



## Golden State Mold Inspections

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This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

**Client Information:**

Sample Report  
123 Main St  
Anywhere, Ca 99999

**Property Information:**

123 Main St  
Anywhere Ca 99999

## Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

### Grading at House

#### Comments:

Grounds at the front of the building appear to have inadequate drainage and water may be pooling near or against the exterior wall.

Inspector was informed that sprinklers were spraying on the structure.

**Recommend adjusting sprinklers so that they are not spraying on the structure. Ensuring that drainage is adequate and that water runs away from the structure and does not pool**



### Soil & Landscaping

**Condition:** Not Satisfactory

#### Problems

- There are planters close to the structure.

#### Comments:

There are planters against the structure at the North and West side. The interior walls opposite of the planters have a high moisture test reading (see Section on Bedrooms) indicating that the planters have a failing or inadequate moisture barrier.

**Recommend digging out the soil in the planters and replace the moisture barrier.**



## Exterior

Our inspection of the Exterior grounds includes the surface drainage, grading, sidewalks, patios, and driveways adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. The grading of the soil should allow for surface and roof water to flow away from the foundation. All items listed are inspected for their susceptibility to water and mold infiltration and general water damage. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

### Porch

**Condition:** Satisfactory

### Exterior Wall Covering

**Condition:** Satisfactory

### Eaves & Soffits

**Condition:** Satisfactory

### Gutters

**Condition:** Needs Maintenance

**Comments:**

Downspouts are missing extensions. Rain gutters, downspouts and extensions help divert rain water away from the structure, which helps avoid water penetration, damage and microbial growth.

**Recommend installation of extensions diverting water at least five feet from the structure.**

## Structure

The inspection of the structural components includes the foundation, roof covering, attic, basement, crawl space, and garage. The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roof system for possible leaks, open penetrations, and mold growth. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident. It is not unusual to find occasional moisture and dampness in the Crawl Spaces or basements and we advise annual inspections of this area. Significant or frequent water accumulation can promote mold growth and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawl space during the rainy season. The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area being cluttered or areas being inaccessible, it is common for sections that cannot be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly.

### Garage or Carport

**Condition:** Satisfactory

#### Problems

- There are signs of water damage.

#### **Comments:**

Evidence of a past leak at the ceiling of the cabinet at the Northeast corner (see picture). Moisture test readings were normal at the time of inspection, indicating that the leak is not active.



## Plumbing

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for excessive or unusual wear, leakage, and microbial growth.

## Water Heater

**Condition:** Satisfactory

## Interior

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows are inspected. These features are examined for excessive wear, water damage, and microbial growth. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. The condition of floors underlying floor coverings is not inspected. Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, active leakage, unusual wear, and microbial growth. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

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### Kitchen

**Condition:** Needs Maintenance

**Problems**

- There are water stains observed.

**Comments:**

Water line for refrigerator has signs of a past leak. Moisture test readings were normal at the time of inspection.



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### Laundry Room

**Condition:** Needs Maintenance

**Problems**

- There are signs of microbial growth.
- There is a high moisture test reading.

**Comments:**

There are signs of microbial growth at the lower portion of the wall (see picture).

**Recommend surface cleaning per U.S. EPA guidelines, which are available at [www.epa.gov/iaq/molds](http://www.epa.gov/iaq/molds). It is recommended this cleaning be done with an approved microbial inhibitor in all areas mold like substances are present, such as 10%-25% bleach to water solution or other approved biocide.**

There is a high moisture test reading at the wall below the the washer water lines and drain, 30%. It is possible that mold is growing at the interior of the wall where the moisture reading is elevated.

**Recommend isolating area, removing dry wall at least 18" beyond high moisture test readings.**

**Note: Further inspection may be necessary once drywall is removed.**



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### Extra Room

**Condition:** Satisfactory  
**Room Description:** Entry  
**Location:** Ground Level

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### Extra Room

**Condition:** Satisfactory  
**Room Description:** Stairs

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### Extra Room

**Condition:** Satisfactory  
**Room Description:** Dining Room & Breakfast Area  
**Location:** 2nd Level

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### Extra Room

**Condition:** Needs Maintenance  
**Room Description:** Living Room  
**Location:** 2nd Level

#### Problems

- There is a high moisture test reading.

#### **Comments:**

High moisture test reading at the lower portion of the North to the East of the slider (see Section on Sliding Door).

## Exterior Doors

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### Door

**Condition:** Satisfactory

**Location:** Entry

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### Door

**Condition:** Needs Maintenance

**Location:** Family Room

**Comments:**

High moisture test reading 17% at the lower portion of the interior wall, East side of slider. This indicates that the slider has a failing seal. Inspector was unable to determine where the seal was failing.

**Recommend removing the drywall at the lower portion of the wall, 8" up from the floor and 10" out from slider. Inspect interior of wall for mold growth and source of moisture intrusion.**

**Ensure failing seal is repaired and replace drywall. Surface clean any mold growth per U.S. EPA guidelines, which are available at [www.epa.gov/iaq/molds](http://www.epa.gov/iaq/molds). It is recommended this cleaning be done with an approved microbial inhibitor in all areas mold like substances are present, such as 10%-25% bleach to water solution or other approved biocide.**

# Windows

## Window

**Condition:** Not Satisfactory

**Location:** Ground Level-West Windows

### Problems

·There are signs of dry rot.



## Sinks / Drains

### Sink / Drain

**Condition:** Needs Maintenance

**Location:** Kitchen

#### Problems

·There are cracks / open penetrations observed.

#### **Comments:**

Grout around the sink is cracked. There are signs of moisture intrusion below the sink, through the crack (see pictures).

