



MOLD INSPECTION AND TESTING REPORT

CLIENT	Linda Ayres
PROPERTY ADDRESS	58137 Sun Mesa Dr ~ Yucca Valley, CA 92284
DATE OF INSPECTION	Tuesday, June 23, 2020

SUMMARY AND CONCLUSIONS

Based on the findings of our visual assessment and the laboratory analysis of the samples collected, the recommendation for professional mold remediation of the Water Heater Closet, Bathroom, Master Bedroom and Bedroom areas of the home is supported. The air samples collected showed normal airborne mold spore counts as compared to our outdoor sample. However, the air sample collected in the Water Heater Closet showed "Marker" spore type molds, mold growth was confirmed in each area, the ERMI/HERTSMI sample collected showed spore types and concentrations indicative of a mold problem, and water damaged building materials were present. Additional hidden mold growth is possible in all affected areas. See recommendations below.

Based on the findings of our visual assessment and the laboratory analysis of the samples collected, professional cleaning and invasive exploration of the Garage, Kitchen and Living Room areas of the home is recommended. The air samples collected showed normal airborne mold spore counts as compared to our outdoor sample. However, the ERMI/HERTSMI sample collected showed spore types and concentrations indicative of a mold problem and water damaged building materials were present. Hidden mold growth is possible in all affected areas. See recommendations below.

Based on the findings of our visual assessment and the laboratory analysis of the sample collected, professional cleaning of the Entire Home should be considered. The ERMI/HERTSMI sample collected showed spore types and concentrations indicative of a mold problem. Client should consider cleaning as outlined below and retesting to determine if conditions have returned to normal. Hidden mold growth is always possible. See recommendations below.

GENERAL RECOMMENDATIONS

Engage a licensed professional to evaluate and repair, as necessary, the following items related to water intrusion:

- EXTERIOR - Lack of rain gutters; Previous roof leak; Cracked foundation; and Previous lack of roof for 40 days
- WATER HEATER CLOSET – Previous lack of roof for 40 days
- GARAGE – Previous frozen pipe leak
- KITCHEN - Previous sink plumbing leak and/or incidental water from sink
- LIVING ROOM - Previous lack of roof for 40 days
- BATHROOM - Previous lack of roof for 40 days
- MASTER BEDROOM - Previous lack of roof for 40 days
- BEDROOM - Previous lack of roof for 40 days

NOTE: FUTURE/CONTINUED MOLD GROWTH IS POSSIBLE IF MOISTURE INTRUSION ISSUES ARE NOT CORRECTED.

RECOMMENDATIONS FOR PROFESSIONAL MOLD REMEDIATION

Remediation should be performed to the standards found in the publication “IICRC S520 Standard and Reference Guide for Mold Remediation”.

Room/Area	Location within Room/Area and/or Affected Materials
Water Heater Closet, Bathroom, Master Bedroom and Bedroom	Mold Impacted and Water Damaged Materials. The air sample collected in the Water Heater Closet showed “Marker” spore type molds, the ERMI/HERTSMI sample showed spore types and concentrations indicative of a mold problem, and mold growth was confirmed at the Water Heater Closet Frame, Bathroom Sheathing, Master Bedroom Joist and Bedroom Stud. Additional hidden mold growth is possible in all areas affected by the common water source (Previous lack of roof for 40 days). Work areas should be isolated with use of containment barriers. Negative air should be established with use of HEPA filtered negative air machines. All water damaged and/or mold impacted non-structural materials should be removed (drywall, baseboards / trim, insulation, etc...). Any water damaged and/or

	mold impacted structural materials should be properly HEPA vacuumed, scrubbed/cleaned, and then HEPA vacuumed again. Entire work area should be HEPA vacuumed and wet wiped. HEPA air filtration should run for a minimum of 24 hours after the work is complete. If during removal additional mold sources/water damage is noted, remediation/removal should continue until 12" past the last impacted area wherever feasible.
Entire Home	The ERMI/HERTSMI sample showed spore types and concentrations indicative of a mold problem. HEPA air filtration should be established with use of HEPA filtered air scrubbers. Entire area should be HEPA vacuumed and wet wiped. HEPA air filtration should run for a minimum of 24 hours after the work is complete.

Hidden mold growth is possible in the areas listed in the table below. Consider engaging a mold remediation professional or other qualified professional to perform invasive exploration in these areas. If mold growth is found inside a wall or ceiling cavity or under/behind cabinetry, all affected materials should be removed according to the IICRC S520. Proper engineering controls should be used to prevent the spreading of airborne mold spores during the exploration.

