



MOLD & MOISTURE INSPECTION REPORT



DATE: 01/20/2022

CLIENT: Trent Tankersley

**PROPERTY: 10410 Gerlach St
Houston, TX 77034**

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INFORMATION PROVIDED BY INSPECTOR

Purpose:

The purpose a mold assessment is to determine the presence and extent of microbial growth and/or unusual moisture conditions in the building/house, and to provide recommendations.

Investigative Work:

The conclusions and recommendations in this report are based on information obtained during the mold assessment, which included;

- Interviews of property representatives;
- Visual observations;
- A moisture survey;
- Measurement of temperature and relative humidity;
- Collection and laboratory analysis of spore trap air samples;
- Collection and laboratory analysis of direct samples (if taken):

Property Description: One story Two story Three story
 Single family dwelling Townhouse Condominium Unit

Residence Status: Occupied Vacant, during inspection.

Approximate structure age: <20 " >20 years New/Builder:

Approximate square footage: 1975

Parties Present: Client Client Rep. Client Agent
 Listing Agent Owner Other

Documents provided to inspector: Sellers Disclosure
 Engineers report Previous inspection report None Other

Outside Weather Conditions: Dry Raining Recent rain **Temp:+- 42**

Inside Home/Building Conditions: Temp:+- 63 Relative Humidity 42%

Purpose/Reason for Inspection: Pre Purchase/list Post Flood Water Leak
 Post Remediation Clearance Suspected Mold Damage/Issue
 Other:

For location reference purposes, terms such as Front/Rear/Right/Left may be used. These directions are given as facing the structure or from a front view perspective.

**James E Davis, Mold Assessment Consultant License # MAC 1489
Texas Department of Licensing & Regulation**

Equipment

Equipment utilized during mold/moisture inspection:

Bio Aerosol sampling Pump;

Mfg. Buck BioAire, Model # B520 Serial # B153027

Infrared Camera;

Mfg. Flir - E6

Moisture Meters;

Mfg. Extech - Pinless Moisture Meter Serial # SN1708023

Mfg. GE Surveymaster - Protimeter POL 5365

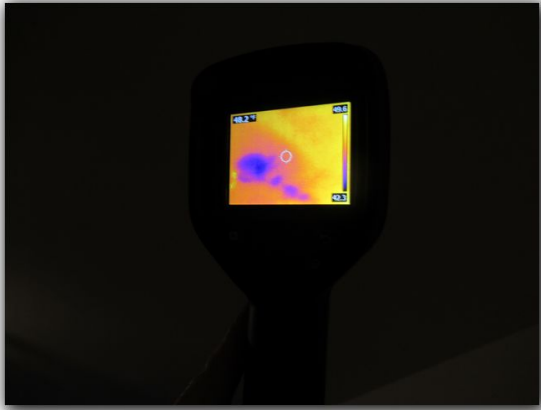
Scope

Moisture

A visual assessment of the residence was conducted to determine the extent of microbial growth and unusual moisture conditions. Photographs of significant observations are included in this report. Moisture measurements were obtained by use of an infrared camera and moisture meters. Suspected high levels of moisture revealed by the infrared camera were verified/confirmed by the use moisture meters. Generally moisture content of less than 17% are considered to be "dry"; measurements between 17 % and 20% are considered "at risk" for moisture damage; and measurements of 20% or greater are considered to be "wet".

A comprehensive infrared scan was performed on all exposed interior walls, floors and ceilings of the house. No high moisture reading were evident, with the exception of the item/s detailed below.

- **Garage;** Elevated moisture levels (wet) were evident in the left rear ceiling of the garage. This area is directly below an open attic space with no mechanical devices or plumbing. Leak may may due to a current or intermittent roof leak.



- **Kitchen Cabinet;** Moisture damage was evident under the kitchen sink cabinet, area tested dry at the time of the inspection. Damage appears to be from a previous leak.



Mold Sampling

Spore trap air sampling was conducted to provide an approximation of airborne microbial (fungal) spore concentrations inside and outside the building/house. Elevated airborne spore concentrations may indicate an indoor microbial reservoir's or that cleaning of personal effects or the HVAC system(s), is a necessary component of a microbial remediation plan.

Two samples were taken inside the building/house and one was collected as a control/base sample. Samples were taken at the front (exterior) porch, the garage and the family room.



The laboratory results of the mold sampling will be delivered/explained in a separate report.

Conclusions/Recommendations

Home owner is advised to have the roof of the garage and attic space inspected for leaks by a qualified roofer. Once the source of the leak is addressed, any wet material should be removed and replaced.