FINAL ANALYSIS PROPERTY INSPECTIONS
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http://final-analysis.com

MOLD | INDOOR AIR QUALITY REPORT

1234 CopperStone Way
Chesapeake, VA 23320

07/17/2025

Inspector
Anthony Gilbar
DPOR Lic# 3380001480, NCHILB # 5908, ASHI # 266666
757 495-2300
finalanalysisoffice@gmail.com

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SUMMARY

1: INSPECTION DETAILS - MOLD/INDOOR AIR QUALITY REPORT

Information

Project Name (order ID)
FAM071725

Property address
l234 CopperStone Way
Chesapeake, VA 23320

Inspection start time
1 PM

Inspection finish time
3:30 PM

Building type
Single family home, 2 Story

Building age
1992

Square Feet
2912

Outside Temperature (approximate)
90 Fahrenheit (F)

Weather Conditions
Cloudy, Recent Rain, Humid

Occupancy
Furnished, Occupied

In Attendance
Home Owner

Locations of samples
See "Mold and Air Sampling" section of this report

Lab Report
Open Link to lab report

Building conditions: Doors during the inspection
Normal activity

Building conditions: Windows during the inspection
closed

Building conditions: Were the HVAC systems functioning normally during the inspection?
YES

Building conditions: Has there been recent significant activity in the building. eg; moving, cleaning, construction
NO

Building conditions: Any known recent interior water/moisture incidents/exposure
NO

Building conditions: Has the building recently been remodeled/renovated (60 days or less)
NO

Inspection company information

Final Analysis Property Inspections LLC
1385 Fordham Dr, Ste 105 #160, Virginia Beach VA 23464 - phone or text - 757 495-2300 - http://final-analysis.com

Scope - Mold and indoor air quality inspection

The inspector shall inspect for, and report:

- moisture intrusion,
- water damage,
- musty odors,
- apparent mold growth,
- conditions conducive to mold growth;

The inspector shall take appropriate surface tape, swab, and air samples as needed.
The inspector shall provide laboratory analysis of all mold samplings taken at the building.
(laboratory results take 48-72 business hours for delivery)

Inspector Credentials - Anthony Gilbar

Signature

ASHI Certified inspector 266666
NACHI Certified inspector 2010812
VA DPOR Lic# 33800014800 NRS
NC HILB # 5908
VDACS # 154851-T
Final Analysis Property Inspections
Inspection manager, senior inspector, Inspection analyst
Certificate of Insurance
anthony@final-analysis.com, office phone/text 757 495 2300
Mold inspection and sample collection completed by: Anthony Gilbar

Inspection Restrictions or Limitations

No unusual restrictions., Occupied/furnished

Note - Any restrictions and limitations reported can prohibit a complete inspection and should be rescheduled for completion after restrictions are cleared.

Mold abatement: Standards Levels of abatement that may be recommended in this report

Mold cleaning and abatement typically involve various levels depending on the severity and spread of the mold problem which we'll assess during the inspection and recommend as needed in the section observations.

Here's a breakdown of the common levels of abatement:

1. Level 1: Small Isolated Areas (10 square feet or less)

- Situation: Mold is present in small areas, usually on ceilings or walls, often due to humidity or minor leaks.
- Cleaning Method: Simple cleaning using detergent and water or mild cleaning agents. No need for professional help, and personal protective equipment (PPE) like gloves and masks are recommended.
- Containment: Minimal containment is required, and typically, no need to vacate the area.

2. Level 2: Medium Isolated Areas (10 to 30 square feet)

- Situation: Mold has spread to a moderate area, often on a larger portion of walls or in HVAC systems.
- Cleaning Method: More detailed cleaning is needed, possibly with the use of biocides or specialized cleaning solutions. A HEPA vacuum might be used to capture spores.
- Containment: The area should be contained with plastic sheeting to prevent spore spread. PPE like gloves, masks, and goggles are recommended.
- Ventilation: Ensure proper ventilation during cleaning to prevent spore inhalation.

3. Level 3: Large Isolated Areas (30 to 100 square feet)

- Situation: Larger mold infestations that may be found in entire rooms, large HVAC ducts, or commercial areas.
- Cleaning Method: Professional mold remediation is often recommended. This involves using biocides, HEPA filtration, and specialized cleaning equipment.
- Containment: Full containment with plastic sheeting and negative air pressure may be necessary to prevent cross-contamination.
- PPE: Full protective clothing, including N95 or better respirators, gloves, and goggles are required.

4. Level 4: Extensive Contamination (Greater than 100 square feet)

- Situation: Mold is widespread throughout a building, often affecting structural components like drywall, ceilings, floors, and HVAC systems.
- Cleaning Method: Professional mold remediation is essential. This involves the removal of severely contaminated materials, thorough cleaning of remaining surfaces, and possibly even structural repairs. HEPA filtration and biocides are used extensively.
- Containment: Full containment with airlocks, negative air pressure, and decontamination areas are necessary to prevent mold spore spread to other parts of the building.
- PPE: Full protective suits, respirators, and other safety gear are required for anyone entering the work area.

5. Level 5: Mold in HVAC Systems

- Situation: Mold growth inside HVAC systems or air ducts, which can lead to widespread spore distribution throughout the building.
- Cleaning Method: Professional cleaning and disinfection of the entire HVAC system are required. Air ducts may need to be replaced in severe cases.
- Containment: Sealing off and cleaning the HVAC system to prevent further contamination.
- PPE: Professionals working in these areas require full protective equipment to avoid exposure.

Key Considerations:

- Source Control: Identifying and fixing the moisture source is critical at all levels of mold cleaning.
- Air Quality Testing: In severe cases, air quality testing might be required before and after abatement.
- Post-Remediation Verification: Ensure that remediation has been effective, particularly for levels 3-5.

Mold species definitions: Common indoor mold species found in residential and commercial buildings

Penicillium /Aspergillus – the most common mold species to appear in indoor air samples. The majority of the hundreds of sub-species are allergenic; only a few are toxic. This group of species typically grows with the humidity in the air as its water source.

Cladosporium – the most common mold species and is considered to be an allergenic. Certain housekeeping issues can be a contributing factor when elevated levels are noted, so room and building condition are very important to note to understand the results.

Curvularia – another common allergenic mold.

Chaetomium – a common water marker that usually indicates wet paper and/or drywall, that has occurred for an extended period of time.

Stachybotrys – the most common toxic mold species, but not all sub-species are toxic. These species need a direct water source to grow.

Memnoniella – a sister mold to Stachybotrys. The two species will grow together; also considered a toxic mold due to production of mycotoxins. Mold spore species and levels differ within each state (if there are regulations determined at all) agreements are hard to come by with analysts and scientists. A comparison to an outdoor air sample is usually used as the rule of thumb. The following mold spore ranges use the spore/m3 number and not the raw count for each species when interpreted in a lab.

Spore counts - Indoor air: Interpretations of the lab results

Basic level results of air test are relative to the outdoor air (control) sample

.0-50 spores – these trace levels are not typically an issue. Finding Stachybotrys and other water markers like Chaetomium and Fusarium or high levels of Penicillium/Aspergillus can red flag an area. Understanding how these grow and where in the room samples were acquired are key to being able to understand the results.

50-200 spores – still very low levels; the toxic mold species Stachybotrys and Memnoniella are some of the species to be considered an issue at this level.

200-500 spores – the most common species (Penicillium/Aspergillus, Cladosporium and Curvularia) are typically not an issue and stay within the normal range.

500-1500 spores – sometimes the Penicillium/Aspergillus & Cladosporium levels are in this range and do not require remediation. If water intrusion or mold was not found during the, these levels can be caused by normal life in an enclosed environment. Again, room and building condition.

1500-3000 spores – this points to an issue that may be apparent, unless a corresponding number in the outdoor sample exists. If water intrusion or mold issue wasn't found, these levels can be achieved by a hiding behind a wall, newly flipped homes commonly have hidden mold. Room environment including dusty home or type of HVAC system can have an amplification effect. Further inspection is warranted. Mold should be able to be visually assessed unless renovations covered over the mold i.e., a flipped house.

3000-10,000 spores – without a corresponding number in the outdoor sample, some remediation is necessary. A perimeter clean-up is needed if a mold spore source has been identified. If water intrusion or mold issue wasn't found, the area may need to be cleaned and the duct system should be evaluated. Mold should be able to be visually assessed unless renovations covered over the mold i.e., a flipped house.

10,000-25,000 spores – without a corresponding number in the outdoor sample, a mold spore source is usually identified, and remediation is needed. If no water intrusion or mold issue was found (including behind walls), the duct system may need to be cleaned and a general cleaning of the residence could be a contributing factor.

25,000-75,000+ spores – a mold issue will be easy to identify. Clean up will be required and should be performed by a Professional Mold Remediator, remember approximately 11 states have mold regulations so hiring a state-licensed mold company may be impossible.

2: ROOF

Information

General: Methods used to inspect the roof
Remote camera, Attic

General: Roof covering material(s)
Architectural style asphalt shingles

General: Roof System Overview Photos/Videos

These photos of the Roof system are random and only intended to highlight key components of this system and provide a better understanding and better documentation of its characteristics as it relates to the mold inspection.

