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 Basement SE Room, Basement Hallway Closet and Crawlspace Closet area of the home is supported. The air samples collected were within “normal” tolerances. However, the air samples in the Basement SE Room and Crawlspace Closet showed the presence of “Marker” spore types (Stachybotrys), water damaged building materials were present in all three areas from a common water source and mold growth was confirmed in the Basement SE Room. 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, the recommendation for professional mold remediation of the Mechanical Room area of the home is supported. The air sample collected was within normal tolerances and the surface sample collected at the Wood Paneling was negative for mold growth. However, mold growth was confirmed at the Drywall and actively wet and water damaged building materials were present. Additional hidden mold growth is possible. See recommendations below.

Based on the findings of our visual assessment and the concurrent laboratory analysis of the samples collected, the recommendation for professional mold remediation of the Attic area of the home is supported. Mold growth was confirmed at the Framing in association with previously water damaged building materials.

The cross contamination sample collected in the related Craft Room was within normal tolerances. Therefore, the remediation efforts may be isolated to the affected Attic area.

Additional hidden mold growth is possible. See recommendations below.
Based on our visual inspection and concurrent lab samples, we did not detect a mold problem in the **Laundry Room**, **Hall Bathroom**, **Closet Laundry** or **Garage Office** areas of the home. No visible mold-like growth was observed, our collected air samples were within normal tolerances, and all building materials tested were dry. Hidden mold growth is always a possibility. Client may wish to have invasive exploration performed to definitively check for hidden mold growth. We’ve included invasive exploration information below.

Based on our visual inspection and concurrent lab samples, we did not detect a mold problem in the **Master Bathroom** area of the home. The surface sample collected at the Grout was negative for mold growth, our collected air sample was within normal tolerances, all building materials tested were dry and there were no signs of active moisture intrusion. Hidden mold growth is always possible.

**GENERAL RECOMMENDATIONS**

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

- **GROUNDS** - Vegetation in contact with exterior wall coverings; Unsealed penetrations in exterior wall coverings; Buckled weather stripping
- **BASEMENT SE ROOM** - Previous leaks at Hall Bathroom Tub
- **BASEMENT HALLWAY CLOSET** - Previous leaks at Hall Bathroom Tub
- **CRAWLSPACE CLOSET** - Previous leaks at Hall Bathroom Tub
- **MASTER BATHROOM** - Incidental shower water; Unsealed transitions / penetrations; Cracked grout conditions
- **LAUNDRY ROOM** - Incidental spills from laundry; Previous sink plumbing leak
- **MECHANICAL ROOM** - Previous plumbing leaks; Active leak at water vessel
- **BASEMENT BATHROOM** - Cracked grout conditions
- **HALL BATHROOM** - Previous tub overflow; Cracked grout conditions; Previous sink plumbing leaks and/or spills
- **ATTIC** - Previous roof leaks; Previous plumbing leaks / overflow at drip pan; Lack of insulation
- **CLOSET LAUNDRY** - Previous overflow at washer drain
- **KITCHEN** - Lack of caulking at counter / backsplash transition
- **GARAGE OFFICE** - Previous sink plumbing leaks and/or spills; Cracked grout conditions
- **GARAGE ATTIC** - Previous plumbing leaks
NOTE: FUTURE/CONTINUED MOLD GROWTH IS POSSIBLE IF MOISTURE INTRUSION ISSUES ARE NOT CORRECTED.

Engage a professional water restoration company to dry out, in accordance with the publication “IICRC S500 Standard and Reference Guide for Professional Water Damage Restoration”, the following areas:

- MECHANICAL ROOM

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”.

