



MOLD INSPECTION AND TESTING REPORT

CLIENT	Alefiyah Rajabali
PROPERTY ADDRESS	12177 NW Fernleaf Ln ~ Portland, Oregon 97229
DATE OF INSPECTION	Wednesday, August 4, 2021

SUMMARY AND CONCLUSIONS

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 Front Crawlspce and Rear Crawlspce areas of the home is supported. Mold growth was confirmed on multiple surfaces in each space in association with actively wet and/or previously water damaged building materials.

The cross contamination samples collected in the related Main Level Guest Bedroom, Lower Level Bedroom, Lower Level Family Room, Main Level Living Room, Upper Level Bonus Room and Primary Bedroom were within normal tolerances. Therefore, the remediation efforts may be isolated to the affected Crawlspce areas.

Additional hidden mold growth is possible in all affected areas. See recommendations below.

GENERAL RECOMMENDATIONS

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

- FRONT CRAWLSPACE- Humidity / condensation due to inadequate ventilation and Previous exterior moisture intrusion.
- REAR CRAWLSPACE- Humidity / condensation due to inadequate ventilation.

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:

Mold Inspection Sciences, Inc.
Office: 800.619.Mold (6653)
www.moldsci.com

- FRONT CRAWLSPACE (FLOOR JOISTS BELOW GARAGE)

RECOMMENDATIONS FOR PROFESSIONAL MOLD REMEDIATION

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

Room/Area	Location within Room/Area and/or Affected Materials
Front Crawlspace	Mold Impacted and Water Damaged Materials. Mold growth was confirmed at the Floor Joists and Subfloor, 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. The existing vapor barrier should be removed. All loose building materials / debris should be removed. Any water damaged and/or mold impacted structural materials should be properly HEPA vacuumed, scrubbed/cleaned, and then HEPA vacuumed again. A sealed vapor should be installed. 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.
Rear Crawlspace	Mold Impacted and Water Damaged Materials. Mold growth was confirmed at the Subfloor-West and Subfloor-East, 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. The existing vapor barrier should be removed. All loose building materials / debris should be removed. Any water damaged and/or mold impacted structural materials should be properly HEPA vacuumed, scrubbed/cleaned, and then HEPA vacuumed again. A sealed vapor should be installed. Entire work area should be HEPA vacuumed and wet wiped. HEPA air filtration should run for a minimum of 24 hours after the work is complete. If during removal additional mold sources/water damage is noted,

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

AIR SAMPLES

Lab Code	Location	Conclusion (Inside vs. Outside Ratio)	Comments
OS	Outdoor	Baseline	Recommended by inspector and approved by client
ST01	Main Level Guest Bedroom	Normal Tolerances Total spore counts (283/1,867)	Recommended by inspector and approved by client.
ST02	Lower Level Bedroom	Normal Tolerances Total spore counts (106/1,867)	Recommended by inspector and approved by client.
ST03	Lower Level Family Room	Normal Tolerances Total spore counts (163/1,867)	Recommended by inspector and approved by client.
ST04	Main Level Living Room	Normal Tolerances Total spore counts (163/1,867)	Recommended by inspector and approved by client.
ST05	Upper Level Bonus Room	Normal Tolerances Total spore counts (370/1,867)	Recommended by inspector and approved by client.
ST06	Primary Bedroom	Normal Tolerances Total spore counts (53/1,867)	Recommended by inspector and approved by client.

DIRECT SURFACE SAMPLES

Lab Code	Location	Conclusion	Comments
DE01	Front Crawlspace (Floor Joists)	Mold Growth: Aspergillus species; Acremonium-like species	Recommended by inspector and approved by client.

DE02	Front Crawlspace (Subfloor)	Mold Growth: Chaetomium species; Penicillium/Aspergillus group	Recommended by inspector and approved by client.
DE03	Rear Crawlspace (Subfloor-West)	Mold Growth: Penicillium/Aspergillus group; Cladosporium species	Recommended by inspector and approved by client.
DE04	Rear Crawlspace (Subfloor-East)	Mold Growth: Penicillium/Aspergillus group; Cladosporium species	Recommended by inspector and approved by client.

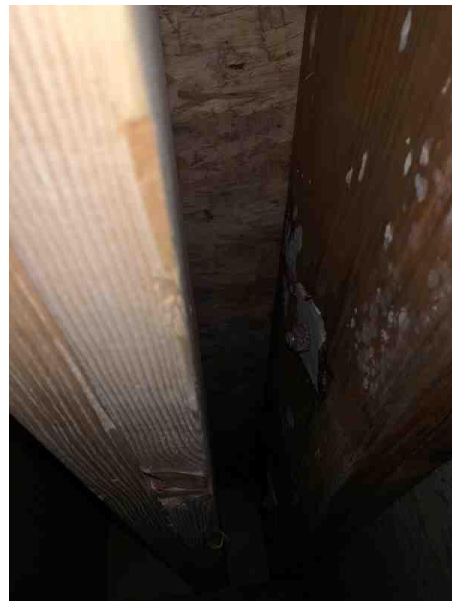
For additional detailed information on the sample results, please see the independent laboratory report included with this inspection report.

