

Preferred Home Inspections, Inc.

Licensed Mold Assessment and
Home Inspection Company

713-249-8581

PROTOCOL FOR REMEDIATION

Date: April 27, 2018

Date of Original Inspection: March 3, 2018

Prepared for: [REDACTED]

Concerning: [REDACTED]

Contact: [REDACTED]

Indoor Air Quality Testing was performed at the above address on March 3, 2017, with result showing that the air quality was good, i.e., low spore counts. However, many areas of the house walls were found to be wet to the degree that both visible moisture was present and probable mold within certain walls. Testing was performed using both the Delmhorst BD2100 and the Tramex Moisture Encounter. See the Inspection Report for more information.

The inspection determined that above some of the wet wall areas, roof flashing as incorrect or in need of replacement as well as siding. These must be corrected/repared prior to any remedial work.

It is also very possible that the actual stone cladding on some of the outside areas, such as the laundry room, powder and master bath toilet rooms is causing water penetration to the interior walls and may have to be removed when other causes are eliminated. The best method is to remove the wallboard of the above areas (laundry room and two bathrooms) under mold containment protocols, then call us to return for an examination of the water staining evidence. Stone removal would be the last resort.

Due to the extent of containment barriers needed during the remedial phase, we recommend that you move out of your home for that week.

The following walls/rooms are in need of repair using mold containment procedures by a licensed mold remediation company:

1. Laundry room
2. Breakfast room/kitchen
3. Powder bathroom
4. Master bathroom toilet room
5. Office above garage

The areas are to be remediated in the following manner:

1. Laundry room and 2. breakfast room/kitchen



Laundry room exterior



Breakfast room interior

Pack out of items from the rooms needed after owners remove smaller personal items. Remove laundry machines temporarily. Either remove the hanging lamp or cover.

A containment entry outside the laundry room door that has separate entry to the exterior breakfast room wall and laundry room needed in order to isolate for proper clearance testing after removal of all cabinetry and wallboard.

The containment of the breakfast room must be large enough to allow for dismantling the secretary desk and gypsum walls around it – to be bagged and disposed out the closest window then moved to normal trash. Removal of wallboard around the right-side window and secretary desk up to and including the highest fur down required. Removal and disposal of insulation needed. If any mold growth damage is seen beyond, continue 2' until none is found. All workers must wear N95 masks and Tyvek suits with attached booties that are discarded through the windows prior to leaving the containments.

The containment of the laundry room should include sealing off the pantry that is within the room. The cabinetry within the room, including shelving, countertop and sink must be removed from the rear wall and window wall to include the fur down. The wall adjacent to the pantry door must be removed up to the door casing. Baseboard removal needed – do not save. All insulation on the exterior walls to be bagged and removed from the area through an open window. Removal of all vinyl wall paper needed.

Two negative air machines to be used, one in each of the containments. Two containment areas needed in order to properly test for clearance. The polyethylene must billow slightly inward in order to have negative pressure. Any air returns or registers within the containment areas must be sealed off. The units should run a minimum of 24 hours until clearance testing is performed.

After removal of wall board and insulation is performed, inspectors should be called to assess the situation to assure that incoming moisture penetration points are found and repaired.

3. Powder bathroom rear wall, which is an exterior wall was found to contain moisture after the most recent rain (second inspection) at .8% where the wallpaper is peeling due to the high moisture. This moisture is enough for mold growth within the wall and must be removed by:

- a. Removing all personal items from the bathroom and cover vanity. Toilet removal and future replacement.
- b. Build containment in front of house at main entry doors with tunnel to hallway where a secondary containment tunnel can be run to the master bathroom containment. At the confluence of the rooms, which is the hallway, the containment should have a slit opening to the master bathroom as well as to the powder bathroom.
- c. Remove rear gypsum wall and insulation 9'x 4' and 4' crown molding and baseboard, bagged within the containment and carried through the house to the front door, then to regular trash.
- d. At this point inspectors should be called in to assess what the penetration point(s) may be for repair prior to removal of mold growth. It is possible that stone removal on the exterior may be needed to stop water penetration, however, this will be determined at that time.
- e. Cover air register
- f. After remedial work is complete an air scrubber is to be set up in room, to run 24 hours prior to clearance testing.

4. Master bathroom toilet room wall, was found to contain moisture at .7% after this recent rain (second inspection). This moisture is enough for mold growth with the wall and must be removed as follows:

- a. Removing all items from this area of the bathroom to other parts of the bathroom, then covered for protection with polyethylene, sealed at all edges. The left and right side vanities must also be covered or otherwise contained.
- b. Toilet removal for future replacement
- c. Any air return and supply register must be covered
- e. Remove wallboard to be 3' x 9' and all baseboard
- f. A negative air machine with a duct running to the toilet room window is needed, for 24 hours prior to re-testing.

5. Garage Office – The entry door wall has water stains indicating water penetration coming down from the porch roof that has both siding and flashing that must be replaced after exterior work is performed to stop incoming moisture.
 - a. Removal of desk and other items to rear of office in order to make an area approximately 32’ square ft.
 - b. Build a containment around the wall to include the entry door in order to remove wallboard, 4’ baseboard and insulation within.
 - c. Any air register within the area must be sealed off
 - d. Containment must be sealed and a negative air machine set up to run 24 hours until clearance testing is performed.
 - e. Removal of debris through the door that is adjacent to regular trash after bagging.

It is recommended that moldy areas be cleaned by applying a biocide after scrubbing any visible mold growth off the studs. The biocide should be USA registered and approved by the EPA. Homeowners must agree to use of biocide.

After all areas are cleaned and prior to any rebuild, inspectors should be called to perform testing inside all containments to assure that mold is remediated.

Respectfully submitted



Fernando Martinez



Elissa L. Martinez



Wendy Matson Martinez

TREC Professional Licensed
Inspector #2945
ICC Certified Code Building
Inspector #5228486-B1
Certified Level 1 Infra-red
Thermographer # 18177
Professional Mold Assessment
Consultant #MAC 1002
by Texas Department of State Health
Services
Stucco Certified by EDI (exterior
design institute) TX133

Professional Mold
Assessment Consultant
#1137
By Texas Department of State
Health Services
TREC Apprentice
Licensed Inspector #10490

TREC Licensed Inspector
#3666
And
Professional Mold Assessment
Consultant #1136
By Texas Department of State Health
Services,
Stucco Certified by Exterior
Design Institute (EDI)

Member of Indoor Air Quality Association
Member of BBB in good standing
Recommended by Angie’s List, 2007, 2008, 2009 , 2010, 2011, 2012, 2013 and 2014
“Super Service Award” winners



For answers to general stucco problems, go to: <http://apinspector.com/information.pdf>

For more information regarding our tools, please go to www.moldconsultanttx.com

Email address: homeinspector@swbell.net

We encourage you to ask questions about our findings and about this report, especially if something does not make sense! We want to assure that what we have found is understandable.