



## ***Morlin Home Services, LLC***

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# Mold Inspection Report (Initial Assessment)



**Property Address:**

**Inspection Date: Initial - October 6, 2009**

**Inspection Report Prepared For:**

**Inspection Performed By: Richard Morse**

# Receipt Information / Building Data / Report Contents

## Receipt:

Inspection Date:  
Inspection Number: 100620091-M  
Client Name:  
Inspection Address:  
Inspected by: Richard Morse

Initial Inspection Cost: A total of four samples were taken.  
Follow-up Sampling Cost: \_\_\_\_\_  
Total Cost: \_\_\_\_\_

## Building Data:

Approximate Age: 58 Years  
Style: Traditional Ranch on a full, finished basement  
General Appearance: Good  
Weather Condition: Clear and warm  
Temperature: 81 Degrees  
Ground cover: Dry

## Contents:

- 1) General Observations and Testing Procedures
- 2) Spore Trap Report - Air Sample Results
- 3) Direct Microscopic Examination Report - Tape Sample Results
- 4) Recommendations



# 1) General Observations

Morlin Home Services, LLC was contacted by the property management firm, Ritan Property Group to inspect the entire structure, which includes taking samples of both the air quality and of organic surfaces, should visible signs of fungal growth be noted, to confirm / deny the presence of fungal growth.

## Background of the concern:

The property management company had stated that the presence of mold was noted on the sheet-rock wall surfaces in the Lower Level of the structure, as well as in the Main Level Living Room. Both air and surface samples had been taken to determine if mold is active within the structure.

## The mold testing results did in fact confirm the presence of mold within in the structure.

To determine if a significant mold concern exists, first a base-line air sample is taken from the exterior portion of the home to determine what types of spores are present and their concentration. Samples are then taken from the interior in various areas to determine what spores are present and again their concentration. If the spore concentration is less than what had been found at the exterior of the home, and is lower than what is recommended, than an actual problem does not exist. If a particular type of mold is present however, such as *Stachybotrys*, any level is considered a concern.

The entire of the structure had also been inspected to determine if any active water leaks are present.

## Mold in General:

Molds are part of the natural environment and are simple, microscopic organisms whose purpose is to break down dead materials. Molds can be found on plants, dry leaves and about every other organic material. Mold spores are lightweight and are spread by air currents. If spores land on a suitable surface, they will begin to grow. In order to thrive, mold requires four things to grow. They are: Water, Organic materials, Oxygen, and an Optimum temperature (between 40 and 90 degree F). Mold growth is often seen as a discoloration and can grow in several different colors. The most common are white, orange, pink, blue, green, black, or brown.

To stop the growth of mold, it is important to first and foremost, find and stop the water/moisture concern! Mold spores will not grow if moisture is not present. Indoor mold can and should be prevented or controlled by controlling moisture. Look for evidence of water penetrating the house by locating water stains or moist areas and FIX the water source! Look at your plumbing system for any leaks. Common leaks may be caused by a damaged toilet seal or from an original sink or bath tub drain. Also check out your HVAC systems' condensation lines for any leaks or if they are properly insulated to prevent water dripping from the lines themselves. Remember to always, always, always vent your clothes dryer outside! Clean your gutters regularly and install bathroom vent fans if your home was not equipped with them originally.

## 2) Spore Trap Sampling Results - Initial Inspection

**Four (4) samples were taken during the initial inspection. The findings are as follows:**

1) An Air Sample (#15362587) via a Zefon Air-O-Cell was taken OUTSIDE of the Lower Level rear entry door to ascertain the baseline levels of airborne contaminants.

**Total Spores/M<sup>3</sup> = 2680**

2) An Air Sample (#15362590) via a Zefon Air-O-Cell was taken INSIDE the Lower Level, left hand Bedroom closet, to ascertain the levels of airborne contaminants located in the basement.

**Total Spores/M<sup>3</sup> = 23100**

**Elevated Mold Levels were reported** in the tested areas.

These Types of Mold Spores were found to be at an elevated level:

Altenaria  
Basidiospores  
Bipolaris/Dreslers  
Cladosporium  
Nigrospora  
Penicillium / Aspergillus  
**Stachybotrys**  
Spegazzinia

Please note that the Background Debris = 3 (Medium)

**Note:** Stachybotrys was collected in the above interior Bedroom Air sample. It is highly recommended that a professional remediation firm be used to remove this type of mold spore from the structure.



## 2) Spore Trap Sampling Results - Initial Inspection

3) An Air Sample (#15362594) via a Zefon Air-O-Cell was taken INSIDE the Lower Level, right hand Bedroom, to ascertain the levels of airborne contaminants located in the guest Bedroom.