<table>
<thead>
<tr>
<th>Room/Area</th>
<th>Location within Room/Area and/or Affected Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement SE Room, Basement Hallway Closet and Crawlspace Closet</td>
<td>Mold Impacted and Water Damaged Materials. The air samples collected in the Basement SE Room showed the presence of “Marker” spore types and mold growth was confirmed at the Basement SE Room (Framing and Cabinet). Additional hidden mold growth is possible. 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, cabinetry, 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 vacuume...</td>
</tr>
<tr>
<td>Mechanical Room</td>
<td>Mold Impacted and Water Damaged Materials. Mold growth was confirmed at the Drywall, and additional 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 and/or mold impacted non-structural materials should be</td>
</tr>
</tbody>
</table>
removed (drywall, baseboards/trim, wood paneling, 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.

Attic

Mold Impacted and Water Damaged Materials. Mold growth was confirmed at the Framing, and additional 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 insulation should be removed. All water damaged and/or mold impacted non-structural materials should be removed (vapor barrier plastic, 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.

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.

<table>
<thead>
<tr>
<th>Room/Area</th>
<th>Location within Room/Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Laundry Room</td>
<td>Hidden mold growth is possible under/around the cabinetry and/or within the wall cavities.</td>
</tr>
<tr>
<td>Hall Bathroom</td>
<td>Hidden mold growth is possible under/around the tub, under/around the cabinetry, within the adjacent wall cavities and/or in association with the flooring materials.</td>
</tr>
<tr>
<td>Closet Laundry</td>
<td>Hidden mold growth is possible within the wall cavities.</td>
</tr>
</tbody>
</table>
and/or in association with the flooring materials.

Garage Office  Hidden mold growth is possible under/around the cabinetry and/or within the wall cavities.

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

<table>
<thead>
<tr>
<th>Lab Code</th>
<th>Location</th>
<th>Conclusion (Inside vs. Outside Ratio)</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>OS</td>
<td>Outdoor</td>
<td>Baseline</td>
<td>Recommended by inspector and requested by client.</td>
</tr>
<tr>
<td>ST1</td>
<td>Basement SE Room</td>
<td>Normal Tolerances</td>
<td>Recommended by inspector and approved by client</td>
</tr>
<tr>
<td>ST2</td>
<td>Basement Hallway Closet</td>
<td>Normal Tolerances</td>
<td>Recommended by inspector and approved by client</td>
</tr>
<tr>
<td>ST3</td>
<td>Crawlspace Closet</td>
<td>Normal Tolerances</td>
<td>Recommended by inspector and approved by client</td>
</tr>
<tr>
<td>ST4</td>
<td>Master Bathroom</td>
<td>Normal Tolerances</td>
<td>Recommended by inspector and approved by client</td>
</tr>
<tr>
<td>ST5</td>
<td>Laundry Room</td>
<td>Normal Tolerances</td>
<td>Recommended by inspector and approved by client</td>
</tr>
<tr>
<td>ST6</td>
<td>Mechanical Room</td>
<td>Normal Tolerances</td>
<td>Recommended by inspector and approved by client</td>
</tr>
<tr>
<td>ST7</td>
<td>Hall Bathroom</td>
<td>Normal Tolerances</td>
<td>Recommended by inspector and approved by client</td>
</tr>
<tr>
<td>ST8</td>
<td>Craft Room</td>
<td>Normal Tolerances</td>
<td>Recommended by inspector and approved by client</td>
</tr>
<tr>
<td>ST9</td>
<td>Closet Laundry</td>
<td>Normal Tolerances</td>
<td>Recommended by inspector and approved by client</td>
</tr>
<tr>
<td>ST10</td>
<td>Garage Office</td>
<td>Normal Tolerances</td>
<td>Recommended by inspector and approved by client</td>
</tr>
</tbody>
</table>

