- **Monitor:** The flashings are vulnerable, have leaked in the past, and should be watched carefully for leaks.

Gutters & Downspouts

- **Repair:** The gutters require cleaning (as predicted from ground level evidence) to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** There does not appear to be a sufficient number of downspouts at the upper front slope. If practical, additional downspouts should be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.



- **Repair:** The downspout(s) in various locations should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Monitor:** The downspouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, they should be redirected to discharge at least five (5) feet from the building. Foundation leakage adjacent to a downspout is an indication of a problem below grade.
- **Repair:** Loose, missing or damaged downspouts in various locations should be repaired promptly.



LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- All of the roof was viewed from the ground using binoculars. Some sections of the roof could not be viewed.
- A chimney was not entirely visible during the inspection of the roofing system.
- Some sections of the roofing (particularly the rear) surface were concealed from view.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** The siding is aging noticeably. Localized repairs may be necessary. Siding replacement is a significant expense.

Exterior Eaves

- **Repair:** Damage to the eave is suspected to be the result malfunctioning gutters/downspouts.
- **Repair:** The soffits and perhaps fascia (the wooden board to which the gutter is typically fastened) - (although inconclusive – covered by gutters) shows evidence of substantial rot. Repair or replacement is needed.



Windows

- **Repair:** The windows in many locations require caulking.

Lot Drainage

- **Major Concern, Repair:** The grading in various locations should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Possible Major Concern, Monitor:** The walkway appears to slope towards the house in various locations. This condition can cause water entry in the building. It is difficult to improve this situation without re-grading the walkway adjacent to the foundation.



- **Repair:** Covers should be provided for basement window wells throughout to keep storm water out of the well.
- **Possible Major Concern, Monitor:** The driveway(s) appears to slope towards the house in various locations. This condition can cause water entry in the building. Unfortunately, it is difficult to improve this situation without resurfacing the driveway adjacent to the foundation or by adding a special intercept drain system.
- **Repair:** The driveway(s) should be sealed where it meets the house.



Steps

- **Repair:** The steps at the side wall have settled away from the house thereby posing a risk of moisture infiltration in the interior.



Driveway

- **Repair:** The driveway drain is insufficient. A larger drain spanning the width of the driveway is recommended. Drive runoff must be directed away from the building to avoid water entry/damage. Additionally, the installed driveway drain is in suspect condition.



LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Storage in the garage restricted the inspection.
- Storage restricted view of some exterior areas of the house.
- The rear exterior wall of the house was not totally visible/accessible.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Improve:** The dirty air filter should be replaced. Also, an properly sized filter is recommended.



Supply Air Ductwork

- **Improve:** Duct cleaning is recommended after all further testing and repairs have been made.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Supply Plumbing

- **Monitor:** Corrosion on the exterior of the supply piping was observed in various locations.

Waste / Vent

- **Monitor:** For the most part, the waste piping is old in various locations. It may be prone to unexpected problems. Improvement is recommended on an as needed basis. There was evidence of past leaks in several waste pipe locations.



Fixtures

- **Monitor:** The sinks (kitchen & bathroom) were observed to drain slowly, suggesting that an obstruction may exist.
- **Improve:** Caulking improvements are needed for the kitchen and bathroom fixtures.
- **Repair:** The laundry tub leaks. Repair or replacement should be undertaken.



LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- An inspection of the sewage system is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted in various locations (bedroom(s), living room ceiling and etc). A high moisture reading was found on the rear bedroom ceiling about mid point.



Rear Bedroom

- **Monitor:** Evidence of patching was detected in various locations.
- **Monitor:** Damage to the interior finish was observed in various locations.
- **Monitor:** Minor cracks were noted in various locations.
- **Monitor:** Larger than typical cracks were noted in various locations.
- **Monitor:** The plaster shows evidence of bulging/weakening in various locations. Repairs may be desirable.

Basement Leakage

- **Monitor:** It is very common for shrinkage and/or settling cracks to develop in foundation walls, such as with this house. It is also common for these cracks to leak. If leakage is experienced, improve lot drainage adjacent to the crack. If leakage persists, various methods of crack repair are available. These include interior patching with an epoxy resin or hydraulic cement and exterior repairs after excavation. The exterior repair, although more expensive, is more often successful in eliminating leakage.



LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Not every room was accessible at the time of the inspection.
- Portions of the foundation walls were concealed from view.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS

Attic / Roof

- **Monitor:** The ventilation of the sloped ceiling is questionable. Proper ventilation of cathedral roofs is rarely achieved. As a result, these areas tend to be prone to difficulty, particularly in cold climates. Ice damming on the roof and condensation within the roof space are common problems. These areas should be monitored.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- No access was gained to the wall cavities of the home.
- No access was gained to the roof cavity of the sloped ceilings.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Mold Testing Recommendations

- **Repair:** Visible signs of mold(s) were observed in various locations:
 - 1- In various locations of the attic (underside of sheathing). The carpeting and debris (especially newspaper) should be removed from the attic floor. House To Home Enterprises LLC recommends sample testing (2) of the underside of the attic sheathing by a certified mold testing company. Note: Although there are more than 2 areas of discoloration throughout the attic sheathing areas, we are recommending a representative sampling for testing.



- 2- Discoloration resembling mold was found underneath the rear bedroom window. House To Home Enterprises LLC recommends that 1 sample be taken in this area by a certified mold testing company.



- 3- Discolorations on the basement walls/ceiling, floor structure, plumbing, HVAC ducting and etc was found in many locations throughout the basement (especially rear). Higher than normal basement humidity levels were found in comparison to the exterior and 1st floor (60% basement versus 28% exterior & 45% first floor). House To Home

Enterprises LLC recommends that samples be taken from the rear **floor structure area, side corner wall and ceiling (under front porch)** by a certified mold testing company. It is also recommended that any carpeting and debris be removed from the basement floor. **Note:** Although there are more than 3 areas of discoloration throughout the basement areas, we are recommending a representative sampling for testing.





- 4- The attached garage exhibits signs of discoloration resembling mold on the ceiling. House To Home Enterprises LLC recommends testing by a certified mold testing company.



Recommended Representative Sample Testing = 7 swab sample tests at \$595.00 total. Air sample testing is recommended as **post remediation/repair confirmation (if needed)** that all repairs and “clean-up” efforts have been performed successfully. Four (4) air samples are recommended for post remediation (if needed) for the entire house totaling \$340.00. Call us at 513-255-0298 to schedule your testing.