



Inspection Report

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<p><u>Services Performed For:</u> Tommy Ramone 67 Moon Lane Durham, NC 27705</p>	<p><u>Contact Information:</u> 919-918-7677 Themoldsolutionsgroup.com</p>	<p><u>Date of Issue:</u> 2/4/2020</p>
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Details Crawspace

<p>Link to Pictures</p>	<p>https://www.dropbox.com/sh/1k29ikn6ztd6sr5/AAB932poKGilfdy7v</p>
<p>Square Footage & On Center</p>	<p>Approx. 1,993 sq ft / 16 oc, (approx. 700 sqft at 12oc)</p>
<p>Amount / Location of Growth</p>	<ul style="list-style-type: none"> • Location: Floor joists, subfloor • Scale of 1 to 10: 5 (1 = light growth / 10 = heavy growth)
<p>Vapor Barrier Condition</p>	<p>Crawl space #1 - Poor / 6 mil / 45% coverage Crawl space #2 - None</p>
<p>Insulation Condition</p>	<p>Crawl space #1 - Fair / hanging in areas / missing in areas / fungal growth behind insulation on subfloor Crawl space #2 - Fair</p>
<p>Water/Drainage/Condensation/ Moisture %</p>	<ul style="list-style-type: none"> • The moisture levels in the wood structure of the crawspace were in the 9% range of content. Typically, moisture levels that rise above 15% are more prone to fungal growth problems and structural decay. Levels were acceptable at the time of inspection. • Humidity levels in the crawspace were measured as being 67.6%RH at the time of inspection. As a rule of thumb, it is prudent to keep moisture levels at or below 55% to avoid issues with fungal growth, wood rot / fungal decay. Given observed conditions, this most likely worsens during the warmer months due to exterior humidity entering through the foundation vents and the excessive moisture intrusion that is occurring. If left in this condition, the potential for structural damage occurring is higher than normal. • Foundation perimeter inside the crawspace was observed as relatively dry at the time of inspection; however, some signs of minor water intrusion were present. This does not appear to be a contributing factor to the crawspace conditions at this time. One area observed as wet appeared to correspond with a downspout on the exterior. This should be checked and repaired if necessary. • Hanging insulation is an indicator of excessive moisture levels due to condensation. Condensation usually occurs when exterior heated air entering through the foundation vents combines with the cooler crawspace air. • The left crawspace used to be part of a wraparound deck that has since be enclosed. The front portion of the left-hand crawspace is exposed to the exterior via the above screened porch. It is recommended that the two crawspace areas be separated to reduce problems in the future. • The functionality of the gutter system and underground drainage was not determined. It is recommended that all of the drainage components be tested for functionality. If found to be non-functional, repairs should take place at that time. Non-functional drainage systems can actually help to channel water to the foundation of a home and cause structural damage. Given the homes location in the woods, diligence is required to keep drainage systems free and clear of debris so that water has an unobstructed path away from the home. • The access hole that leads to the void under the front porch should be sealed from the rest of the crawspace to reduce the affect the exterior air can have on the crawspace. <p><i>Tip: To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.</i></p>



Continued...	
Ductwork / HVAC	<ul style="list-style-type: none">• Good condition• Gas air handler present in crawlspace <p><i>Tip: It is always recommended to have HVAC seams and connections checked for leaks and functionality by a qualified and competent HVAC technician. Improperly sealed ductwork has the potential to pull from the crawlspace as the air travels through.</i></p>
Access variables	<ul style="list-style-type: none">• Access is good to the crawlspace; located on the left side of the home.• Maneuverability throughout the crawl is good.

Additional Notes:

* The rear left portion of the home is an addition that was added in an area that used to be a pool. This portion of the home is built in such a way that access is impossible. We observed a small portion of this space through a missing foundation vent. Typical floor structure with installed insulation. No issues as they pertain to fungal activity were found.

Options for repair on next page





The "options" provided below are for consideration towards making your crawlspace a "non-issue" for the foreseeable future. All items listed are based on the inspection of your particular home. Ultimately it is up to you, the customer, to decide which options listed will best fit your needs, desires and budget. This is by no means an "all or nothing" list. MSG will gladly help in the decision making process by providing information regarding questions asked. We highly encourage questions!