### DIRECT SURFACE SAMPLES

<table>
<thead>
<tr>
<th>Lab Code</th>
<th>Location</th>
<th>Conclusion</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>DE1</td>
<td>Basement SE Room</td>
<td>Mold Growth: Brown spore type, ID unknown</td>
<td>Recommended by inspector and approved by client</td>
</tr>
<tr>
<td>Location</td>
<td>Mold Growth</td>
<td>Recommendation</td>
<td></td>
</tr>
<tr>
<td>---------------------------</td>
<td>------------------------------------</td>
<td>---------------------------------------</td>
<td></td>
</tr>
<tr>
<td>DE2 Basement SE Room (Cabinet)</td>
<td>Aspergillus species</td>
<td>Recommended by inspector and approved by client</td>
<td></td>
</tr>
<tr>
<td>DE3 Master Bathroom (Shower Grout)</td>
<td>No mold growth on our collected sample</td>
<td>Recommended by inspector and approved by client</td>
<td></td>
</tr>
<tr>
<td>DE4 Mechanical Room (Wood Paneling)</td>
<td>No mold growth on our collected sample</td>
<td>Recommended by inspector and approved by client</td>
<td></td>
</tr>
<tr>
<td>DE5 Mechanical Room (Drywall)</td>
<td>Stachybotrys species</td>
<td>Recommended by inspector and approved by client</td>
<td></td>
</tr>
<tr>
<td>DE6 Attic (Framing)</td>
<td>Yeasts</td>
<td>Recommended by inspector and approved by client</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>GROUNDS [Southwest Corner]</th>
<th>Area affected: ~6 Linear Ft</th>
<th>Suspected source(s) of water intrusion: Vegetation in contact with exterior wall coverings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soil levels too high or inconsistent around exterior of structure.</td>
<td>Water staining at the stucco wall covering.</td>
<td>Vegetation in contact with exterior wall coverings</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>GROUNDS [Southwest Corner]</th>
<th>Suspected source(s) of water intrusion: Vegetation in contact with exterior wall coverings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staining, discoloration, and/or visible signs of water damage were observed.</td>
<td>Water staining at the stucco wall covering.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>GROUNDS [Southwest Corner]</th>
<th>Suspected source(s) of water intrusion: Vegetation in contact with exterior wall coverings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soil levels too high or inconsistent around exterior of structure.</td>
<td>The landscaping materials are in contact with the stucco wall coverings.</td>
</tr>
</tbody>
</table>

| The landscaping materials are in contact with the stucco wall coverings. | | |
GROUNDSC [South Side]

Openings/cracks in exterior walls were observed.

Suspected source(s) of water intrusion: Unsealed penetrations in exterior wall coverings

GROUNDSC [South Side]

Openings/cracks in exterior walls were observed.

Suspected source(s) of water intrusion: Unsealed penetrations in exterior wall coverings

GROUNDSC [East Side]

Openings/cracks in exterior walls were observed.

Suspected source(s) of water intrusion: Unsealed penetrations in exterior wall coverings

GROUNDSC [Northeast Corner]

Splitting/bowing of weather stripping materials was observed.

Suspected source(s) of water intrusion: Buckled weather stripping
GROUNDNS [North Side]
Soil levels too high or inconsistent around exterior of structure.

The landscaping materials are in contact with the stone wall coverings.

Suspected source(s) of water intrusion: Vegetation in contact with exterior wall coverings

GROUNDNS [North Side]
Openings/cracks in exterior walls were observed.

Unsealed penetration at vent.

Suspected source(s) of water intrusion: Unsealed penetrations in exterior wall coverings

GROUNDNS [North Side]
Openings/cracks in exterior walls were observed.

Unsealed penetration at equipment lines.

Suspected source(s) of water intrusion: Unsealed penetrations in exterior wall coverings
BASEMENT SE ROOM [West Side]

Client stated previous water intrusion affected this area.

Moisture Content: Dry

Humidity - this area: 32%
Humidity - Outdoor: 26%

Suspected source(s) of water intrusion: Previous leaks at Hall Bathroom Tub

The client reported previous water intrusion and mold growth in this area. The leak originated from the Hall Bathroom tub above. The drywall was reportedly removed within 24 hours of the water loss.

BASEMENT SE ROOM [West Side]

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

Moisture Content: Dry

Humidity - this area: 32%
Humidity - Outdoor: 26%

Area affected: ~Spread over 40 Sq Ft

Suspected source(s) of water intrusion: Previous leaks at Hall Bathroom Tub

Water staining at the framing materials.