Room/Area	Location within Room/Area
Garage, Kitchen and Living Room	Water Damaged Materials. The ERMI/HERTSMI sample collected showed spore types and concentrations indicative of a mold problem. Hidden mold growth is possible. Work area should be isolated with use of containment barriers. Negative air should be established with use of HEPA filtered negative air machines. All water damaged non-structural materials should be removed (drywall, baseboards/trim, cabinetry, flooring materials, insulation, etc...). Any water damaged and/or mold impacted structural materials should be properly HEPA vacuumed, scrubbed/cleaned, and then HEPA vacuumed again. Entire work area should be HEPA vacuumed and wet wiped. HEPA air filtration should run for a minimum of 24 hours after the work is complete. If during removal additional mold sources/water damage is noted,

	remediation/removal should continue until 12” past the last impacted area wherever feasible.
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After the mold remediation is complete, but before new building materials are installed, the remediation project should be inspected, tested, and approved by Mold Inspection Sciences.

AIR SAMPLES

Lab Code	Location	Conclusion (Inside vs. Outside Ratio)	Comments
OS	Outdoor	Baseline	Recommended by inspector and requested by client.
ST1	Water Heater Closet	Normal Tolerances <i>Special Note: Stachybotrys (27/<13)</i>	Recommended by inspector and approved by client
ST2	Garage	Normal Tolerances	Recommended by inspector and approved by client
ST3	Kitchen	Normal Tolerances	Recommended by inspector and approved by client
ST4	Living Room	Normal Tolerances	Recommended by inspector and approved by client
ST5	Bathroom	Normal Tolerances	Recommended by inspector and approved by client
ST6	Master Bedroom	Normal Tolerances	Recommended by inspector and approved by client
ST7	Bedroom	Normal Tolerances	Recommended by inspector and approved by client

DIRECT SURFACE SAMPLES

Lab Code	Location	Conclusion	Comments
DE1	Water Heater Closet (Frame)	Mold Growth: Brown hyphae with no associated spores, ID unknown; and Stachybotrys species	Recommended by inspector and approved by client
DE2	Bathroom (Sheathing)	Mold Growth: Brown hyphae with no associated spores, ID unknown; and Ulocladium species	Recommended by inspector and approved by client

DE3	Master Bedroom (Joist)	Mold Growth: Ceratocystis / Ophiostoma group	Recommended by inspector and approved by client
DE4	Bedroom (Stud)	Mold Growth: Ceratocystis / Ophiostoma group	Recommended by inspector and approved by client

For additional detailed information on the sample results, please see the independent laboratory report included with this inspection report.

APPENDIX I

INSPECTION PHOTOS AND COMMENTS

EXTERIOR [South Side]

The structure does not have rain gutters.



No rain gutters observed. Client stated that the roof had been blown off, and the home endured 40 days of unmitigated moisture intrusion.

Moisture Content: **Dry**

Humidity - this area: **10%**
Humidity - Outdoor: **10%**

Area affected: **~Entire area**

Suspected source(s) of water intrusion: **Lack of rain gutters and previous lack of roof for 40 days**

EXTERIOR [South Side]

Staining, discoloration, and/or visible signs of water damage were observed.



Water damage observed on eaves of roof.

Moisture Content: **Dry**

Humidity - this area: **10%**
Humidity - Outdoor: **10%**

Area affected: **~Entire area**

Suspected source(s) of water intrusion: **Previous roof leak and previous lack of roof for 40 days**

EXTERIOR [South Side]

Staining, discoloration, and/or visible signs of water damage were observed.



Water damage observed on eaves of roof.

Moisture Content: **Dry**

Humidity - this area: **10%**

Humidity - Outdoor: **10%**

Area affected: **~Entire area**

Suspected source(s) of water intrusion: **Previous roof leak and previous lack of roof for 40 days**

EXTERIOR [West Side]

Foundation crack(s).



Cracked foundation observed.

Moisture Content: **Dry**

Humidity - this area: **10%**

Humidity - Outdoor: **10%**

Area affected: **~2 Linear Ft**

Suspected source(s) of water intrusion: **Cracked foundation**

WATER HEATER CLOSET [West Side]

Client stated previous water intrusion affected this area.



Client stated previous roof leak affected this area.

Moisture Content: **Dry**

Humidity - this area: **10%**

Humidity - Outdoor: **10%**

WATER HEATER CLOSET [West Side]

Staining, discoloration, and/or visible signs of water damage were observed.



