

Flagler Mold Testing and Inspection

IAC2 Complete Mold Inspection Report



123 Main St, East Florida, FL 12345
Inspection prepared for: Sample Sample
Date of Inspection: 11/1/2024

Inspector: Chris Licata
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Ratings and how to view this report

This report uses a check box style ratings system with narratives to describe the mold or mold conducive conditions that exist in your home. We try whenever possible to include a narrative and photograph of an item. There are many systems in a home that if functioning properly do not warrant the use of a narrative which is why we use this ratings system. You as the homeowner can view this report and be sure that a system has been inspected, and opinion given on its condition.

The following is an explanation of our ratings system:

NVEP: There is no visible evidence of mold related issues present. This does not mean that the item or system is defect free, it is just out of the confines of this report

VEP: There is visible evidence of a mold condition or a condition conducive to mold growth. **This rating is also given to items that should require monitoring in the future, or where you may want to consider an upgrade to the current item or system.**

SAM: Approved sample collected. Items with this rating have had samples taken from it that have been authorized by the owner or the inspector for laboratory submission.

NSAM: Unapproved sample collected. This rating is given to items or systems that are suspect and had a sample removed at the inspectors option. The sample can be submitted to the laboratory but an extra fee is usually involved.

EXCL: This item or system was excluded from the inspection.

Introduction

We would like to take this time to thank you for allowing us to perform this complete mold inspection for you. Please utilize this report along with the data from the laboratory samples obtained to confirm the presence of mold in your home. If after you have read the entire report you have questions, please feel free to call us so we can review your report and answer any questions that you may have.

This report will contain defects that pertain to mold growth, moisture intrusion, and any conditions that may exist that promote the development of mold. The inspector may point out general, or safety related defects to you during the inspection should they exist but they are beyond the scope of this report. The Complete Mold Inspection which in many ways mimics a typical Home Inspection is meant to be a supplement to the Home Inspection or Property Disclosure Statement.

IAC2 Purpose and Scope

The International Association of Certified Air Consultants (IAC2) has published a Standard of Procedures which outlines the methods used in a mold inspection. This firm strives to perform all inspections in strict compliance with those standards. You will find the IAC2 standards as the heading for each section of the report. This is done to help you the client to understand what is inspected and why it is inspected.

This particular inspection while not considered to be invasive, allows for the inspector to move stored items and materials within reason as the inspector deems necessary. The inspector is not required to enter into any area of the home that in the opinion of the inspector is unsafe or likely to be dangerous. Keeping this in mind, it is the intention of the inspector to attempt to do what is necessary to perform the intended inspection without endangering the health or well-being of the inspector.

The inspector would like to inform the client that he is not trained or qualified to perform mold remediation, architectural or engineering services. Any opinions given in this report are based on individual experience and are just that.

Roof

1. Roof damages

NVEP VEP SAM NASA EXCL.
M

		X		
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Materials: tile • rolled roofing

Observations:

Missing shingles

Recommend estimates from roofing contractor to repair missing shingles and damaged roof areas.



Roof Roof damages

Exterior and Grounds

1. Cladding, Flashing and Trim

NVEP VEP SAM NASA EXCL.
M

Observations:

		X		
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Recommend reseal/recaulk all gaps and holes in flashing areas to prevent moisture intrusion.



Recommend reseal/recaulk all gaps and holes in flashing areas to prevent moisture intrusion.

2. Doors, Windows, Decks, Stoops, Steps, Stairs, Porches, Railings, Eaves, Soffits

NVEP VEP SAM NASA EXCL.
M

Observations:

	X			
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- Advise seal around windows and doors to prevent moisture intrusion.

3. Exterior Grading

NVEP VEP SAM NASA EXCL.
M

Observations:

	X			
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Drains are present and appear serviceable.

There are signs of poor drainage on the property. The most damaging result of poor drainage is the backflow of water toward the foundation and eventually water intrusion. There are many options available such as swales added to the landscaping, or underground drain piping to name a couple. We recommend contacting a licensed contractor to evaluate the condition and provide options that will fit your needs.

The grade in the front yard appears to slope toward the house. This condition will will cause water to drain toward the foundation leading to moisture intrusion issues.

There are trees that are planted too close to the structure. The trees root system will hold moisture next to the structure not allowing it to drain off. This can lead to moisture intrusion into the foundation.

There appears to be excessive moisture at structure. This needs to be corrected due to the settlement and or moisture intrusion issues that may occur.

The home grade level appears to be above the sill plate. This issue needs to be addressed due to the moisture intrusion and insect intrusion issues that will undoubtedly occur.