BASEMENT SE ROOM [West Side]

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

Moisture Content: Dry

Humidity - this area: 32%
Humidity - Outdoor: 26%

Area affected: ~Spread over 40 Sq Ft

Suspected source(s) of water intrusion: Previous leaks at Hall Bathroom Tub

Water staining at the framing materials.
BASEMENT SE ROOM [West Side]

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

Moisture Content: Dry
Humidity - this area: 32%
Humidity - Outdoor: 26%
Area affected: ~Spread over 40 Sq Ft
Suspected source(s) of water intrusion: Previous leaks at Hall Bathroom Tub

BASEMENT SE ROOM [West Side]

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

Moisture Content: Dry
Humidity - this area: 32%
Humidity - Outdoor: 26%
Area affected: ~2 Sq Ft
Suspected source(s) of water intrusion: Previous leaks at Hall Bathroom Tub

BASEMENT SE ROOM [West Side]

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

Moisture Content: Dry
Humidity - this area: 32%
Humidity - Outdoor: 26%
Area affected: ~2 Sq Ft
Suspected source(s) of water intrusion: Previous leaks at Hall Bathroom Tub

BASEMENT SE ROOM (FRAMING) [West Side]

Suspect mold-like growth was observed.

Moisture Content: Dry
Humidity - this area: 32%
Humidity - Outdoor: 26%
Area affected: ~1 Sq Ft
Suspected source(s) of water intrusion: Previous leaks at Hall Bathroom Tub

Water staining at the framing materials.

Water staining at the cabinet materials.

Water staining at the cabinet materials.

Mold-like growth at the Wall Framing.
BASEMENT SE ROOM (FRAMING) [Ceiling Corner]
Suspect mold-like growth was observed.

Moisture Content: Dry
Humidity - this area: 32%
Humidity - Outdoor: 26%
Area affected: ~1 Sq Ft
Suspected source(s) of water intrusion: Previous leaks at Hall Bathroom Tub

BASEMENT SE ROOM (CABINET) [South Side]
Suspect mold-like growth was observed.

Moisture Content: Dry
Humidity - this area: 32%
Humidity - Outdoor: 26%
Area affected: ~1 Sq Ft
Suspected source(s) of water intrusion: Previous leaks at Hall Bathroom Tub

BASEMENT HALLWAY CLOSET [Southeast Corner]
Staining, discoloration, and/or visible signs of water damage were observed.

Moisture Content: Dry
Humidity - this area: 31%
Humidity - Outdoor: 26%
Suspected source(s) of water intrusion: Previous leaks at Hall Bathroom Tub

The Closet back up to the previously impacted Basement SE Room.
BASEMENT HALLWAY CLOSET
[Southeast Corner]

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

Moisture Content: Dry
Humidity - this area: 31%
Humidity - Outdoor: 26%
Area affected: ~<1 Sq Ft
Suspected source(s) of water intrusion: Previous leaks at Hall Bathroom Tub

CRAWLSPACE CLOSET [East Side]

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

Moisture Content: Dry
Humidity - this area: 31%
Humidity - Outdoor: 26%
Suspected source(s) of water intrusion: Previous leaks at Hall Bathroom Tub

CRAWLSPACE CLOSET [East Side]

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

Moisture Content: Dry
Humidity - this area: 31%
Humidity - Outdoor: 26%
Area affected: ~4 Sq Ft
Suspected source(s) of water intrusion: Previous leaks at Hall Bathroom Tub
CRAWLSPACE CLOSET [East Side]

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

Master Bathroom [North Side]

Suspect mold-like growth was observed.

Master Bathroom (Shower Grout) [Northwest Corner]

Suspect mold-like growth was observed.

Moisture Content: Dry
Humidity - this area: 31%
Humidity - Outdoor: 26%
Area affected: ~4 Sq Ft
Suspected source(s) of water intrusion: Previous leaks at Hall Bathroom Tub

Moisture Content: Dry
Humidity - this area: 29%
Humidity - Outdoor: 26%

Area affected: ~2 Linear Ft
Suspected source(s) of water intrusion: Incidental shower water
MASTER BATHROOM [Northwest Corner]
Caulking around toilets, sinks, tubs, and/or showers is in poor condition.