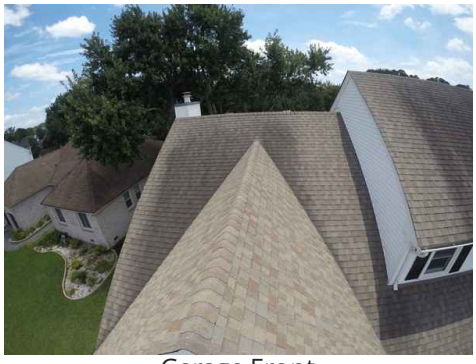
Overview photos/videos do not depict defects or discrepancies and are provided as a courtesy.


Rear upper


Rear


Garage Rear


Chimney


Garage Front


Front


Above porch


Close up

General: Areas of roof inspected

Roofing materials and coverings, Roof drainage systems (if present), Flashings (where visible), Sky lights (if present), Chimney's and roof penetrations, Attic ventilation

The exterior of the ROOF was inspected by visual inspection for the presense of mold or moisture intrusion conditions, leaks, damages that may be conducive to mold growth.

General: Roof ventilation

Soffit vents, 8x8 static vents

Note: Attic/Roof ventilation plays an important role in reducing the heat loads in your attic, dissipating trapped moisture and contributing to the overall health of your attic/roof system. A poorly ventilated attic can reduce HVAC performance, shorten shingle life, and will promote rot of wood materials if moisture can't escape. Poor eave/soffit vents are the # reason for poor attic ventilation. Typically newer homes are better ventilated but older homes 20+ years, should be reviewed for improvement. It is important to remember that you need balanced intake vents along with outlet vents for good air flow. Installing just a power fan may not accomplish this. See more ventilation tips here

General: Were there any visible areas of the roof where mold was discovered or issues conducive to mold growth at the time of the inspection?

NO

Note: The mold inspection is comprehensive and detailed but is limited to visible areas only and is not intended to be a technically exhaustive process.

ROOF MATERIALS: General roof inspection

The roof of this home was specifically inspected for water intrusion potential that can contribute to mold growth. The roof inspection is not technically exhaustive. Therefore Final Analysis Home Inspections can not and does not claim to find and identify any or all water leaks or intrusion points that may lead to mold growth during the inspection or leak under certain weather conditions or leaks that may occur after the inspection. Roof construction and flashings are designed as such that many areas are concealed, obstructed, or just not accessible which will allow some problems can to go undetected. The purpose of a roof inspection is to determine its condition and potential for water intrusion that can foster mold growth. The roof inspection has natural limitations and should not be construed as all inclusive of all leaks or a guarantee against future leaks. Subjective to the visual finding, we will be able to recommend whether an invasive or technically exhaustive evaluation should be completed by a qualified contractor or specialist. It is recommended that qualified contractors be used in further evaluating any issues flagged for concern in this report.

FLASHINGS: Flashings Disclosure

Disclosure - Roof flashings by design are mostly concealed and therefore inspection is limited to visible areas only followed by visul and infrared examinations and moisture testing of the interiors where leaks are suspected. Some leaks can not be detected and will only show during certain weather conditions.

ROOF VENTILATION: Roof ventilation system overview photos

These photos of the Roof Ventilation system are random and only intended to highlight key components of this system and provide a better understanding and better documentation of its characteristics.

Overview roof ventilation photos do not depict defects or discrepancies and are provided as a courtesy.

Static outlet vents

Soffit ventilation

ROOF VENTILATION: **Ventilation comment**

General Statement - Attic ventilation plays an important role in reducing the heat loads in your attic, dissipating trapped moisture and contributing to the overall health of your attic/roof system. A poorly ventilated attic can reduce HVAC performance, shorten shingle life, and will promote rot of wood materials if moisture can't escape. Poor eave/soffit vents are the # reason for poor attic ventilation. Typically newer homes are better ventilated but older homes 20+ years, should be reviewed for improvement. It is important to remember that you need balanced intake vents along with outlet vents for good air flow. Installing just a power fan may not accomplish this. See more ventilation tips here

Limitations

FLASHINGS

FLASHING INSPECTION LIMITATIONS

Flashings are a criticle component in preventing water intrusion at roofs and siding joints but are also a weak point.

Flashings are used to direct water away from the seams, joints and penetrations and prevents water from entering these openings. Flashing is typically installed over top of the underlayment, but concealed underneath the roof shingles and behind siding. As such, it is impossible for the inspector to determine the methods, quality and intergity of flashings. This is a normal limitation of a roof inspection. An inspector may look for and report clues or indications of poor or deficient flashing, which can be helpful. But ultimately flashings are non-visible and would require invasive inspection by a roof contractor if problems are suspected Poor or failed flashings are the number one cause of roof leaks.

Examples of roof flashing

ROOF DRAINAGE SYSTEMS

GUTTER DRAINAGE AND PERFORMANCE

Inspectors DO NOT report on gutter performance - If your home has gutters, the drainage performance and functional aspect of gutters and roof drainage system can not be determined or reported on during the inspection. You may experience or discover problems during a rain storm or certain weather conditions that can not be detected during a visual inspection.

see more about gutters at Buyersask.com

3: EXTERIOR AND GROUNDS

Information

General: Description - Siding material(s)

Vinyl

General: Exterior and Grounds overview photos

These photos of the Exterior and Grounds are random and only intended to highlight key components of the exterior and grounds to provide a better understanding and better documentation of these areas and component characteristics as it relates to the mold inspection.

Overview photos do not depict defects or discrepancies and are provided as a courtesy.

Front

Left

Rear

Right

Garage

General: Exterior and Grounds areas Inspected

Wall coverings, Flashing, Trim, Exterior doors, Exterior windows, Attached and adjacent decks and/or balconies (if present), Stoops / Steps / Porches and their associated railings, Eaves, Soffits, Fascias, Vegetation / Grading / Surface drainage, Items that penetrate the exterior wall coverings

The exterior and grounds were inspected by visual inspection for the presense of mold or moisture intrusion conditions that may be conducive to mold growth.

General: Were there any visible areas of the exterior/grounds where mold was discovered or issues conducive to mold growth at the time of the inspection?

NO

Note: The mold inspection is comprehensive and detailed but is limited to visible areas only and is not intended to be a technically exhaustive process.

Vegetation, Grading, Drainage, Driveways, Walkways, Retaining walls : Grading disclosure

General Information - Positive grading and drainage are essential to the dryness and welfare of a building. Poor drainage a primary concern of bulk water and moisture movement into a building that can foster mold growth. The ideal site will be graded to conduct water away from a building. The interior floors will be several inches higher than the exterior grade, and the building will have gutters and downspouts and a system of drainage designed to prevent any moisture from threatening the foundation or the living space. Unfortunately, many properties do not meet this ideal, conditions on most can generally be improved, and all need to be monitored and maintained to prevent water/moisture intrusion which can foster mold growth.

Limitations

Siding, Trim, Eaves, Flashings, Exterior finishes

LIMITATIONS BEHIND SIDING AND TRIM

Please be advised - Sub structures are limited to visible areas only. Home inspectors do not remove, uncover or dismantle siding or trim to determine hidden rot or damages. Water can seep into wall and roof surfaces and cause undetectable damages that can not be determined during a normal, visual home inspection. It is not unusual for these types of issues to be uncovered after moving into the home or having other contract work being done.

Doors (exterior)

STORM/SCREEN DOOR EXCLUSION

Storm and/or screen doors are not inspected or reported on. These are accessory/secondary/discretionary items on a home and are beyond the scope of a home inspection.

Windows (exterior)

STORM/SCREEN WINDOWS EXCLUSION

Storm and/or screen windows are not inspected or reported on. These are accessory/secondary/discretionary items on a home and are beyond the scope of a home inspection.

Vegetation, Grading, Drainage, Driveways, Walkways, Retaining walls

UNDERGROUND DRAINAGE FLOW SYSTEMS NOT TESTED OR INSPECTED

The inspector does not determine effectiveness or condition of any below grade downspout extension(s) or drainage system(s), nor does the inspector determine the location of a discharge outlet.