**Total Spores/M<sup>3</sup> = 15800**

**Elevated Mold Levels were reported** in the tested areas.

These Types of Mold Spores were found to be at slightly elevated levels:

Ascospores

Basidiospores

Chaetomium

Cladosporium

Curvularia

Penicillium / Aspergillus

Smuts/Periconia/Myxomy

**Stachybotrys**

Memnoniella

Please note that the Background Debris = 3 (Medium)

**Note:** Stachybotrys was collected in the above interior Bedroom Air sample. It is highly recommended that a professional remediation firm be used to remove this type of mold spore from the structure.

### 3) Tape Sampling Results - Initial Inspection

4) A Pull Sample (#B162401) via a Zefon Bio-slide was taken INSIDE the Lower Level, left hand closet from a visible spore colony that is located on the sheet-rock that is inside of the sump-pump enclosure.

**Elevated Mold Levels were reported** in the tested areas.

These Types of Mold Spores were found to be at an elevated level:

Hyphal Fragments - Quantification of this type of fungal growth is rated **aM or Moderate**

**Stachybotrys** - Quantification of this type of fungal growth is rated **aH or Heavy**

**Note:** Stachybotrys was collected in the above interior Bedroom Surface sample. It is highly recommended that a professional remediation firm be used to remove this type of mold spore from the structure.

Samples were collected by:

Richard Morse  
Morlin Home Services, LLC

Samples were tested by:

Southeast Environmental Microbiology Laboratories, Inc.  
560 Laurens Road #A  
Greenville, SC 29607  
Phone: (864) 233-3770  
Fax: (864) 233-3779  
AIHA EMLAP #173667

## 4) Recommendations

**1)** MOLD remediation by a certified, licensed mold remediation company is highly recommended and will be required to properly remove any mold spores from the structure.

**2)** Remediation will include, but may not be limited to air scrubbing, the removal of contaminated construction materials, and re-testing after remediation had occurred. .

**The following is also recommended:**

**A)** Remove all visible signs of mold from the Lower level Bedrooms, Bathrooms, and Laundry Room.

**Note:** It may be required that sheet-rock from the forward walls be removed and replaced to make sure that all affected materials have in fact been removed..

**B)** Scrub / clean all of the sheet-rock wall surfaces (upper and lower levels) in the structure to remove visible mold spore growth. Clean all hard and soft surfaces from any contaminants or mold spores that may have settled on them.

**C)** Install an air scrubber for approximately 4 - 6 days to remove moisture and air born mold spores from the air-stream.

**D)** Clean the debris from the gutters and install downspout extensions on the right and left hand forward downspouts to help divert water away from the front of the structure and foundation.

**Note:** It is highly recommended that the two front gutter downspouts that are installed into the old, original clay pipe buried extensions, have new extensions installed. It could not be determined if the old drains operate properly.

**E)** Clean the furnace air filters and the ducts to remove any mold spores that may have entered into the HVAC system.

The lower level of the structure was noted to have a significant amount of both visible and air-borne mold spore activity. It is clear that the majority of the concern is due to a recent flood that had occurred. It was noted that the sump pump had been replaced, presumably due to it being inoperative.

Inspection of the structure also revealed that other concerns are present that may have contributed to the mold growth. The gutters are filled with debris and will require cleaning. It is also required that downspout extension be installed to properly divert water away from the structure.

## 5) Noted Concerns

### Main Level Living Room -

Signs of mold was noted on the wall forward of the spiral staircase. Water is entering into the structure due to a leaking / filled gutter. Water overflows the gutter and enters into the wall cavity. It is first recommended that the gutters be cleaned to allow for proper water flow. It is also recommended that the mold be removed from the structure. To properly remove the mold, removal of the trim and sheet-rock will also be required.

The same area as above, but the water stain is visible.



### Main Level Living Room -

The same area as above, but the water stain is visible.



### Lower level, right hand Bedroom Closet -

The presence of mold was noted on the forward sheet-rock wall.

Removal and replacement of the affected materials will be required.





## 5) Noted Concerns

Lower level, right hand Bedroom -

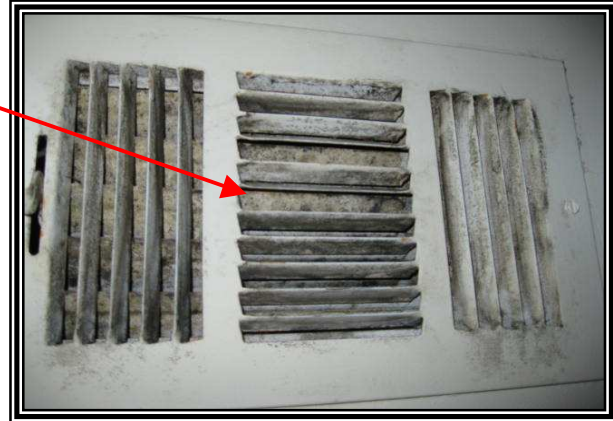
The presence of mold was noted on the rear sheet-rock wall.