Moisture Content: Dry
Humidity - this area: 29%
Humidity - Outdoor: 26%
Area affected: ~2 Linear Ft
Suspected source(s) of water intrusion: Unsealed transitions / penetrations

Unsealed penetration at shower seat / wall transition.

MASTER BATHROOM [Southwest Corner]
Caulking around toilets, sinks, tubs, and/or showers is in poor condition.

Moisture Content: Dry
Humidity - this area: 29%
Humidity - Outdoor: 26%
Area affected: ~2 Linear Ft
Suspected source(s) of water intrusion: Unsealed transitions / penetrations

Unsealed penetration at shower seat / wall transition.

MASTER BATHROOM [Southwest Corner]
Cracked, broken, loose, and/or missing grout was observed.

Moisture Content: Dry
Humidity - this area: 29%
Humidity - Outdoor: 26%
Area affected: ~Multiple Areas
Suspected source(s) of water intrusion: Cracked grout conditions

Cracked grout conditions in Shower.
MASTER BATHROOM [Northeast Corner]
Cracked, broken, loose, and/or missing grout was observed.

Moisture Content: Dry
Humidity - this area: 29%
Humidity - Outdoor: 26%
Area affected: ~Multiple Areas
Suspected source(s) of water intrusion: Cracked grout conditions

LAUNDRY ROOM [East Side]
Staining, discoloration, and/or visible signs of water damage were observed.

Moisture Content: Dry
Humidity - this area: 27%
Humidity - Outdoor: 26%

LAUNDRY ROOM [East Side]
Staining, discoloration, and/or visible signs of water damage were observed.

Moisture Content: Dry
Humidity - this area: 27%
Humidity - Outdoor: 26%
Area affected: ~4 Sq Ft
Suspected source(s) of water intrusion: Incidental spills from laundry
LAUNDRY ROOM [East Side]

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

Water staining at the cabinet base below the sink.

MOISTURE CONTENT:
- Dry
- Humidity - this area: 27%
- Humidity - Outdoor: 26%
- Area affected: ~1 Sq Ft
- Suspected source(s) of water intrusion: Previous sink plumbing leak

MECHANICAL ROOM [East Side]

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

Water staining and mold-like growth were observed.

MOISTURE CONTENT:
- Dry
- Humidity - this area: 28%
- Humidity - Outdoor: 26%
- Suspected source(s) of water intrusion: Previous plumbing leaks

MECHANICAL ROOM [East Side]

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

Water staining at the floor materials.

MOISTURE CONTENT:
- Dry
- Humidity - this area: 28%
- Humidity - Outdoor: 26%
- Area affected: ~5 Linear Ft
- Suspected source(s) of water intrusion: Previous plumbing leaks
MECHANICAL ROOM [East Side]
Staining, discoloration, and/or visible signs of water damage were observed.

Moisture Content: Dry
Humidity - this area: 28%
Humidity - Outdoor: 26%
Area affected: ~5 Linear Ft
Suspected source(s) of water intrusion: Previous plumbing leaks

MECHANICAL ROOM (WOOD PANELING) [East Side]
Suspect mold-like growth was observed.

Moisture Content: Dry
Humidity - this area: 28%
Humidity - Outdoor: 26%
Area affected: ~2 Sq Ft
Suspected source(s) of water intrusion: Previous plumbing leaks

MECHANICAL ROOM [West Side]
Floor material is actively wet and retaining moisture.

Moisture Content: Wet
Humidity - this area: 28%
Humidity - Outdoor: 26%
Area affected: ~6 Sq Ft
Suspected source(s) of water intrusion: Active leak at water vessel
### MECHANICAL ROOM [North Side]

Floor material is actively wet and retaining moisture.