De ciencies

3.2.1 Siding, Trim, Eaves, Flashings, Exterior finishes

Major Concerns

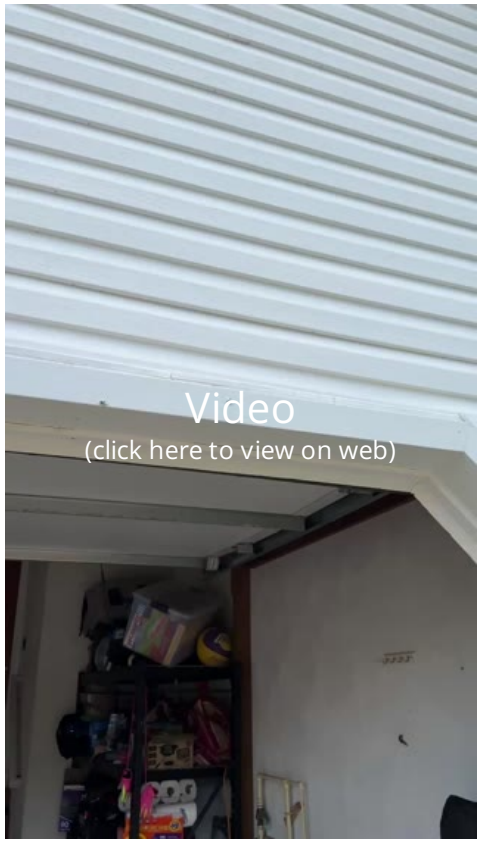
EVIDENCE OF HIGH EXTERIOR MOISTURE LEVELS

NORTH SIDE OF BUILDING

Evidence of high moisture conditions outdoors, as evident by deteriorated metal trim work and mildew growth on garage door jamb seal. High exterior moisture can be a contributing factor for high moisture in open / vented crawlspaces and indoor locations.


Metal trim moisture
Deterioration


Mildewed


Video
(click here to view on web)

4: FOUNDATION, CRAWLSPACE, AND STRUCTURE

Information

General: Method used to observe crawlspace

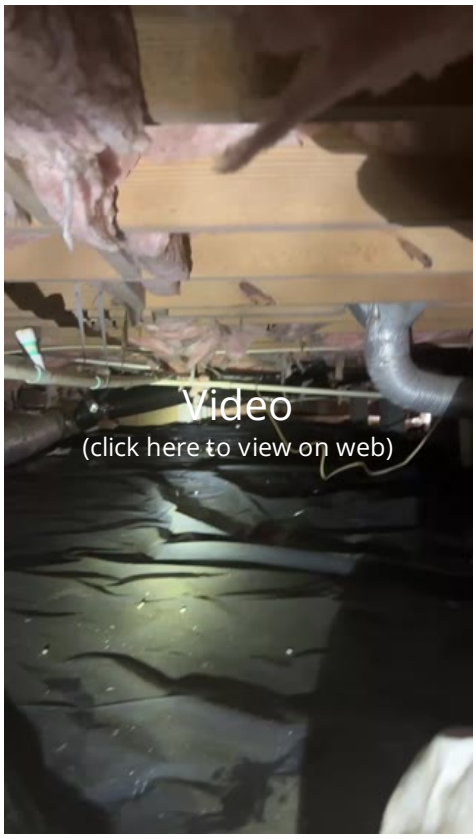
Crawled

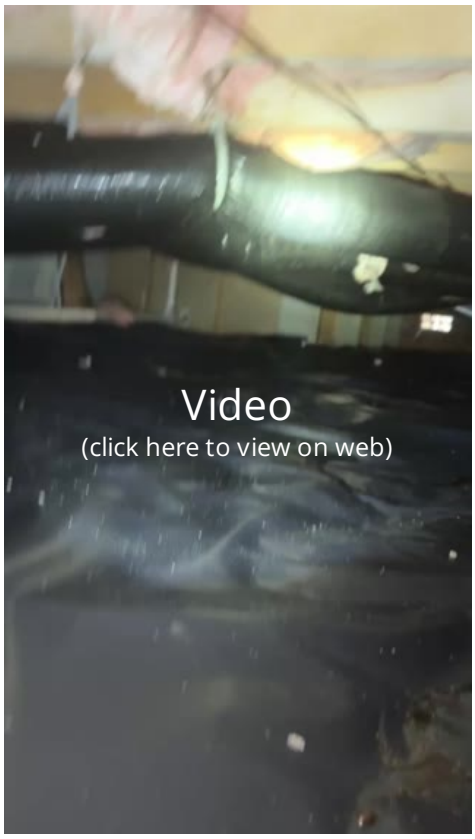
General: Foundation, Crawlspace, Structure Overview Photos

These photos of the Foundation, Crawlspace and Structural systems are random and only intended to highlight key components of these system and provide a better understanding and better documentation of these systems characteristics as it relates to the mold inspection.

Overview photos do not depict defects or discrepancies and are provided as a courtesy.

Crawlspace Rear





General: Foundation, Crawlspace, Structure components Inspected

Crawlspace for Moisture/Humidity/Condensation levels, Foundation ventilation, Floor structure moisture levels and fungi/mold, Foundation for moisture/bulk water intrusion

The foundation, crawlspace, and related structure were inspected by visual inspection, Infrared thermal scan and moisture/humidity test, only for the visual presense of mold or moisture conditions that may be conducive to mold growth.

General: Were there any visible areas of the foundation where mold was discovered or issues conducive to mold growth at the time of the inspection?

YES (see observation comments below)

Note: The mold inspection is comprehensive and detailed but is limited to visible areas only and is not intended to be a technically exhaustive process.

Limitations

ROOF STRUCTURE AND ATTIC

ONLY ACCESIBLE AREAS WERE ENTERED/INSPECTED

If the home has an attic, only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible or without risk of damage or injury

De ciencies

4.2.1 Foundations, Slabs and Crawlspaces

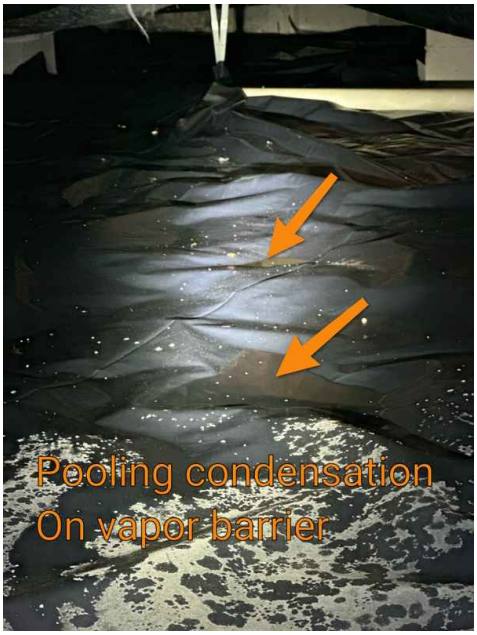
Major Concerns

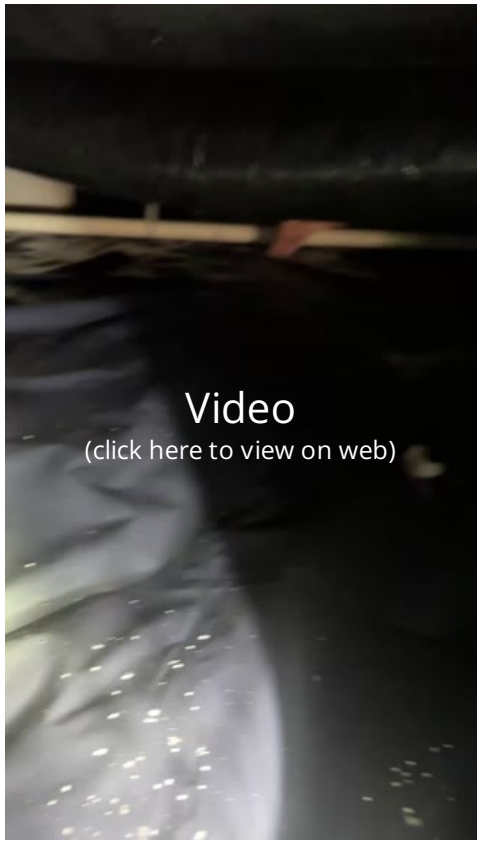
CONDENSATION OBSERVATIONS, HIGH SEASONAL MOISTURE CONDITIONS IN CRAWLSPACE

Observed seasonal elevated moisture conditions in the crawlspace which can contribute to indoor high humidity and mildew growth around HVAC vents. Observed high moisture levels 78% in crawlspace environment, elevated moisture levels in framing at 22% moisture, and general condensation on ductwork. It is recommended the crawlspace is dried and moisture mitigations are completed.