Removal and replacement of the affected materials will be required.



Lower level, right hand Bedroom -

Mold was noted on all of the HVAC vent covers. This being the case, it is highly recommended that the vent covers be cleaned or replaced and that the vent piping be cleaned.



Lower level, left hand Bedroom Closet -

The sump pump well. Note the presence of mold on the sheet-rock walls. This affected material will require removal and replacement. It is also recommended that the sump have a cover installed to help prevent the moisture from evaporating into the living space. The cover will also help to lower the humidity level on the lower level.



The sheet-rock sump pump cover.



## 5) Noted Concerns

Lower level, left hand Bedroom Closet -

The presence of mold was noted on the sheet-rock wall to the right of the sump cover.

Removal and replacement of the affected materials will be required.



Lower level, left hand Bathroom -



Lower level, left hand Bathroom -

The presence of mold was noted on the sheet-rock wall under the sink vanity.

Removal and replacement of the affected materials will be required.



Lower level, right hand Bathroom -



## 5) Noted Concerns

Lower level, right hand Bathroom -

The presence of mold was noted on the sheet-rock wall under the sink vanity.

Removal and replacement of the affected materials will be required.



Lower level, right hand Bathroom -

The vinyl floor covering in the bathroom was also noted to be stained, indicating that water had come on contact with the floor. Water may have come from either the shower enclosure or from the forward portion of the structure. The actual source of the water could not be determined.



Lower level, right hand Bathroom -

The presence of mold was noted on the sheet-rock wall above the shower enclosure.

Proper cleaning of the affected materials will be required.



Main level, far left hand Bedroom -

A fungus was noted to be growing on the wood trim and flooring at the right hand rear corner of the bedroom, in the Kitchen entry-way. The wood flooring to the left of the fungus was noted to be damaged. It is recommended that the fungus be properly removed from the structure.





## 5) Noted Concerns

Main level, far left hand Bedroom -

Water stains were noted on the ceiling and wall just above the fungal growth. It appears that a water leak is present and requires repair to prevent further damage.



Exterior -

To help properly divert rain water away from the structure and foundation, it is recommended that extensions be installed at the end of the downspouts. The extensions will help to prevent earth erosion around the perimeter of the structure.

This is located at the right hand front corner of the structure.



Exterior -

The gutters were found to be filled with leaves/debris and require cleaning to prevent overfilling. If the gutters are filled with leaves and debris, rain water can overflow the gutters due to poor drainage and spill into the soffit, which in turn could cause water staining and damage.



Exterior -

The gutter downspout that is located at the right hand rear corner of the structure. To properly divert water away from the structure, it is recommended that an extension be installed.



## 5) Noted Concerns

Exterior -

The structure was noted to have gutter screens installed. Several of the screens were noted be loose and damaged. It is recommended that the screen type of gutter guard be replaced with the solid sheet-metal type to prevent re-occurring damage and to prevent leaves from becoming stuck along the upper edge.



Exterior -

The front gutter downspouts are connected into the old, original clay-pipe extensions. It could not be determined if they operate properly. It is possible, due to their age and construction, that they leak. This could one of the water sources that allows for moisture to enter into the structure. The foundation is constructed of block and can allow for moisture to enter. Block is porous and can allow for moisture to enter if water is in contact with it.



Exterior -

The gutter section that is located to the left of the front entry door. The water stain and mold in the Living Room is located directly below this area. Clearing the gutter is required to allow for proper water flow away from the structure.



Exterior -

The left hand front gutter downspout. Note that this is also connected to an older clay-pipe extension. It is recommended that new plastic extensions be installed to ensure that water does not leak from the pipes.

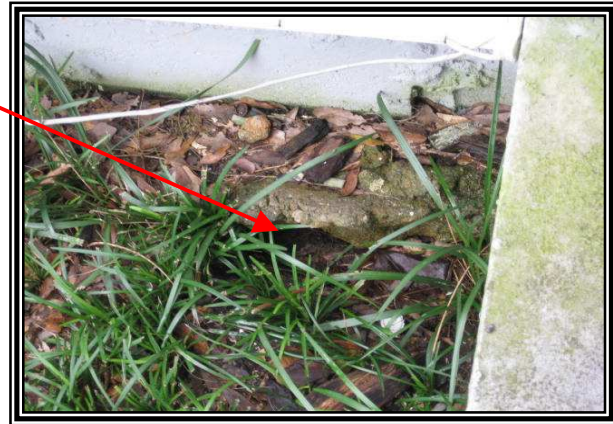




## 5) Noted Concerns

Exterior -

A void was noted under the concrete porch that is located at the right hand side of the structure. This is located next to a gutter downspout that is not connected to an extension. An extension is recommended to properly divert water away from the structure.



Exterior -

The left hand front corner of the structure. It is recommended that this tree be removed to help prevent it from damaging the block foundation, which could allow for water entry.