<table>
<thead>
<tr>
<th>Moisture Content:</th>
<th>Wet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Humidity - this area:</td>
<td>28%</td>
</tr>
<tr>
<td>Humidity - Outdoor:</td>
<td>26%</td>
</tr>
<tr>
<td>Area affected:</td>
<td>~6 Sq Ft</td>
</tr>
<tr>
<td>Suspected source(s) of water intrusion:</td>
<td>Active leak at water vessel</td>
</tr>
</tbody>
</table>

*Standing water at the floor originating from the water vessel.*

### MECHANICAL ROOM (DRIYWALL) [Southwest Corner]

Suspect mold-like growth was observed.

<table>
<thead>
<tr>
<th>Moisture Content:</th>
<th>Wet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Humidity - this area:</td>
<td>28%</td>
</tr>
<tr>
<td>Humidity - Outdoor:</td>
<td>26%</td>
</tr>
<tr>
<td>Area affected:</td>
<td>~&lt;1 Sq Ft Visible</td>
</tr>
<tr>
<td>Suspected source(s) of water intrusion:</td>
<td>Active leak at water vessel</td>
</tr>
</tbody>
</table>

*The water is tracking to the back wall, mold-like growth observed below the cove base.*

### BASEMENT BATHROOM [Northwest Corner]

Cracked, broken, loose, and/or missing grout was observed.

<table>
<thead>
<tr>
<th>Moisture Content:</th>
<th>Dry</th>
</tr>
</thead>
<tbody>
<tr>
<td>Humidity - this area:</td>
<td>26%</td>
</tr>
<tr>
<td>Humidity - Outdoor:</td>
<td>26%</td>
</tr>
<tr>
<td>Area affected:</td>
<td>~4 Linear Ft</td>
</tr>
</tbody>
</table>

*Cracked grout conditions in Shower.*
BASEMENT BATHROOM  
[Northwest Corner]

Cracked, broken, loose, and/or missing grout was observed.

Moisture Content: Dry
Humidity - this area: 26%
Humidity - Outdoor: 26%
Area affected: ~4 Linear Ft
Suspected source(s) of water intrusion: Cracked grout conditions

HALL BATHROOM [South Side]

Client stated previous water intrusion affected this area.

Moisture Content: Dry
Humidity - this area: 25%
Humidity - Outdoor: 26%
Suspected source(s) of water intrusion: Previous tub overflow

HALL BATHROOM [West Side]

Cracked, broken, loose, and/or missing tiles in fixtures were observed.

Moisture Content: Dry
Humidity - this area: 25%
Humidity - Outdoor: 26%
Area affected: ~3 Linear Ft
Suspected source(s) of water intrusion: Cracked grout conditions
**HALL BATHROOM [Southwest Corner]**

Cracked, broken, loose, and/or missing tiles in fixtures were observed.

![Cracked grout conditions outside of shower.](image)

**Moisture Content:**
- **Dry**
- Humidity - this area: 25%
- Humidity - Outdoor: 26%
- Area affected: ~3 Linear Ft
- Suspected source(s) of water intrusion: Cracked grout conditions

**HALL BATHROOM [West Side]**

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

![Surface staining at the cabinet base below sink.](image)

**Moisture Content:**
- **Dry**
- Humidity - this area: 25%
- Humidity - Outdoor: 26%
- Area affected: ~2' x 2'
- Suspected source(s) of water intrusion: Previous sink plumbing leaks and/or spills

**ATTIC [Ceiling Corner]**

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

![Water staining at roof sheathing. Also, missing insulation in this bay.](image)

**Moisture Content:**
- **Dry**
- Humidity - this area: 30%
- Humidity - Outdoor: 26%
- Area affected: ~2 Sq Ft
- Suspected source(s) of water intrusion: Previous roof leaks
ATTIC [North Side]
Staining, discoloration, and/or visible signs of water damage were observed.