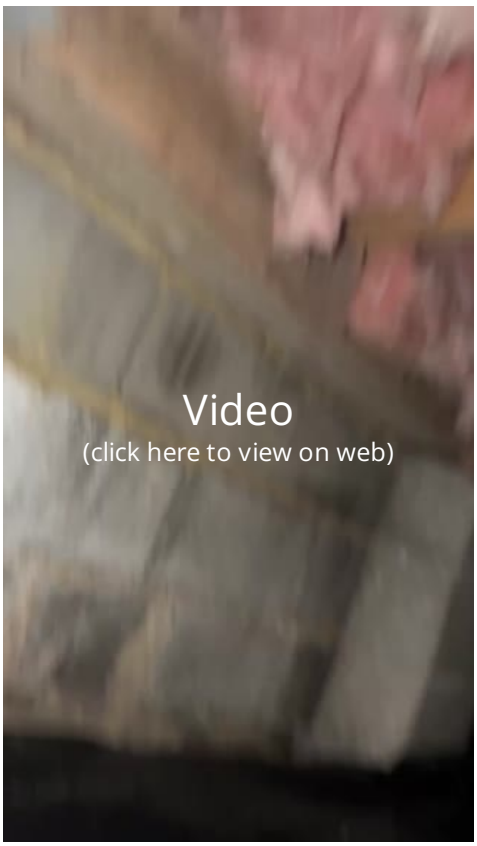
Recommendation

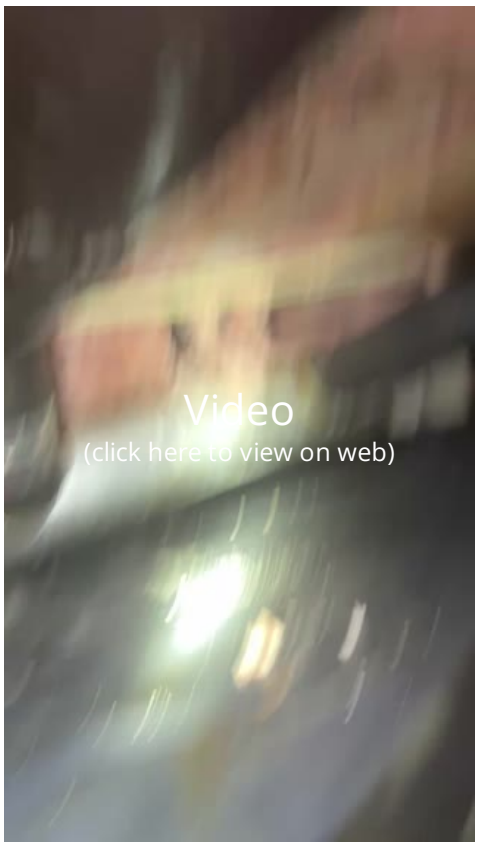
Recommend monitoring.





Condensation and wetness at ductwork and floor boots





5: HEATING / COOLING / VENTILATION

Information

General: Heat Type
Natural gas forced air furnace(s), Natural gas package unit

General: Number of Central Heat Systems
Two

General: Cooling Equipment Type
Traditional central AC, Package unit (all outside), split system(s)

General: Number of Central AC / HP systems
Two

General: Ductwork - Air distribution
Insulated Metal, insulated flex duct

General: Type of Fireplace(s)
Factory pre-fab (zero clearance), Wood burning

General: HVAC Overview photos

These photos of the HVAC system are random and only intended to highlight key components of the system and provide a better understanding and better documentation of this systems characteristics as it relates to the mold inspection.

Overview photos do not depict defects or discrepancies and are provided as a courtesy.


Downstairs package unit


Downstairs package unit blower compartment


Upstairs AC condenser, 2 ton, r410a , MFG. 2010


Upstairs furnace with covers off


2nd Floor hvac supply ducts. Clean

General: Heating, Cooling, Ventilation components Inspected

Central heating systems, Central cooling systems, Readily visible ductwork and distribution systems, Fuel burning fireplaces | Equipment | Accesories (if present), Representative number of supply and return air registers, Air handler(s), circulating fan, and air filter.

The components of the HVAC were inspected by visual inspection, Infrared thermal scan and moisture/humidity test, only for the visual presense of mold or moisture conditions that may be conducive to mold growth.

General: Were there any visible areas of the HVAC systems where mold was discovered or issues conducive to mold growth at the time of the inspection?

YES (see observation comments below)

Note: The mold inspection is comprehensive and detailed but is limited to visible areas only and is not intended to be a technically exhaustive process.

HEATING, FURNACE EQUIPMENT: Inspection overview heat

Cumbustion furnaces are inspected for proper venting, draft and condensation control.

This is NOT a comprehensive, exhaustive evaluation of the heat/furnace system(s) operation and performance

AC COOLING, HEAT PUMP AND AIR HANDLER EQUIPMENT: Inspection overview ac

Heat pump / AC system and it's components are examined for condensation issues, air leaks and any resultant mold/mildew growth.

This is not a comprehensive exhaustive evaluation of the heat pump/ AC system operation and performance

DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors): Distribution system inspection

Air ducts, cabinet and plenums are examined for leaks, mold, mildew and dirt pollutants.

Limitations

General

HVAC INSPECTION LIMITATIONS

The inspection of the heating and AC systems "HVAC" is general in nature, not technically exhaustive and is preformed by using the normal operating controls of the systems. **The inspection is limited to visible condition and functional test only.** It is beyond the scope of this inspection for inspectors to; 1) Dismantle equipment or access internal components. 2) Determine adequacy of system performance, efficiency, distribution, balance or comfort. 3) inspector accessory equipment such as de-humidifiers, humidifiers, UV purifiers, electronic filters, etc.

Depending on the outcome of this inspection and other concerns you have, you may want to consider having an HVAC contractor complete a more inclusive and technically exhaustive evaluation of the system.

DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

INTERNAL DUCT AND AIR MOVEMENT SYSTEM, CONDITION INSPECTION

The internal components of the air movement system are concealed, enclosed, and not accessible and can not be fully inspected. This may include ductwork condition, blowers, and cabinets. There may be existing conditions such as, leaks, mold, contaminations, filth, that can not be detected.

De ciencies

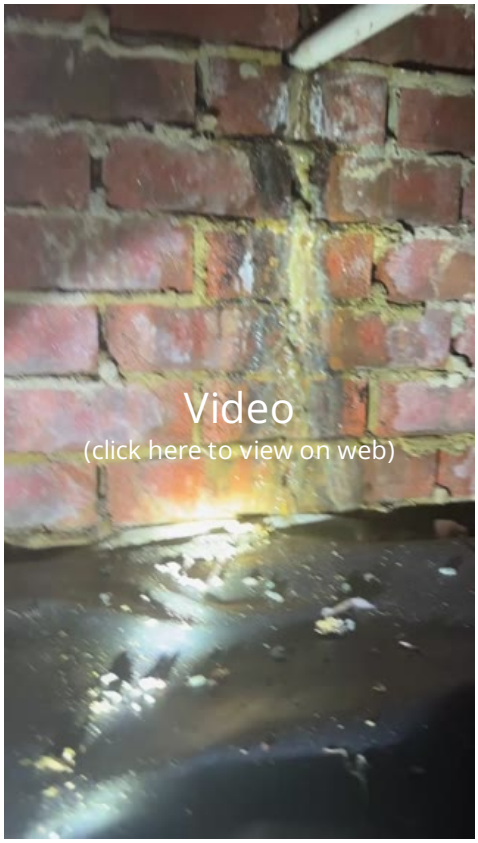
5.4.1 AC COOLING, HEAT PUMP AND AIR HANDLER EQUIPMENT

Major Concerns

CONDENSATE DRAIN LEAKING INTO CRAWLSPACE

CRAWLSPACE RIGHT REAR

HVAC condensate drain is leaking into the crawlspace which can contribute to elevated moisture conditions. Recommend repair.



5.6.1 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Major Concerns

1ST FLOOR -DIRTY DUCTWORK

1ST FLOOR DUCTWORK

Dirty HVAC ducts - The ductwork appears to need professional cleaning or possible replacement. Visible areas of the duct/air movement system show dust and dirt buildup which can degrade system performance and indoor air quality. An air sample was taken (see sampling section of the report once available).

Recommendation

Contact a qualified professional.


1st floor return
Duct dirty


Video
(click here to view on web)


Dirty 1st
floor ducts

6: PLUMBING

Information

General: Domestic hot water source
Natural Gas tank water heater

General: Water heater locations(s)
Attic

General: Plumbing system overview photos/videos

These photos of the Plumbing system are random and only intended to highlight key components of the system and provide a better understanding and better documentation of the plumbing systems characteristics as it relates to the mold inspection.

Overview photos/videos do not depict defects or discrepancies and are provided as a courtesy.


Master Bathroom Left sink


Master Bathroom Right sink


2nd Floor Bathroom sinks


Kitchen sink


Powder room sink


nat. gas water heater, 50 gal. 38k btui, mfg. 2012

General: Plumbing components inspected

interior water supply and distribution systems (water pipes), Main water line, Fixtures and Faucets, Interior drain / waste and vent systems including fixtures, Plumbing fixtures - eg; Toilets | Showers | Tubs | Faucets | Etc, Water heating equipment and hot water supply systems

The plumbing components were inspected by visual inspection, Infrared thermal scan and moisture scan test, only for the visual presense of mold or moisture conditions that may be conducive to mold growth.

General: Water Supply pipe (from street meter)

Cross-linked polyethylene (PEX), 1"

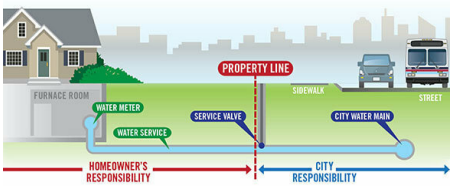
Note 1: Buried sections of the water supply pipe, its

materials, and the city water meter are beyond the scope of a home inspection and are not covered under this inspection.

Note 3: Leak-down testing of the water distribution system and breaks or failures of the underground piping are not visible and are beyond the scope of this inspection.

Note 2: The property owner is responsible for the water service pipe to the street meter.