A La Carte Options	
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Remediation Crawlspace:	
1. Remove and dispose of insulation, vapor barrier, and necessary debris. <i>It is requested that the homeowner remove any personal items before start of project.</i>	\$xx.xx
2. Remediation of crawlspace. <i>The remediation process involves a HEPA Vacuum, wire brush and/or wipe down of all applicable wood surfaces of the crawlspace with an EPA registered fungicide, mildewstat and disinfectant. Negative air will be established during the process to rid the air of contaminants.</i>	\$xx.xx
Restoration:	
3. Install new R-19 insulation.	\$xx.xx
4. Install 10 mil vapor barrier, wrapping columns and providing 100% coverage. All seams will have a minimum 12" overlap.	\$xx.xx
a) *Customer has the option of installing 10 mil barrier with no column wrap. \$xx.xx	
Prevention:	
5. Test all exterior underground drainage and other misc. drainage components for functionality. Recommend corrective measures if necessary.	\$xx.xx
6. Seal access to under porch void with sheet foam and expanding foam. <i>The "sealing" process involves sheet foam and expanding foam (to seal the edges). This sealing should be considered temporary in that if access is ever required to this area, the foam can be easily removed.</i>	\$xx.xx
7. In an effort to separate the crawlspace sections so that more control against excess exterior air intrusion can be gained...where the two areas meet, extend vapor barrier from the floor of the crawlspace to the bottom of the floor system. This will effectively seal off the communication of air between exterior and interior areas. <i>This step is required if a dehumidifier is installed. Otherwise, this step is highly recommended given the way the crawlspace is constructed.</i>	\$xx.xx
<p>Dehumidification will help to protect the investment you have just made in remediation. Basements and crawlspaces typically require some form of dehumidification due to typical location below grade which results in a damp environment. Commercial dehumidifiers are highly recommended over residential ones (that can be purchased at the local hardware supply). If interested, please contact us for information.</p>	



THE FINE PRINT (Please read!)

- Depending on the stage of the process, this may not be a formal scope of work. It should however, be considered a template to be manipulated to achieve an end result. The formal scope of work is issued once an agreement has been reached with the client. Once the formal scope is issued and signed by client, the work will be assigned a schedule date.
- During the remediation process, proper containment protocols will be utilized to prevent the spread of fungal spores into unaffected areas. An air scrubber may be utilized to create negative pressure in the environment and clean the air during the process.
- MSG reserves the right to invoice completed portions of the project, such as the insulation install, separately.
- Please be aware that large spaces or difficult access issues will affect pricing.
- A below the insulation line approach may compromise the appearance and/or functionality of the insulation. MSG makes every effort to keep the insulation as intact as possible.
- Please note: 100% coverage as it pertains to a vapor barrier is referring to the crawlspace ground only. It does not include extension of poly sheeting up the foundation walls or sealing of any kind to the walls or the taping of all seams. If extension up, sealing to the walls and/or taping seams is part of the scope, it will be specifically mentioned as a separate line item. If this is desired, please mention it before the project begins and we will add it to the formal scope of work. Please note there is an additional charge.

As a side note, MSG does not recommend sealing of any kind to the foundation wall or installation of sheet foam insulating material to a foundation wall unless certain steps have been taken to address interior foundation perimeter drainage. Once poly or sheet foam is installed on a foundation wall, you have just blocked visual access to what is going on outside of the home as it pertains to drainage problems. If drainage systems on the outside fail, you may not know about them until it is too late and you have a “water-bed” underneath your home.

- Please be aware that, although we try to be as thorough as possible during an inspection, there is the possibility that an issue may be overlooked. Alas, we are not perfect. If an issue is discovered during the process that was overlooked, we will bring it to your attention immediately! You may choose to address it as you see fit. We do not view this as an “up-sale” opportunity, it’s merely a continuation of sharing information with you regarding your homes condition so you can address potential issues.
- Commercial grade dehumidifiers are highly recommended. They are designed for the crawlspace environment and perform better under the conditions. Homeowner assumes all responsibility and maintenance thereof. Condensate lines on the exterior of the foundation wall will only extend to where gravity takes over and moves water away. Additional distances may incur a fee.

• *Clarification on the “sealing” process within the context of a dehumidifier install:

- Sealing of foundation vents – this refers to the installation of sheet foam (that is cut to fit) inside the foundation vent cavity on the interior side of the crawlspace. The perimeter of the sheet foam only is then sealed further with expanding foam to enhance the reduction of outside air intrusion into the crawlspace.

- Access door – the access door to the crawlspace has weather stripping applied where the door meets the frame to enhance the reduction of outside air intrusion into the crawlspace. Sometimes the access door requires modifications to accommodate the weather stripping. This will be an additional charge.

- Foundation penetrations – penetrations through the foundation wall such as pvc pipes, wires, HVAC line-sets occasionally have gaps around them where air transfer is possible. These areas are sealed with expanding foam to enhance the reduction of outside air intrusion into the crawlspace (if applicable).

- In the context of a dehumidifier install, any “sealing” that takes place is focused on reducing the communication of air outside the crawlspace with the air inside of the crawlspace.