Heating, Cooling and Ventilation

1. Air Handler, Fan and Filter

NVEP	VEP	SAM	NASA M	EXCL.
		X		

Observations:

- The air handler appears to need cleaning and servicing. We recommend having a licensed HVAC technician come in and service the unit on a regular basis as a routine maintenance item.



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2. Condensate Pump

NVEP	VEP	SAM	NASA M	EXCL.
		X		

Observations:

- The condensate pump was inoperable at the time of the inspection. We recommend having a licensed HVAC contractor evaluate the condition and repair or replace as necessary.

3. Visible Ductwork

NVEP	VEP	SAM	NASA M	EXCL.
		X		

Observations:

- We recommend immediate cleaning of the interior of the ductwork to insure that dust, debris and mold does not continue to buildup.

4. Supply and Return Registers

NVEP	VEP	SAM	NASA M	EXCL.
		X		

Observations:

- Recommend complete cleaning of all supply and return registers

Attic, Ventilation and Insulation

1. Insulation

NVEP VEP SAM NASA EXCL.
M

X	X			
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Materials: 9-10" • Fiberglass batts with kraft paper vapor barrier

Observations:

- Adviser insulation acceptable at this time.

2. Ventilation of Attic

NVEP VEP SAM NASA EXCL.
M

	X			
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Observations:

- Soffit vents at the eaves appear to be blocked by the attic insulation. The insulation needs to be pulled back and or baffles installed to allow the vents to perform as intended.

3. Framing

NVEP VEP SAM NASA EXCL.
M

X				
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Observations:

- Truss construction
- Acceptable at this time

4. Sheathing

NVEP VEP SAM NASA EXCL.
M

X				
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Observations:

- Plywood roof sheathing
- Acceptable at this time

Interior

1. Walls, Ceilings, Floors, Doors and Windows

NVEP	VEP	SAM	NASA M	EXCL.
		X		

Materials: Main Living room area.

Observations:

Advise scope of work may expand as additional damages are uncovered during the remediation process.

* Advise the approximate cost of the project as outlined in this scope of work is determined by the remediation company you choose. Costs can and do vary by company and contractor selected and other factors as well. Hidden damages, extra services, and other products etc. This scope of work does not include the rebuild. The scope is for this event only.

Advise complete containment from bedroom areas and adjoining areas.

Advise full negative air during remediation process and for a minimum of 24 hours after.

Advise removal of 100% wet floor covering in the living room area.

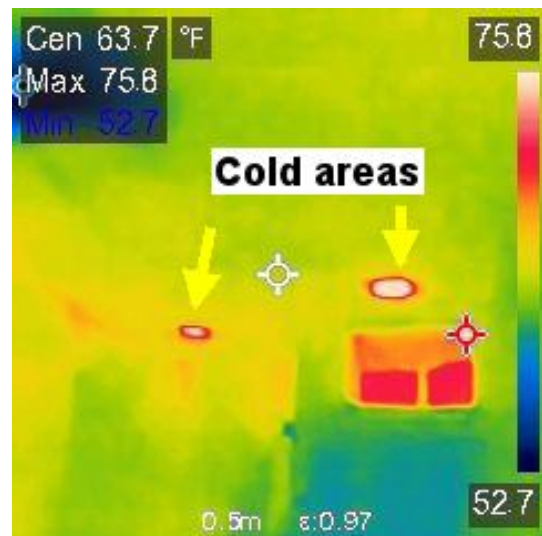
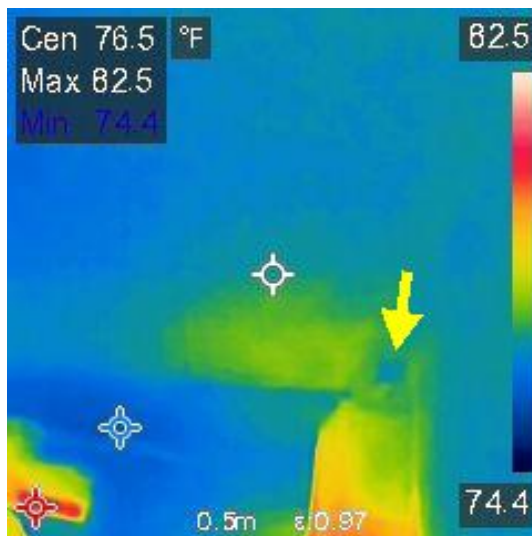
Recommend H.E.P.A. vacuuming all dust from living room area

Advise remove/and discard all base moldings in living room area.