Check your homeowners' insurance coverage for service piping to the street (sewage and water). It is not uncommon for these pipes to have hidden damages and failures that can't be tested, determined, or predicted at an inspection.



water pipe from city supply main

General: Primary Water Distribution pipes (inside structure - visible areas only)

PEX (Cross-linked polyethylene)

We report predominant piping used for water distribution. This does not include smaller alterations or repairs.

We can not report on buried, concealed, or non-visible water distribution pipes.

General: Were there any visible areas of the plumbing where mold was discovered or issues conducive to mold growth at the time of the inspection?

NO

Note: The mold inspection is comprehensive and detailed but is limited to visible areas only and is not intended to be a technically exhaustive process.

PLUMBING DRAIN, WASTE AND VENT SYSTEMS: Drain pipe inspection

Testing - In addition to physical examination, the inspector tested the drain pipes by running all faucets and flushing toilets continually during the inspection while watching for slow or backing up drains or leaks and followed up with thermal imaging scanning and moisture meter test of concealed areas such as the ceilings below a bathroom. **Inspectors DO NOT use a sewer scope during a mold inspction (ordered seperately), video or inspect internal conditions of drain pipes. Buried, Underground, built in or otherwise concealed piping is not inspected.**

WATER SUPPLY, DISTRIBUTION PIPES AND FIXTURES: Inspection and testing of supply pipes and fixtures

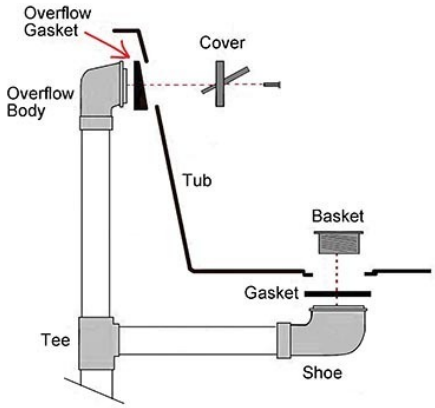
Testing - In addition to physical examination, the inspector tested the water supply pipes and fixtures by running all faucets and flushing toilets continually during the inspection while monitoring for slow flow, pressure drops and leaky faucets. We also took pressure readings with all faucets open and all faucets closed looking for a range of 40-60psi. this is followed up with thermal imaging scanning and moisture meter test of concealed areas such as the ceilings below a bathroom.

Limitations

WATER SUPPLY, DISTRIBUTION PIPES AND FIXTURES

TUB AND SINK OVERFLOW LIMITATIONS

Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak and they are typically not visible for inspection. Aged gaskets become dried, brittle and crack and are only intended for emergency overflow. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.



info-graphic, tub overflow drawing

7: ATTIC, VENTILATION & INSULATION

Information

General: Method used to observe attic
Walked

General: Attic/Ceiling insulation type/rating
Typical for age, Loose or blown in, Fiberglass, approx. R-19

General: Floor insulation type/rating
Good, Fiberglass batts

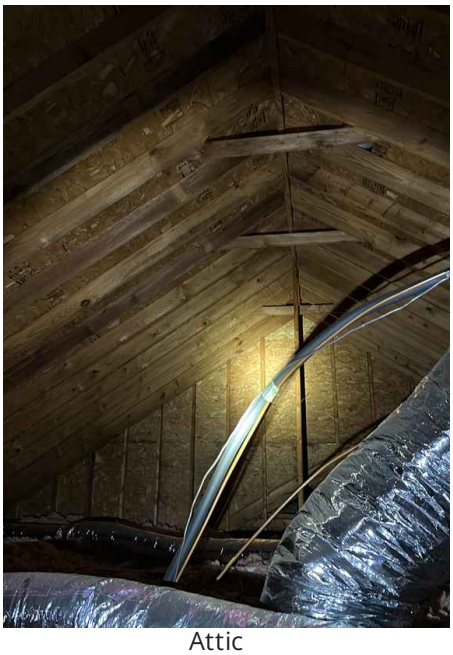
General: Dryer duct / Venting
Direct- through wall

General: Dryer vent, exterior outlet location
rear exterior wall

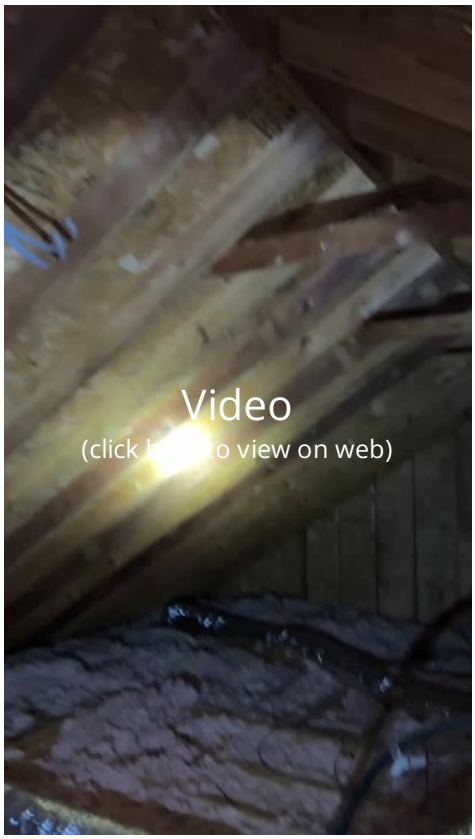
General: Attic overview photos

These photos of the Attic are random and only intended to highlight key components of these systems and provide a better understanding and better documentation of attic characteristics as it relates to the mold inspection.

Overview photos do not depict defects or discrepancies and are provided as a courtesy.


Attic


Roof structure



General: Insulation overview photos

These photos of the Insulation systems are random and only intended to highlight key components of these systems and provide a better understanding and better documentation of the insulation systems and characteristics as it relates to the mold inspection.

Overview photos do not depict defects or discrepancies and are provided as a courtesy.

General: Areas of the Attic, Ventilation and Insulation inspected

Framing and sheathing, Attic insulation, Attic ventilation, Mechanical ventilation into attic space

The areas of the attic, mechanical appliance ventilation and insulation were inspected by visual inspection, Infrared thermal scan and moisture/humidity test, only for the visual presense of mold or moisture conditions that may be conducive to mold growth.

General: Attic - Infrared thermal scan

The attic was scanned with a thermal infrared camera looking for any anomolies that would indicate water intrusion/leaks, air infiltration that may not otherwise be visible with the naked eye. When anamolies are detected, they are further tested or examined by other means such as a moisture scan and will be reported in the observations section of this report. Normally, you will not see any thermal images in this section unless issues are detected.

Infrared (thermal imaging) is an advanced, non-invasive technology that allows the inspector to show homeowners things about their homes that can't be revealed using conventional inspection methods. See benefits of thermal imaging

General: Bathroom steam vents

Fan

Defective or inadequate bath vents are a primary source of mold/mildew growth.

General: Were there any visible areas of the attic where mold was discovered or issues conducive to mold growth at the time of the inspection?

NO

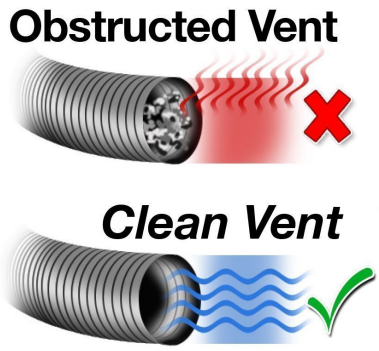
Note: The mold inspection is comprehensive and detailed but is limited to visible areas only and is not intended to be a technically exhaustive process.

VENTING SYSTEMS (Kitchens, baths and laundry): Keep your dryer duct and vent clean and clear.

Clean and inspect your dryer vent and duct system once a year. Damaged, clogged, leaky dryer vent systems are a primary cause of moisture introduction into the interior spaces of a building that can foster mold growth and indoor air pollutants.

- Check the condition of the vent outlet housing and damper. Make sure is free of lint and has good air flow.

- Take note if your loads are taking longer than normal to dry or if your dryer get very hot.



VENTING SYSTEMS (Kitchens, baths and laundry): Dryer duct limitations and safety

Inspection limitation - Dryer duct venting and internal condition can not always be fully inspected because internal condition is concealed and there may not be a dryer in place to check air flow. Dryer ducts are a leading cause of moisture introduction and fires and should be cleaned, inspected and tested annually by a duct specialist.

SAFETY ADVISORY-Dryer ducts should be cleaned and inspected annually for proper performance. Dryer ducts are susceptible to clogging and blockage due to lint and moisture build up. Restricted dryer vents will not only reduce drying efficiency, but worse they can overheat and cause fires.If your dryer used a vinyl or foil flex duct connector you should dispose of it and replace with flexible aluminum duct. Aluminum duct is the most efficient type, safest type to reduce fire hazards and the only type recommended by dryer manufactures and by most municipal building codes.Dryer vent installation guidelines See more about dryer duct safety here.Video Proper installation of a dryer and ventNote: All clothes dryers must be vented with the exception of heat pump or condenser style dryers.