Water staining and discoloration observed around water heater unit.

Moisture Content: **Dry**

Humidity - this area: **10%**

Humidity - Outdoor: **10%**

Area affected: **~2 Linear Ft**

Suspected source(s) of water intrusion: **Previous roof leak and previous lack of roof for 40 days**

WATER HEATER CLOSET (FRAME) [West Side]

Suspect mold-like growth was observed.



Mold-like growth observed on water heater closet stud.

Moisture Content: **Dry**

Humidity - this area: **10%**

Humidity - Outdoor: **10%**

Area affected: **~2 Linear Ft**

Suspected source(s) of water intrusion: **Previous roof leak and previous lack of roof for 40 days**

GARAGE [South Side]

Staining, discoloration, and/or visible signs of water damage were observed.



Water staining and discoloration observed on studs, sheathing and joists.

Moisture Content: **Dry**

Humidity - this area: **12%**

Humidity - Outdoor: **10%**

GARAGE [North Side]

Staining, discoloration, and/or visible signs of water damage were observed.



Water staining and discoloration observed on studs and sheathing behind laundry machines.

Moisture Content: **Dry**

Humidity - this area: **12%**

Humidity - Outdoor: **10%**

Area affected: **~4 x 3 Ft**

Suspected source(s) of water intrusion: **Previous frozen pipe leak**

GARAGE [North Side]

Staining, discoloration, and/or visible signs of water damage were observed.



Water staining and discoloration observed on studs, sheathing and joists.

Moisture Content: **Dry**

Humidity - this area: **12%**

Humidity - Outdoor: **10%**

Area affected: **~8 x 4 Ft**

Suspected source(s) of water intrusion: **Previous frozen pipe leak**

GARAGE [Ceiling Corner]

Staining, discoloration, and/or visible signs of water damage were observed.



Water staining and discoloration observed on studs, sheathing and joists.

Moisture Content: **Dry**

Humidity - this area: **12%**

Humidity - Outdoor: **10%**

Area affected: **~12 x 5 Ft**

Suspected source(s) of water intrusion: **Previous frozen pipe leak**

KITCHEN [East Side]

Staining, discoloration, and/or visible signs of water damage were observed.



Water staining and discoloration observed under sink cabinetry.

Moisture Content: **Dry**

Humidity - this area: **16%**

Humidity - Outdoor: **10%**

KITCHEN [South Side]

Staining, discoloration, and/or visible signs of water damage were observed.



Water staining and discoloration observed under sink cabinetry.

Moisture Content: **Dry**

Humidity - this area: **16%**

Humidity - Outdoor: **10%**

Area affected: **~2 Linear Ft**

Suspected source(s) of water intrusion: **Previous sink plumbing leak**

KITCHEN [South Side]

Staining, discoloration, and/or visible signs of water damage were observed.



Water staining and discoloration observed under sink cabinetry.

Moisture Content: **Dry**

Humidity - this area: **16%**

Humidity - Outdoor: **10%**

Area affected: **~2 Linear Ft**

Suspected source(s) of water intrusion: **Previous sink plumbing leak and/or incidental water from sink**

LIVING ROOM [North Side]

Client stated previous water intrusion affected this area.



Client stated roof previously blown off and was unmitigated for 40 days.

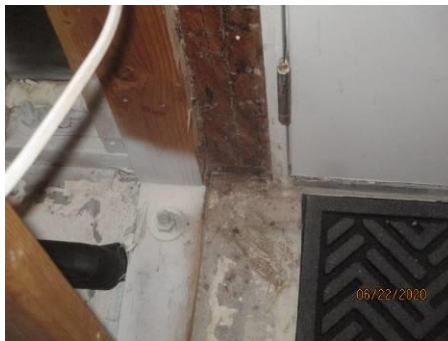
Moisture Content: **Dry**

Humidity - this area: **13%**

Humidity - Outdoor: **10%**

LIVING ROOM [North Side]

Staining, discoloration, and/or visible signs of water damage were observed.



Water staining and discoloration observed on studs.

Moisture Content: **Dry**

Humidity - this area: **13%**

Humidity - Outdoor: **10%**

Area affected: **~2 Linear Ft**

Suspected source(s) of water intrusion: **Previous lack of roof for 40 days**

LIVING ROOM [South Side]

Debris was observed.



Debris observed on encapsulation.

Moisture Content: **Dry**

Humidity - this area: **13%**

Humidity - Outdoor: **10%**

Area affected: **~3 Linear Ft**

LIVING ROOM [South Side]

Debris was observed.



