

Mold Screen  
Inspection Report

Prepared By:

**ESA Association**

**Bernie Katz**

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Williamsport, PA 17701

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Inspection Date & Time: 10/30/2005 9:00 AM

Inspection #: 001

Client's Name: The Smith Residence

Inspected Address: 100 Main St  
Williamsport, PA 17701

Client's Phone: (570) 555-5555

Claim/Job#: 22001

Client's Email: \_\_\_\_\_

Inspection Lab: Test Laboratories, Inc.

Estimated Age	Years Occupied
<u>60</u> yrs	<u>60</u> yrs

**Mold Screen:** This level of Mold Inspection utilizes a visual assessment of the entire house, identification of any "Red Flags" for mold and limited sampling for mold. If "Red Flags" are found in multiple areas, the client will be advised and offered the chance to have additional sampling performed in any/all identified areas and also the chance to upgrade to a Mold Survey.

# **General Inspection Information**

**This is a Sample Statement:**

**Molds are microscopic organisms found virtually everywhere, indoor and outdoor, spores are tiny, lightweight and easily detached by airflow, vacuuming, walking or sitting on a couch. They produce and release millions of spores, which are small, airborne threatening to invade the human respiratory system. Molds are a problem when indoor count is higher than the exterior. It is impossible to completely eliminate all molds and mold spores. It can be control by controlling water and moisture indoors.**

**The presence of certain mold and mold spores in a property can result in mild to severe health effects in humans and can deteriorate the building materials in the dwelling resulting in structural damage. Building materials supporting fungal growth should be remediate as rapidly as possible in order to ensure a healthy environment. Mold spores are easily detached and made airborne. When moldy materials become damaged or disturbed, spores can be release into the air.**

**Due to the potential for rapid growth ( 24 to 48 hours in some cases ) of mold like substances, The Inspector, The Inspection Company, The Remediation Company cannot be held responsible for changes occurring after testing/inspection is performed. Typical when a building is remodeled or repaired, additional mold problems may surface that were not noted in this report. Any work undertaken on the property may reveal some problems. If mold like substance is discovered during repair, do not continue repair work until substance is tested for toxicity.**



## Inspector's Qualifications

### ESA Association

#### **Bernie Katz**

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Mold Certification No.

CMIA 1942

Allergen Certification No.

NY 3456



#### Qualifications

I have received extensive training in Mold Inspection and Assessment work during the last 10 years. I am fully certified by Environmental Solutions Association and the Indoor Air Quality Council of New Zealand.

My inspection work is fully insured to protect you as the property owner.

I have just added a mold inspection dog to my inspection routine. These dogs are fully trained to smell mold growth in areas of buildings that may be partially unviewable to myself - such as behind walls and under carpeting. Moldy 1 has had a 90% success rate in identifying areas of suspected mold growth in the last 30 building I have inspected with her.

#### Certification



#### Certification





## Interior Room Conditions/Information

### Basement Information

Floor: Basement Type Of Access: outside and inside

Dimensions: 20x40 RH\_%: 76 Finished: No

Sampling Required: Yes Reason For Air Sample: water intrusion from outside of foundation

% Inspected: 90 Area Material: Wet

Walls: Cracked Foundation: Cracked Walk Out Basement: Yes

Sump Pump: No Operational:            Floor Drains: No Plumbed:           

Ventilation:           

Insulation No Insulation Condition            Type           

Joint/Sub Floor Condition:            Good            Current Water Intrusion: Yes

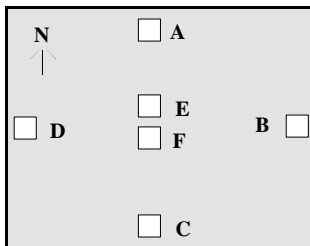
**Comment:**

see pictures of grading problems

### **Basement Condition**

Degree of Concern

**Red Flag**



Area: basement

Wall Material:  Sheetrock  Plaster  Paneling  Wood  Other cinder block

Floor Material:  Carpet  Tile  Marble  Wood  Other concrete and dirt

Moisture Stains : No Active: No Moisture meter Reading:           

Suspected Mold: Yes 40 sq. ft. Musty Odor: Yes

Sample Taken: north wall  Air  Direct  Other            No. Taken: 1

Cause:  Plumbing  Roof Leak  Condensation  Other ditch outside of wall

**Concern:**

unless ditch outside of foundation is corrected water intrusion will continue to cause mold growth

**Recommended Action:**

### Pictures



Mold growth on wood stairwell due to excessive humidity in basement



Mold growth in North corner interior where outside ditch is located



Fix ditch or else this will happen!

## Interior Room Conditions/Information

### Bath - Half Information

Floor: 1st Type Of Access: hallway

Dimensions: 6x9 RH\_%: 51 Finished: No

Sampling Required: Yes Reason For Air Sample: suspected mold on sub floor and studs

%\_Inspected: 100 Toilet: Leaking

Tub/Shower Tile: Not Present Needs Grout Caulking: \_\_\_\_\_ Water Behind Wall: \_\_\_\_\_

Shower Pan: \_\_\_\_\_ Sink: \_\_\_\_\_

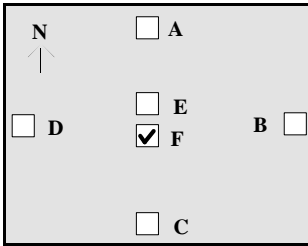
Proper Ventilation: No Vent Fan: No Operational: \_\_\_\_\_ Exhaust: \_\_\_\_\_

Comment:

### **Bath - Half Condition**

**Degree of Concern**

**Red Flag**



Area: around toilet

Wall Material:  Sheetrock  Plaster  Paneling  Wood  Other \_\_\_\_\_

Floor Material:  Carpet  Tile  Marble  Wood  Other \_\_\_\_\_

Moisture Stains : Yes Active: Yes Moisture meter Reading: 31

Suspected Mold: Yes 8 sq. ft. Musty Odor: Yes

Sample Taken: yes  Air  Direct  Other \_\_\_\_\_ No. Taken: 1

Cause:  Plumbing  Roof Leak  Condensation  Other \_\_\_\_\_

**Concern:**  
plumbing leaks around toilet

**Recommended Action:**  
Fix plumbing leaks and dry wood

### Pictures



Client:                     The Smith Residence                    

Inspection#:                     001                    

Inspected Property: **100 Main St**  
**Williamsport, PA 17701**

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## **Property Inspection Summation**

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It is evident from this report and the Laboratories report as attached that mold exists in the basement and in the living room. Problems of water intrusion must be fixed to prevent future mold growth. Due to the total amount of mold growth in this house, the New York City Guidelines (see attached copy in this report) recommends that a Professional Remediator be consulted to correct the mold growth.

It is further recommend that you read the EPA guidelines on Mold Remediation in Schools and Commercial Buildings. Although this is a residence, EPA suggests that this information will be helpful also to the home owner.

Please contact me if you would like a Clearance Inspection done after the water problems have been fixed and the mold taken care of.