Limitations

WALL INSULATION (if visible)

WALL INSULATION INSPECTION IS LIMITED

Disclosure - Many areas of the wall and ceilings are enclosed and insulation is not visible for inspection. We scan all walls and ceilings using infrared thermal imaging and will report areas that show negative readings.

8: INTERIOR

Information

General: Level of Mold abatement needed/recommended
level 1 - Small Isolated Areas (10 square feet or less)

COUNTERS AND CABINETS: Apparent Mold detected or conditions conducive to mold growth at counters/cabinets
NO

COUNTERS AND CABINETS: Was mold sampling needed/completed?
NO

CEILINGS: Apparent Mold detected or conditions conducive to mold growth at ceilings?
NO

CEILINGS: Was mold sampling needed/completed?
NO

WALLS: Apparent Mold detected or conditions conducive to mold growth at walls?
NO

WALLS: Was mold sampling needed/completed?
NO

FLOORS: Apparent Mold detected or conditions conducive to mold growth at floors?
YES (see observation notes)

FLOORS: Was mold sampling needed/completed?
YES (see sample section of this report)

STEPS, STAIRWAYS, BALCONIES AND RAILINGS: Apparent Mold detected or conditions conducive to mold growth at steps, stairways, balconies
NO

STEPS, STAIRWAYS, BALCONIES AND RAILINGS: Was mold sampling needed/completed?
NO

EXTERIOR DOORS: Apparent Mold detected or conditions conducive to mold growth at exterior doors
NO

EXTERIOR DOORS: Was mold sampling needed/completed?
NO

WINDOWS: Window types and condition
Vinyl

WINDOWS: Apparent Mold detected or conditions conducive to mold growth at windows
NO

WINDOWS: Was mold sampling needed/completed?
NO

Moisture, Humidity, and Temperature: Were their any areas of elevated humidity, above 50%? if YES, add notes
YES (see notes on locations and scan results)

Notes:

Moisture, Humidity, and Temperature: Were their any areas of elevated moisture, moisture intrusion, water damage, moldy odors? if YES, add notes
NO

Notes:

Moisture, Humidity, and Temperature: Were their any areas of abnormal ambient temperature differences? if YES, add notes
NO

Notes:

General: Interior overview photos

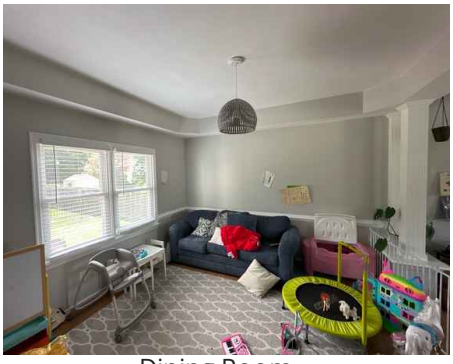
These photos of the interiors are random and only intended to highlight key areas and finishes of the interiors and provide a better understanding and better documentation of the interior characteristics as it relates to the mold inspection.

Overview photos do not depict defects or discrepancies and are provided as a courtesy.

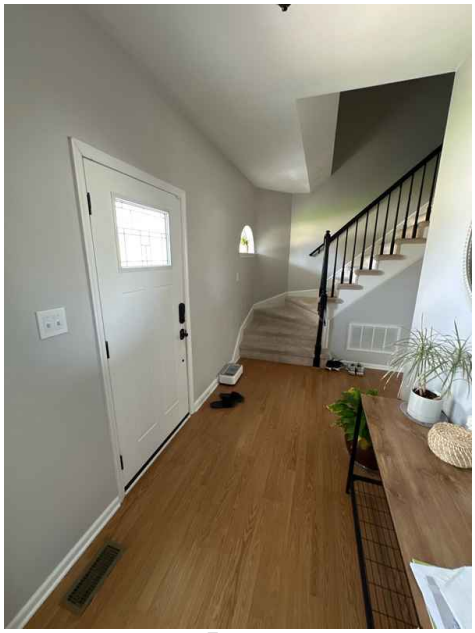

Living Room

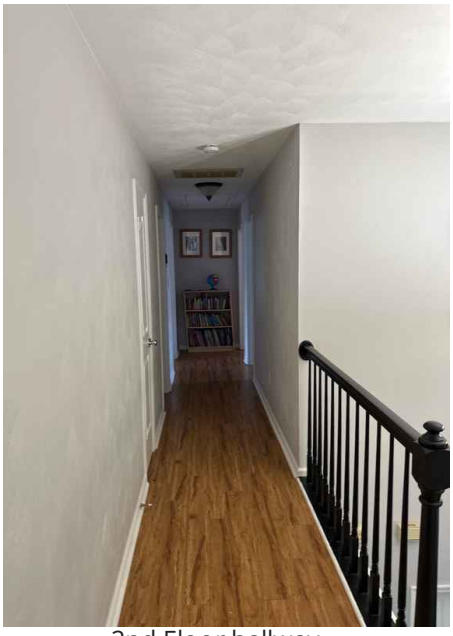

Breakfast nook


Kitchen


Dining Room


Den


Entry


2nd Floor hallway


Master Bedroom


Master Bathroom


2nd Floor Bathroom


Front Left Bedroom


Front Right Bedroom


Right Rear Bedroom


Powder room

General: **Interior areas inspected**

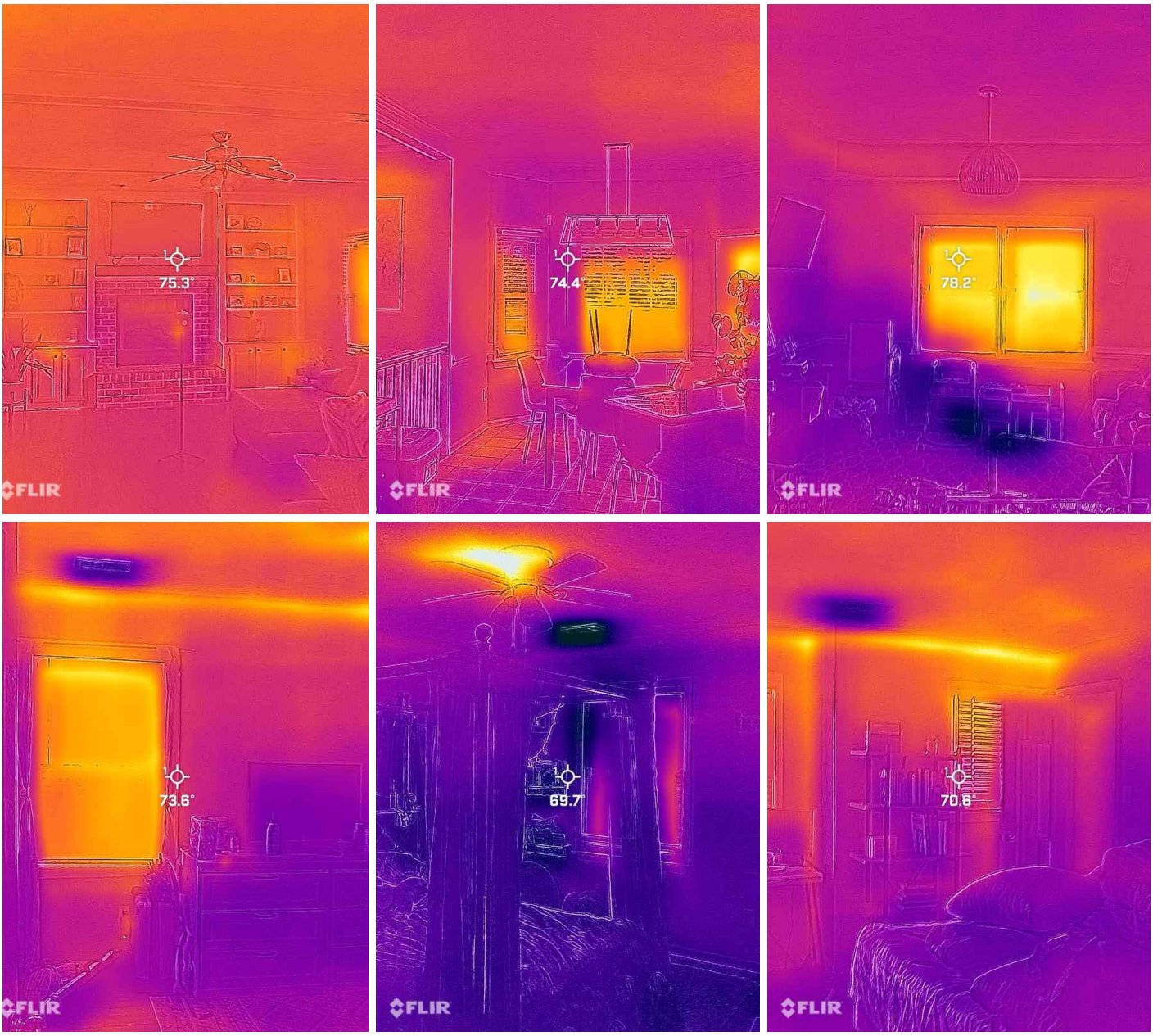
Walls / Ceilings /Floors, Countertops / Cabinets, closets / laundry rooms, Doors / Windows, Ventilation in Kitchen / Bathrooms / laundry

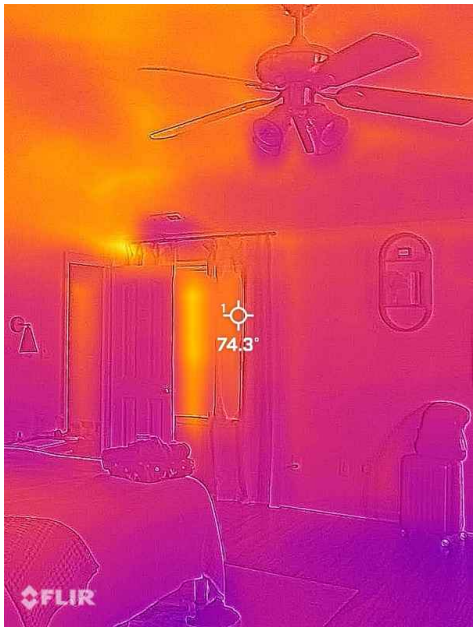
These areas of the interior were inspected by visual inspection, Infrared thermal scan and moisture/humidity test, only for the visual presense of mold or moisture conditions that may be conducive to mold growth.