Moisture Content: Dry
Humidity - this area: 30%
Humidity - Outdoor: 26%
Area affected: ~20 Sq Ft
Suspected source(s) of water intrusion: Previous plumbing leaks / overflow at drip pan

ATTIC [Northwest Corner]
Staining, discoloration, and/or visible signs of water damage were observed.

Moisture Content: Dry
Humidity - this area: 30%
Humidity - Outdoor: 26%
Area affected: ~20 Sq Ft
Suspected source(s) of water intrusion: Previous plumbing leaks / overflow at drip pan

ATTIC (FRAMING) [West Side]
Suspect mold-like growth was observed.

Moisture Content: Dry
Humidity - this area: 30%
Humidity - Outdoor: 26%
Area affected: ~2 Linear Ft Visible
Suspected source(s) of water intrusion: Previous plumbing leaks / overflow at drip pan
ATTIC [North Side]

Corrosion, rust, and/or leaks were observed.

Corrosion and rust at equipment drain pan. It appears as if this overflowed at times and caused the water damage.

Moisture Content: Dry
Humidity - this area: 30%
Humidity - Outdoor: 26%
Suspected source(s) of water intrusion: Previous plumbing leaks / overflow at drip pan

ATTIC [Southeast Corner]

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

Water staining at the framing and vapor barrier.

Moisture Content: Dry
Humidity - this area: 30%
Humidity - Outdoor: 26%
Area affected: ~20 Sq Ft
Suspected source(s) of water intrusion: Previous plumbing leaks / overflow at drip pan

ATTIC [Ceiling Corner]

Improper installation of insulation was observed.

Missing insulation at roof.

Moisture Content: Dry
Humidity - this area: 30%
Humidity - Outdoor: 26%
Area affected: ~2 Bays
Suspected source(s) of water intrusion: Lack of insulation
CRAFT ROOM [North Side]
Possible cross contamination from the affected Attic.

Moisture Content: Dry
Humidity - this area: 30%
Humidity - Outdoor: 26%

CLOSET LAUNDRY [East Side]
Staining, discoloration, and/or visible signs of water damage were observed.

Moisture Content: Dry
Humidity - this area: 32%
Humidity - Outdoor: 26%

CLOSET LAUNDRY [South Side]
Staining, discoloration, and/or visible signs of water damage were observed.

Moisture Content: Dry
Humidity - this area: 32%
Humidity - Outdoor: 26%
Area affected: ~3 Linear Ft
Suspected source(s) of water intrusion: Previous overflow at washer drain
**CLOSET LAUNDRY [South Side]**

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

Water staining at the wall behind the washing machine.

**KITCHEN [West Side]**

Caulking around toilets, sinks, tubs, and/or showers is in poor condition.

Cracked grout conditions behind sink.

**GARAGE OFFICE [West Side]**

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

Water staining at the cabinet base below sink.

**Moisture Content:**

- Dry

**Humidity - this area:** 32%
**Humidity - Outdoor:** 26%

**Area affected:** ~3 Linear Ft

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

- Previous overflow at washer drain

- Lack of caulking at counter / backsplash transition

- Previous sink plumbing leaks and/or spills
**GARAGE OFFICE [West Side]**

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

![Water staining at the cabinet base below sink.](image)

Moisture Content: **Dry**
- Humidity - this area: 26%
- Humidity - Outdoor: 26%
- Area affected: ~2 Sq Ft
- Suspected source(s) of water intrusion: Previous sink plumbing leaks and/or spills

**GARAGE OFFICE [West Side]**

Cracked, broken, loose, and/or missing grout was observed.

![Cracked grout conditions behind sink.](image)

Moisture Content: **Dry**
- Humidity - this area: 26%
- Humidity - Outdoor: 26%
- Area affected: ~1 Linear Ft
- Suspected source(s) of water intrusion: Cracked grout conditions

**GARAGE ATTIC [East Side]**

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

![Water staining on the floor materials.](image)

Moisture Content: **Dry**
- Humidity - this area: 26%
- Humidity - Outdoor: 26%
- Area affected: ~3' x 2'
- Suspected source(s) of water intrusion: Previous plumbing leaks