APPENDIX I

INSPECTION PHOTOS AND COMMENTS

FRONT CRAWLSPACE (FLOOR JOISTS) [SOUTH]

Evidence of mold-like growth was observed.



Mold like growth was observed at floor joists and subfloor materials in the front Crawlspace Area Below the garage.

Moisture Content: **Wet**

Humidity this area: **70%**
Humidity Outdoor: **61%**

Area Affected: **Subfloor and floor Framing below the Garage**

Suspected source(s)/cause(s):
Humidity / condensation due to indadequate ventilation

*** Humidity level for this area is above the ASHRAE recommended level for habitable spaces. Preferable level is between 30% and 60%.**

**FRONT CRAWLSPACE (SUBFLOOR)
[SOUTH]**

Evidence of mold-like growth was observed.



Moisture Content: **Wet**

Humidity this area: **70%**

Humidity Outdoor: **61%**

Area Affected: **Subfloor materials in several areas.**

Suspected source(s)/cause(s):
Humidity / condensation due to inadequate ventilation

*** Humidity level for this area is above the ASHRAE recommended level for habitable spaces. Preferable level is between 30% and 60%.**





Mold like growth observed at sub floor materials.

FRONT CRAWLSPACE [SOUTH]

Wet Building materials noted



Moisture Content: **Wet**

Humidity this area: **70%**

Humidity Outdoor: **61%**

Suspected source(s)/cause(s):
Humidity / condensation due to inadequate ventilation and/or previous exterior water intrusion.

*** Humidity level for this area is above the ASHRAE recommended level for habitable spaces. Preferable level is between 30% and 60%.**



The subfloor below the garage is actively wet and retaining moisture

FRONT CRAWLSPACE [SOUTH]

Water damage - Moisture damage or staining observed in this area.



Humidity this area: 70%
Humidity Outdoor: 61%

Suspected source(s)/cause(s):
Previous exterior moisture intrusion

*** Humidity level for this area is above the ASHRAE recommended level for habitable spaces. Preferable level is between 30% and 60%.**

Dry moisture stains were observed on the vapor barrier below the garage indicating previous water intrusion.

MAIN LEVEL GUEST BEDROOM [SOUTH]

Possible cross contamination from the affected Crawlspace.



Moisture Content: **Dry**

Humidity this area: 42%
Humidity Outdoor: 61%

A cross contamination air sample was collected in the main level bedroom or the access to the front Crawlspace is located.

REAR CRAWLSPACE (SUBFLOOR-WEST)

Evidence of mold-like growth was observed.



Moisture Content: **Dry**

Humidity this area: 72%
Humidity Outdoor: 61%
Area Affected: **Subfloor in multiple areas**

Suspected source(s)/cause(s):
Humidity / condensation

*** Humidity level for this area is above the ASHRAE recommended level for habitable spaces. Preferable level is between 30% and 60%.**



Mold like growth observed at subfloor materials.

REAR CRAWLSPACE (SUBFLOOR-EAST)

Evidence of mold-like growth was observed.



Moisture Content: **Dry**

Humidity this area: **72%**
Humidity Outdoor: **61%**

Suspected source(s)/cause(s):
Humidity / condensation

*** Humidity level for this area is above the ASHRAE recommended level for habitable spaces. Preferable level is between 30% and 60%.**



Mold-like growth observed at subfloor materials.

**LOWER LEVEL BEDROOM
[NORTHWEST]**

Possible cross contamination from the affected Crawlspace.



Moisture Content: **Dry**

Humidity this area: **52%**

Humidity Outdoor: **61%**

A cross-contamination air sample was collected in the Lower-Level Bedroom due to mold- like growth conditions observed in the Crawlspace.

**LOWER LEVEL FAMILY ROOM
[NORTH]**

Possible cross contamination from the affected Crawlspace.



Moisture Content: **Dry**

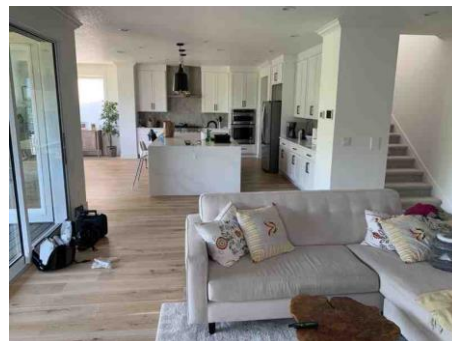
Humidity this area: **53%**

Humidity Outdoor: **61%**

A cross-contamination air sample was collected in the Lower Level Family Room.

MAIN LEVEL LIVING ROOM

Possible cross contamination from the affected Crawlspaces.



Moisture Content: **Dry**

Humidity this area: **53%**

Humidity Outdoor: **61%**

A cross contamination air sample was collected in the Main Level Living Room.

**UPPER LEVEL BONUS ROOM
[SOUTHEAST]**

Possible cross contamination from the affected Crawlspace.



Moisture Content: **Dry**

Humidity this area: **53%**

Humidity Outdoor: **61%**

A cross contamination air sample was collected in the Upper Level Bonus Room.

PRIMARY BEDROOM [NORTHEAST]

Possible cross contamination from the affected Crawlspace.



Moisture Content: **Dry**

Humidity this area: **52%**

Humidity Outdoor: **61%**

A cross contamination air sample was collected in the Primary Bedroom.