General: Interior - Infrared thermal scan

The interior walls, ceilings, floors were scanned with an infrared camera looking for any anomolies that would indicate water intrusion/leaks, air infiltration that may not otherwise be visible with the naked eye. When anamolies are detected, they are further tested or examined by other means such as a moisture scan and will be reported in the observations section of this report. Normally, you will not see any thermal images in this section of the report unless issues are detected.

Infrared (thermal imaging) is an advanced, non-invasive technology that allows the inspector to show homeowners things about their homes that can't be revealed using conventional inspection methods. See benefits of thermal imaging





General: DISCLOSURE - Concealed issues and conditions

Limitations - Final Analysis can not inspect for, and does not report on hidden mold, fungi or any other issues or conditions that are concealed inside walls, ceilings or floors or concealed by furnishings or construction finishing, wall and floor coverings or intentionally concealed or covered by property owners. Inspections are non-invasive, non-exploratory. Some common examples of hidden defects are; condensation, rot, improper workmanship, leaking pipes, leaky ducts, mold behind mnirrors, wall hangings, etc. It is beyond the scope and standards of practice for home inspections to go beyond visual observations and reporting.

General: Were there any visible areas of the roof where mold was discovered or issues conducive to mold growth at the time of the inspection?

NO

Note: The mold inspection is comprehensive and detailed but is limited to visible areas only and is not intended to be a technically exhaustive process.

COUNTERS AND CABINETS: Inspection of Cabinets/Countertops

Visual examination for mold and fungi was completed on the bath, kitchen cabinets, and counter tops.

Conditions that are cosmetic in nature such as finishes, soil, normal wear and tear are considered self evident and not reported.

CEILINGS: Inspection of ceilings

Celings were visually inspected and thermal/moisture scanned for the presence of water stains, wetness, and apparent mold/mildew growth.

WALLS: Inspection of walls

Walls were visually inspected and thermal/moisture scanned for the presence of water stains, wetness, and apparent mold/mildew growth.

FLOORS: Inspection of floors

Floors were visually inspected and thermal/moisture scanned for the presence of water stains, wetness, and apparent mold/mildew growth.

STEPS, STAIRWAYS, BALCONIES AND RAILINGS: Inspection of stairways, balconies and railings

Step, stairways and balconies were visually inspected and thermal/moisture scanned for the presence of water stains, wetness, and apparent mold/mildew growth.

EXTERIOR DOORS: Inspection of exterior doors

All exterior doors and surreounding areas were visually inspected and thermal/moisture scanned for the presence of water stains, wetness, and apparent mold/mildew growth.

WINDOWS: Inspection of windows

The windows and surrounding areas were inspected, thermal/moisture scanned for air/water leaks, Condensation, the presence of apparent Mold/Mildew

Moisture, Humidity, and Temperature: The inspector shall measure:

A. Moisture of any room or area of the building that has moisture intrusion, water damage, moldy odors, apparent mold growth, or conditions conducive to mold growth.
B. Humidity of any room or area of the building (at the inspector's discretion).
C. Temperature of any room or area of the building (at the inspector's discretion).

Limitations

FLOORS

FLOOR SURFACE INSPECTION RESTRICTION

Some areas of the flooring inspection may be restricted or limited due to coverage of furniture or floor coverings. Final Analysis property inspections does not move furniture, personaly property or disturb carpeting/room sized rugs during the inspection and can not inspect the flooring under these conditions. Please note that there may be concealed defects or damages such as stains, uneven flooring, cracks or damaged floor boards that can not be determined during the inspection. It is strongly recommended that you accuire visual access to the flooring for a complete inspection.

De ciencies

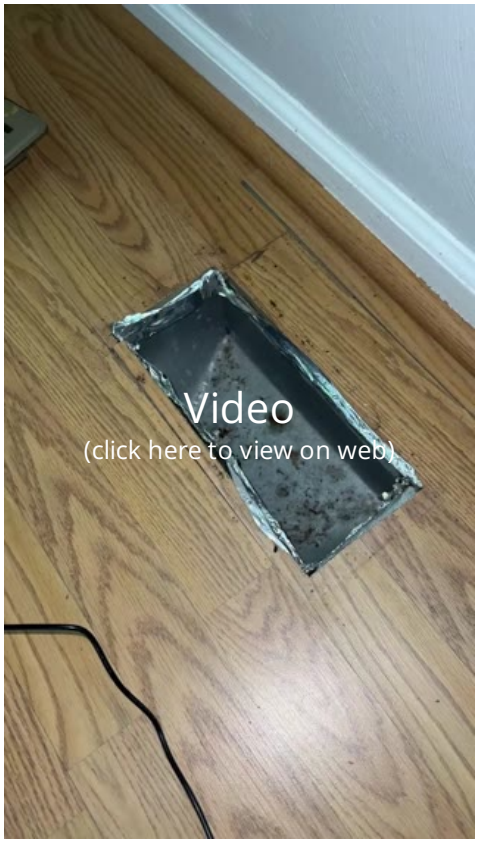
8.5.1 FLOORS

Major Concerns

MILDEW GROWTH ON FLOORS AROUND SUPPLY DIFFUSERS

THROUGHOUT 1ST FLOOR AT SUPPLY DIFFUSERS

Visible mildew growth on the floor at the underside of the HVAC supply diffusers. Appears to be caused by elevated crawlspace moisture conditions and unsealed HVAC boots at the floor. This visible mold was sampled (see sampling section for results once available).



8.9.1 Moisture, Humidity, and Temperature

Major Concerns

ELEVATED HUMIDITY LEVELS INDOORS

DOWNSTAIRS AND UPSTAIRS

Elevated humidity was measured in indoors downstairs and upstairs (approx. 60-65%) at the time of the inspection which is conducive to mold/mildew growth. Outdoor humidity was very high during the inspection (88%), and elevated moisture conditions in the crawlspace may be contributing factors.

Recommendation

Contact a qualified professional.

9: MOLD AND AIR SAMPLING

Information

Was air pump flow rate calibrated before start of air sampling?
YES-15 LPM

Were Tape slides, Air cassettes and Swaps in individual, sealed packaging
YES

Chain of Custody: Shipping carrier
UPS

Chain of Custody: Tracking number:
1ZHY88710134290950

Chain of Custody: Reliquished by:
A.Gilbar

Chain of Custody: Date:
2025-07-17

Chain of Custody: Time:
3:45 PM

Quantity of samples : Total number of samples taken
Quantity
- 4

Exterior sample (control #1): Sample description (location/photo)
Outside building

Exterior winward side (control sample, base)

Exterior sample (control #1): Traffic and activity at sample location
None

Exterior sample (control #1): Sample type:
air

Exterior sample (control #1): Air sample flow rate:
15 liters per minute (0.53 CFM)

Exterior sample (control #1): Sample time:
5 minutes

2nd Sample (Living room): Sample type
air

2nd Sample (Living room): Sample description (location and photo)

2nd Sample (Living room): Traffic and activity at sample location
light (normal)

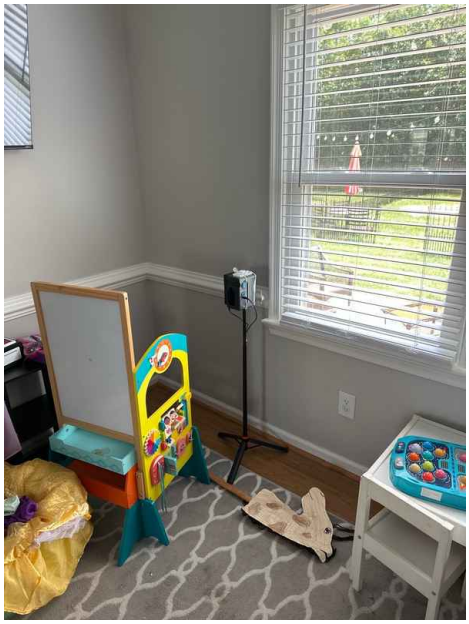
2nd Sample (Living room): Air sample flow rate
15 liters per minute (0.53 CFM)