Debris observed on encapsulation.

Moisture Content: **Dry**

Humidity - this area: **13%**

Humidity - Outdoor: **10%**

Area affected: **~3 Linear Ft**

BATHROOM [South Side]

Client stated previous water intrusion affected this area.



Client stated previous roof leak affected this area.

Moisture Content: **Dry**

Humidity - this area: **17%**

Humidity - Outdoor: **10%**

BATHROOM [South Side]

Encapsulation was observed.



Encapsulation observed on building materials.

Moisture Content: **Dry**

Humidity - this area: **17%**

Humidity - Outdoor: **10%**

BATHROOM [Ceiling Corner]

Staining, discoloration, and/or visible signs of water damage were observed.



Water staining and discoloration observed on sheathing.

Moisture Content: **Dry**
 Humidity - this area: **17%**
 Humidity - Outdoor: **10%**
 Area affected: **~2 Linear Ft**
 Suspected source(s) of water intrusion: **Previous lack of roof for 40 days**

BATHROOM (SHEATHING) [Ceiling Corner]

Suspect mold-like growth was observed.



Mold-like growth observed on sheathing.

Moisture Content: **Dry**
 Humidity - this area: **17%**
 Humidity - Outdoor: **10%**
 Area affected: **~1 Linear Ft**
 Suspected source(s) of water intrusion: **Previous lack of roof for 40 days**

BATHROOM [East Side]

Staining, discoloration, and/or visible signs of water damage were observed.



Water staining and discoloration observed on sheathing.

Moisture Content: **Dry**
 Humidity - this area: **17%**
 Humidity - Outdoor: **10%**
 Area affected: **~2 Linear Ft**
 Suspected source(s) of water intrusion: **Previous lack of roof for 40 days**

MASTER BEDROOM [South Side]

Staining, discoloration, and/or visible signs of water damage were observed.



Water staining and discoloration observed on sheathing and joists.

Moisture Content: **Dry**

Humidity - this area: **17%**

Humidity - Outdoor: **10%**

MASTER BEDROOM [South Side]

Staining, discoloration, and/or visible signs of water damage were observed.



Water staining and discoloration observed on sheathing and joists.

Moisture Content: **Dry**

Humidity - this area: **17%**

Humidity - Outdoor: **10%**

Area affected: **~12 Linear Ft**

Suspected source(s) of water intrusion: **Previous lack of roof for 40 days**

MASTER BEDROOM (JOIST) [South Side]

Suspect mold-like growth was observed.



Mold-like growth observed on joist.

Moisture Content: **Dry**

Humidity - this area: **17%**

Humidity - Outdoor: **10%**

Area affected: **~12 Linear Ft**

Suspected source(s) of water intrusion: **Previous lack of roof for 40 days**

MASTER BEDROOM [Ceiling Corner]

Staining, discoloration, and/or visible signs of water damage were observed.



Water staining and discoloration observed on sheathing and joists.

Moisture Content: **Dry**
Humidity - this area: **17%**
Humidity - Outdoor: **10%**
Area affected: **~3 x 3 Ft**
Suspected source(s) of water intrusion: **Previous lack of roof for 40 days**

BEDROOM [West Side]

Client stated previous water intrusion affected this area.



Client stated previous roof leak occurred in area.

Moisture Content: **Dry**
Humidity - this area: **17%**
Humidity - Outdoor: **10%**

BEDROOM [West Side]

Staining, discoloration, and/or visible signs of water damage were observed.



Water staining and discoloration observed on studs.

Moisture Content: **Dry**
Humidity - this area: **17%**
Humidity - Outdoor: **10%**
Area affected: **~3 Linear Ft**
Suspected source(s) of water intrusion: **Previous lack of roof for 40 days**

BEDROOM (STUD) [West Side]

Suspect mold-like growth was observed.



Mold-like growth observed on stud.

Moisture Content: **Dry**

Humidity - this area: **17%**

Humidity - Outdoor: **10%**

Area affected: **~2 Linear Ft**

Suspected source(s) of water intrusion: **Previous lack of roof for 40 days**

BEDROOM [West Side]

Staining, discoloration, and/or visible signs of water damage were observed.



Water staining and discoloration observed on studs and sheathing.

Moisture Content: **Dry**

Humidity - this area: **17%**

Humidity - Outdoor: **10%**

Area affected: **~3 x 3 Ft**

Suspected source(s) of water intrusion: **Previous lack of roof for 40 days**