• Warranties: Some crawlspaces with a commercial dehumidifier are warrantable. This offers protection in the event re-growth of fungi occurs in the treated areas within a pre-determined time frame of the initial treatment, and it is confirmed by a certified mold testing company. If applicable, MSG warrants that it will retreat the area free of charge, provided the customer has kept the treated area free of moisture and insured that humidity levels are properly maintained (55%). We offer no warranty against fungal return in a crawlspace with no dehumidifier or other mechanical means of control. It should be noted that a minimal scope of work may not address all of the issues. Please be aware that cleaning/treating alone will NOT remedy the conditions that created the problem in the first place. MSG cannot be held responsible for the return of microbial growth in any area treated if steps were not taken to correct the cause of the problem. In order to be considered for a warranty, a thorough scope must be chosen as outlined and installed by The Mold Solutions Group and a commercial dehumidifier (depending on the size of the space, more may be required) must be installed and operated at all times and the unit(s) must be installed by The Mold Solutions Group. It should be noted that dehumidifiers have a humidistat built-in to the unit itself. This allows the dehumidifier to function ONLY when conditions are such that dehumidification is necessary. The phrase “operated at all times” does not refer to the dehumidifiers operating on a continuous basis. Rather, the dehumidifiers should be installed and operational as intended by the manufacturer. Dehumidifiers are mechanical therefore, things occur that will affect the operation of the unit such as parts failure. When addressed in a timely fashion, the(our) warranty will still be valid. Addressing a dehumidifier failure may require the replacement of the dehumidifier with new. The cost of a new dehumidifier replacement and/or any parts required to service the units (i.e: filters) will be the sole responsibility of the homeowner and the unit must be installed by The Mold Solutions Group.

Mechanical components fall under their original manufacturer’s warranty of 5 years and are not the responsibility of The Mold Solutions Group.



- Interior drainage systems carry a 25yr warranty against workmanship. This is void if any modifications or damage has been incurred as a result of the homeowner and in no way connected to the initial install.

- Mechanical components such as dehumidifiers and sump pumps carry a manufacturer's warranty only.

- Modifications to ANY components that MSG has installed will void any warranties offered. Repair of components will then be chargeable.

• Interior Projects: It should be noted that the prices are based on "visible" issues. Once areas are opened up, there may be unforeseen problems beyond the initial visual inspection. If this is the case, homeowner will be notified immediately. All pricing is approximate. All attempts will be made to keep within the projected cost.

• We go above and beyond to protect you and your family and our safety standards meet or exceed all suggested guidelines for our industry. We use only the best products / processes available to provide a superior kill and prevention rate during the remediation and our protocols are the gold standard. Whatever you do, DO NOT USE BLEACH! You could create a very hazardous environment.

• Regarding your report and our "A la Carte" style: Please keep in mind that, though the line items are "options", they often go together as a whole to make your home the best it can be. If that is not a major concern of yours, then we can begin eliminating options to address your immediate needs. We can do as much or as little as you need. This is where our strength is – communicating all of your choices so you can make an educated decision on how to proceed. Although our report is option based, certain items in the report need to be under our control in order to warranty the work. We cannot offer warranties on items performed by other contractors that may affect our efforts or if a major component is left out of the process.

• Please be aware that some cities/towns in our service area require certain aspects of the work to be permitted. Please ask us what your options are regarding this process, it's rather complicated to include here. The decisions related to permits, and the associated costs, revisions to scope and timelines, are left to the homeowner. MSG uses licensed electricians to install electrical components such as GFCI's.

• A contractor friend of ours once asked why we do not have this in our proposals: "**A service charge of 5% will be added to and thereafter accrue upon the unpaid balance of all invoices that are 5 days past due. Customer agrees to pay all cost of collection, including a 15% attorney's fee, should the services of an attorney be utilized in collection.**" ...so there, we've mentioned it. Our response was that we like to believe in the good of mankind and that, so far, it had never been an issue. After we thought about it for a bit, we thought it might be worth a mention in case we ever run across that one person.

• MSG's findings, reports, suggestions can, in no way, be used in a lawsuit against an opposing party. If you are contacting us in hopes of using our findings in a litigious manner...may we suggest contacting another company or an Industrial Hygienist (they have more letters behind their name) ☺

*It should be noted that a crawlspace can be a hazardous environment. There are many areas where our personnel can be harmed. Loose hanging wires, open junction boxes, nicked wires, broken glass, metal shards, animal waste and grey water are all very real dangers that we face every day...not to mention several different strains of microbial growth. Sometimes, through no fault of our own, things short out, break or just plain stop working while we are in the crawlspace. MSG cannot be held liable for any malfunction in a crawlspace due to owner negligence.

• We at The Mold Solutions Group greatly appreciate the opportunity you have given us. We pride ourselves on being reliable information providers and doing what we say we are going to do. We sometimes find it interesting that clients think this is a refreshing way to go about it...we think it's the right way. We are fully aware of less than credible options in the service field. That gives us all the more energy in striving to gain your confidence.

• We truly believe we are the best in our industry, and we try to prove it every day. We provide you with all of the information you will need to make an educated decision on how YOU would like to approach your unique situation. Understanding that cost is a large issue, we want to make sure you get what you pay for. We will work with you to help you make the most of your money and please don't forget that there are terms available. We may even be able to offer discounts for payment by check at the end of the project. Let us help you find a payment plan that meets your budget and allows us to pay our bills on time as well.

• There will always be another company out there that will do the work for less. Please check around before committing to a cheaper price. We won't "nickel and dime" you and often address things that weren't even discovered until after we started the project...without expecting to get paid for it (within reason of course). We actually do treat every job as if we were doing our own home. Just ask anyone we have worked with in the past. We will happily provide references for you to check.