2nd Sample (Living room): Sample time
5 minutes

2nd Sample (Living room): Remediation recommended
NO

3rd Sample (1st floor HVAC supply): Sample type
air

3rd Sample (1st floor HVAC supply): Sample description (location and photo)



3rd Sample (1st floor HVAC supply): Traffic and activity at sample location
light (normal)

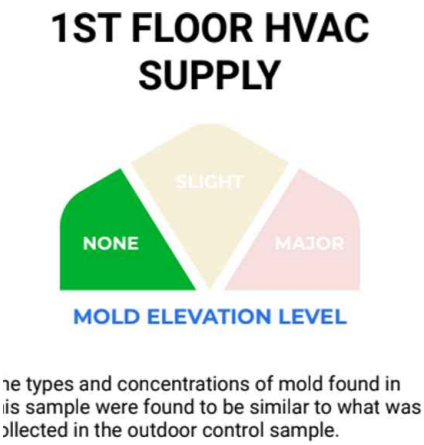
3rd Sample (1st floor HVAC supply): Air sample flow rate
15 liters per minute (0.53 CFM)

3rd Sample (1st floor HVAC supply): Sample time
5 minutes

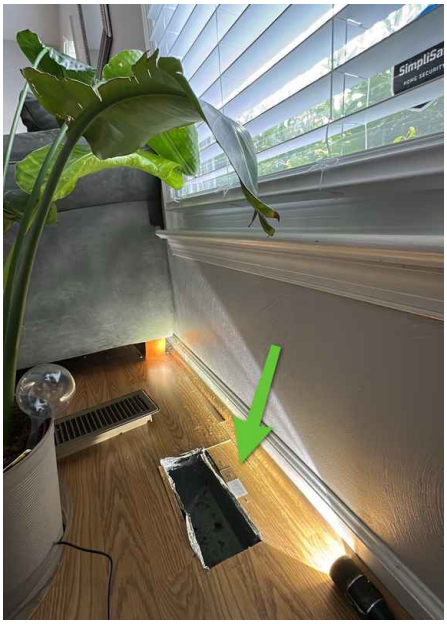
3rd Sample (1st floor HVAC supply): Do the lab results of this sample indicate the presence of mold
NO

3rd Sample (1st floor HVAC supply): Remediation recommended
NO

4th Sample (Floor around HVAC supply diffuser): Sample type
tape

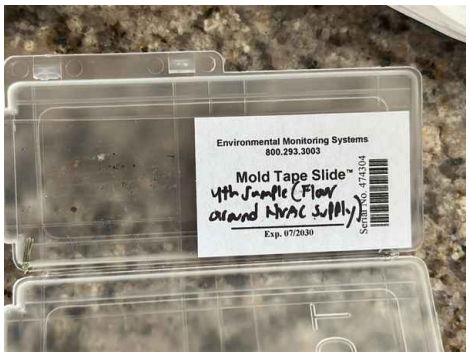


4th Sample (Floor around HVAC supply diffuser): Sample description (location and photo)



4th Sample (Floor around HVAC supply diffuser): Traffic and activity at sample location
light (normal)

4th Sample (Floor around HVAC supply diffuser): serial# or name



4th Sample (Floor around HVAC supply diffuser): Air sample flow rate
n/a tape sample

4th Sample (Floor around HVAC supply diffuser): Sample time
n/a tape sample

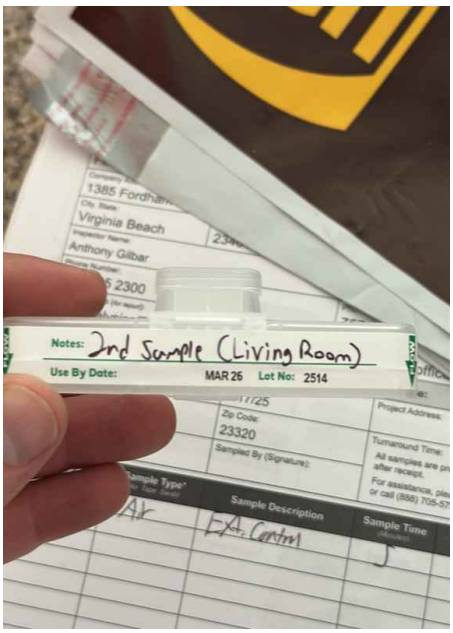
4th Sample (Floor around HVAC supply diffuser): Remediation recommended
YES

Definitions of Fungus and Particulates

Fungus and Particulates Glossary (click to open)
A comprehensive list of the organisms that Sporecyte labs can detect

Exterior sample (control #1): serial# or name

2nd Sample (Living room): serial# or name



2nd Sample (Living room): Do the lab results of this sample indicate the presence of mold

YES

The types and concentrations of mold found in this sample are highly elevated compared to the levels found in the outdoor control sample.

These results are a strong indication that there is a possibility of mold or moisture problems in the home.

Air Samples

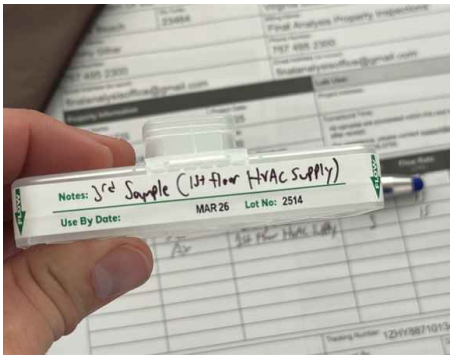
Predominantly Indoor - Water Related

Fungal Classifications	Spores Found per m³		
	Living Room	1st Floor HVAC Supply	Ext. Control
Asp/Pen String	160	0	67
Chaetomium	0	0	0
Clado-Sphaerospermum	0	0	0
Fusarium	0	0	0
Gliomastix	0	0	0
Scopulariopsis	0	0	0
Stachybotrys	0	0	0
Trichoderma	0	0	0
Ulocladium	0	0	0
Wallemia	0	0	0

Indoor / Outdoor

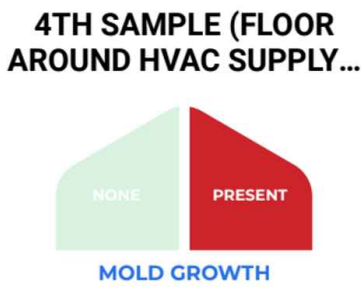
Fungal Classifications	Spores Found per m³		
	Living Room	1st Floor HVAC Supply	Ext. Control
Alternaria-like	0	0	53
Aspergillus / Penicillium	1307	0	467
Cladosporium	2240	13	107

3rd Sample (1st floor HVAC supply): serial# or name



4th Sample (Floor around HVAC supply diffuser): Do the lab results of this sample indicate the presence of mold

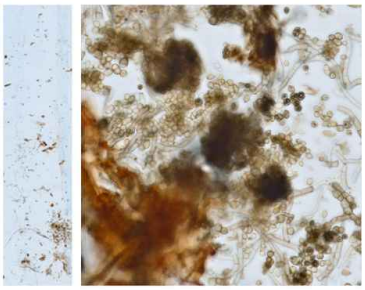
YES



This sample has determined that physical mold growth exists on the surface which was sampled.

Surface Sample

Sample ID: 4th Sample (Floor Around HVAC Supply Diffuser)		Sample Type: Tape
Fungal Identification	Fungal Growth	Background Spores
Aspergillus / Penicillium	Moderate	–
Cladosporium	Heavy	–
Hypha	Moderate	–



De ciencies

9.4.1 2nd Sample (Living room)

NO REMEDIATION IS RECOMMENDED

Maintenance Items

There is no indication that remediation is necessary in this area. While levels are indicated as "RED" by the lab , levels are only slightly above normal of 1500 per m3. Remediation is only need at levels of 10,000+ per m3.

9.5.1 3rd Sample (1st floor HVAC supply)

Maintenance Items

NO REMEDIATION IS RECOMMENDED

There is no indication that remediation is necessary in this area. No elevated mold levels per sampling.

Recommendation

Contact a qualified professional.

9.6.1 4th Sample (Floor around HVAC supply diffuser)

Major Concerns

LEVEL 1 REMEDIATION: SMALL ISOLATED AREAS (10 SQUARE FEET OR LESS)

UNDER EACH SUPPLY DIFFUSER AT 1ST FLOOR

Level 1 remediation is recommended

- **Situation:** Mold is present in small areas, usually on ceilings or walls, often due to humidity or minor leaks.
- **Cleaning Method:** Simple cleaning using detergent and water or mild cleaning agents.
- **PPE:** No need for professional help, and personal protective equipment (PPE) like gloves and masks are recommended.
- **Containment:** Minimal containment is required, and typically, no need to vacate the area.

Recommendation

Contact a qualified professional.