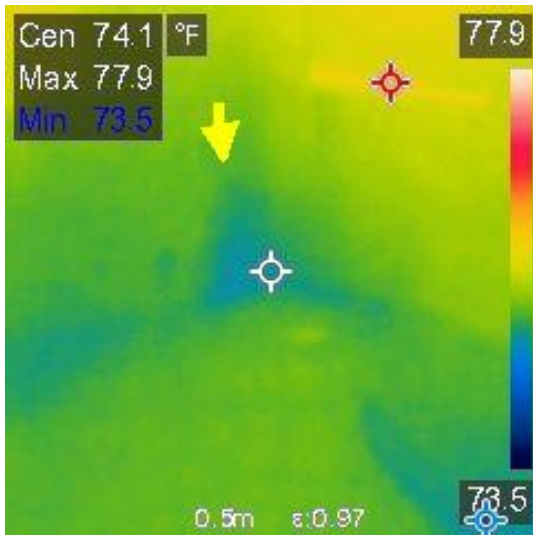
Advise remove and discard 2" of drywall from floor up until clean margins have been achieved.

* Advise no rebuilding should be undertaken until full clearance testing has been conducted and the area (s) passes clearance and has been given and all clear from Flagler Mold Testing *

Note Infrared readings show temperature differences indicating trouble areas of concern.



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Advise remove/and discard all base moldings in living room area.



Advise removal of 100% wet floor covering in the living room area.



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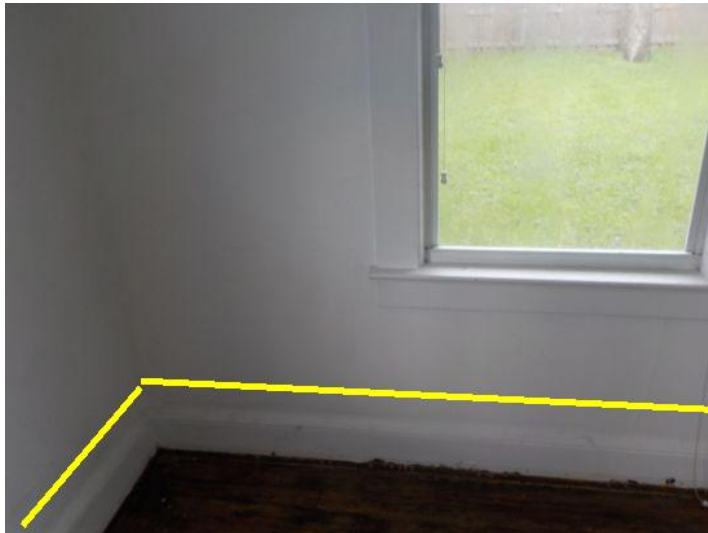
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Moisture, Humidity and Temperature

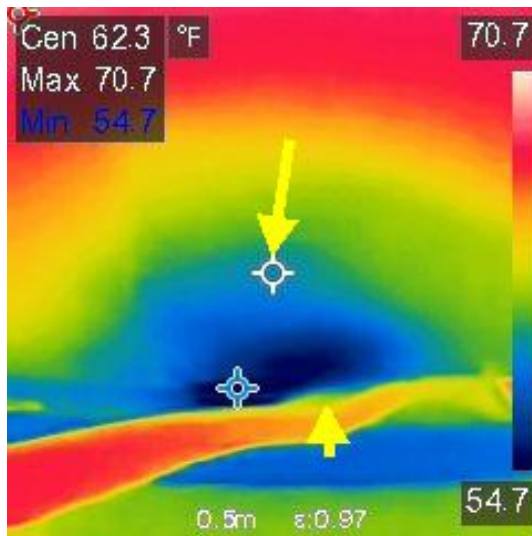
1. Moisture Intrusion

NVEP VEP SAM NASA EXCL.
M

		X		
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Observations:

• There is evidence of moisture intrusion Our moisture measuring instruments reveal a 100% level of moisture in the flooring and drywall in the living room area. It is recommended that a licensed Mold remediation contractor be called in to remove the affected flooring and drywall and evaluate any further damage. At this time the source of moisture at the flooring should be addressed.



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2. Room Humidity

NVEP VEP SAM NASA EXCL.
M

		X		
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Observations:

• Recommend dehumidifiers be used to control high levels of humidity in the home. When purchasing dehumidifiers be sure they are capable of handling square footage necessary. In some cases you may need more than one dehumidifier, to accomplish this check manufactures specifications on the unit prior to purchase.

3. Interior Room Temperature

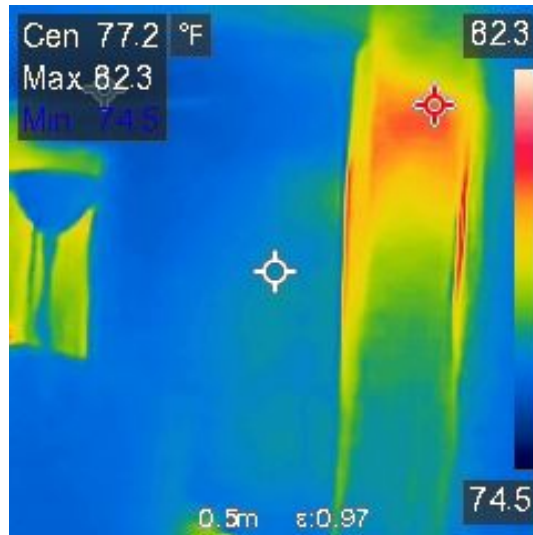
NVEP VEP SAM NASA EXCL.
M

	X	X		
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Observations:

The **A/C** unit appears to be inoperable temperatures are above 80* recommend repair and use A/C to keep temperatures between 72-78* for optimal comfort.

Note Infrared readings show temperature differences indicating trouble areas of concern.



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Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning

Report Summary

Roof		
Page 4 Item: 1	Roof damages	<p>Missing shingles</p> <p>Recommend estimates from roofing contractor to repair missing shingles and damaged roof areas.</p>
Exterior and Grounds		
Page 5 Item: 1	Cladding, Flashing and Trim	Recommend reseal/recaulk all gaps and holes in flashing areas to prevent moisture intrusion.
Page 6 Item: 3	Exterior Grading	<p>There appears to be excessive moisture at structure. This needs to be corrected due to the settlement and or moisture intrusion issues that may occur.</p> <p>The home grade level appears to be above the sill plate. This issue needs to be addressed due to the moisture intrusion and insect intrusion issues that will undoubtedly occur.</p>
Heating, Cooling and Ventilation		
Page 7 Item: 1	Air Handler, Fan and Filter	<ul style="list-style-type: none"> The air handler appears to need cleaning and servicing. We recommend having a licensed HVAC technician come in and service the unit on a regular basis as a routine maintenance item.
Page 7 Item: 2	Condensate Pump	<ul style="list-style-type: none"> The condensate pump was inoperable at the time of the inspection. We recommend having a licensed HVAC contractor evaluate the condition and repair or replace as necessary.
Page 7 Item: 3	Visible Ductwork	<ul style="list-style-type: none"> We recommend immediate cleaning of the interior of the ductwork to insure that dust, debris and mold does not continue to buildup.
Page 7 Item: 4	Supply and Return Registers	<ul style="list-style-type: none"> Recommend complete cleaning of all supply and return registers
Attic, Ventilation and Insulation		
Page 8 Item: 2	Ventilation of Attic	<ul style="list-style-type: none"> Soffit vents at the eaves appear to be blocked by the attic insulation. The insulation needs to be pulled back and or baffles installed to allow the vents to perform as intended.

Interior		
Page 9 Item: 1	Walls, Ceilings, Floors, Doors and Windows	<p>Advise complete containment from bedroom areas and adjoining areas.</p> <p>Advise full negative air during remediation process and for a minimum of 24 hours after.</p> <p>Advise removal of 100% wet floor covering in the living room area.</p> <p>Recommend H.E.P.A. vacuuming all dust from living room area</p> <p>Advise remove/and discard all base moldings in living room area.</p> <p>Advise remove and discard 2" of drywall from floor up until clean margins have been achieved.</p> <p>* Advise no rebuilding should be undertaken until full clearance testing has been conducted and the area (s) passes clearance and has been given and all clear from Flagler Mold Testing *</p> <p>Note Infrared readings show temperature differences indicating trouble areas of concern.</p>
Moisture, Humidity and Temperature		
Page 12 Item: 1	Moisture Intrusion	<ul style="list-style-type: none"> • There is evidence of moisture intrusion Our moisture measuring instruments reveal a 100% level of moisture in the flooring and drywall in the living room area. It is recommended that a licensed Mold remediation contractor be called in to remove the affected flooring and drywall and evaluate any further damage. At this time the source of moisture at the flooring should be addressed.
Page 12 Item: 2	Room Humidity	<ul style="list-style-type: none"> • Recommend dehumidifiers be used to control high levels of humidity in the home. When purchasing dehumidifiers be sure they are capable of handling square footage necessary. In some cases you may need more than one dehumidifier, to accomplish this check manufactures specifications on the unit prior to purchase.
Page 12 Item: 3	Interior Room Temperature	<p>The A/C unit appears to be inoperable temperatures are above 80* recommend repair and use A/C to keep temperatures between 72-78* for optimal comfort.</p> <p>Note Infrared readings show temperature differences indicating trouble areas of concern.</p>