**Recommend sealing crack.**



### Sink / Drain

**Condition:** Satisfactory

**Location:** Hall Bathroom-2nd Floor

### Sink / Drain

**Condition:** Satisfactory

**Location:** Full Bathroom-2nd Floor

### Sink / Drain

**Condition:** Satisfactory

**Location:** Ground Level-West Bathroom

### Sink / Drain

**Condition:** Satisfactory

**Location:** Ground Level-East Bathroom

## Showers / Tubs

### Shower / Tub

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**Condition:** Satisfactory

**Location:** All Showers/Tubs

## Toilets

### Toilet

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**Condition:** Satisfactory

**Location:** All Toilets

# Bedrooms

## Bedroom

**Condition:** Satisfactory

**Location:** 2nd Level

## Bedroom

**Condition:** Needs Maintenance

**Location:** Ground Level-East Bedroom

### Problems

- There are signs of microbial growth.
- There is a musty odor / dampness observed.
- The room is poorly ventilated.

### **Comments:**

Note: Inspector was informed of sprinklers spraying on the structure.

There are signs of microbial growth on the blinds and window sill (see pictures).

**Recommend replacing blinds.**

**Surface cleaning window sill per U.S. EPA guidelines, which are available at [www.epa.gov/iaq/molds](http://www.epa.gov/iaq/molds).**

**It is recommended this cleaning be done with an approved microbial inhibitor in all areas mold like substances are present, such as 10%-25% bleach to water solution or other approved biocide.**

**Replacing carpet.**



## Bedroom

**Condition:** Not Satisfactory

**Location:** Ground Level-West Bedroom

### Problems

- There are signs of microbial growth.
- There are water stains observed.
- There is a high moisture test reading.

### **Comments:**

There are signs of microbial growth on the blinds and window sill (see pictures).

There are water stains at the lower portion of the North side of the closet (see picture)

There are high moisture test readings along the lower portion of the North side of the closet, and the lower portion of the North and West walls of the bedroom. High moisture readings are a result of the failing moisture barrier noted in the Section on Soil and Landscaping.

**Recommendations:**

**Isolate bedroom and create a negative air environment.**

**Ensure recommendations noted in Section on Soil and Landscaping are completed.**

**Remove lower portion of the wall at the North side of the closet, North and West walls of the bedroom to at least 18" beyond any high moisture readings and or visible mold growth.**

**Surface clean interior of wall cleaning per U.S. EPA guidelines, which are available at [www.epa.gov/iaq/molds](http://www.epa.gov/iaq/molds). It is recommended this cleaning be done with an approved microbial inhibitor in all areas mold like substances are present, such as 10%-25% bleach to water solution or other approved biocide.**

**Replacing blinds.**

**Surface cleaning window sill per U.S. EPA guidelines, which are available at**

**[www.epa.gov/iaq/molds](http://www.epa.gov/iaq/molds). It is recommended this cleaning be done with an approved microbial inhibitor in all areas mold like substances are present, such as 10%-25% bleach to water solution or other approved biocide.**

**Remove carpet.**

**Obtain mold clearance before replacing materials.**



## Bathrooms

### Bathroom

**Condition:** Needs Maintenance  
**Room Description:** Hall Bath-2nd Floor  
**Ventilation:** Fan

**Comments:**  
Ventilation fan not working.

### Bathroom

**Condition:** Needs Maintenance  
**Room Description:** Full Bathroom  
**Location:** 2nd Floor  
**Ventilation:** None

#### Problems

- There are signs of microbial growth.
- The room is poorly ventilated.

**Comments:**  
There are signs of microbial growth at the ceiling. Mold growth is caused by moisture accumulating on the ceiling.

**Recommend surface cleaning per U.S. EPA guidelines, which are available at [www.epa.gov/iaq/molds](http://www.epa.gov/iaq/molds). It is recommended this cleaning be done with an approved microbial inhibitor in all areas mold like substances are present, such as 10%-25% bleach to water solution or other approved biocide.**

Poor ventilation. Bathrooms with showers should have a ceiling vent with fan to help circulate and vent the air to prevent moisture from accumulating on the floor, walls and ceiling. This bathroom does not have any additional ventilation which is more than likely the cause of both the microbial growth on the walls and ceiling and the peeling paint.

**Recommend ceiling exhaust fan installed.**



### Bathroom

**Condition:** Not Satisfactory

**Room Description:** Full Bath

**Location:** Ground Level-West Bathroom

**Ventilation:** None

**Problems**

- There is a musty odor / dampness observed.
- The room is poorly ventilated.
- There is a high moisture test reading.

**Comments:**

There are signs of microbial growth on the cabinet below the sink (see picture).

**Recommend surface cleaning per U.S. EPA guidelines, which are available at [www.epa.gov/iaq/molds](http://www.epa.gov/iaq/molds). It is recommended this cleaning be done with an approved microbial inhibitor in all areas mold like substances are present, such as 10%-25% bleach to water solution or other approved biocide.**

Poor ventilation. Bathrooms with showers should have a ceiling vent with fan to help circulate and vent the air to prevent moisture from accumulating on the floor, walls and ceiling. This bathroom does not have any additional ventilation which is more than likely the cause of both the microbial growth on the walls and ceiling and the peeling paint.

**Recommend ceiling exhaust fan installed.**

High moisture test reading, 17%, at West wall below the sink. This wall is opposite of the exterior planters (see Section on Soil and Landscaping).

**Recommendations:**

**Completing recommendations noted in the Soil and Landscaping section.**

**Remove bathroom sink cabinet.**

**Removing drywall were moisture reading is elevated. Surface clean interior of wall per U.S. EPA guidelines, which are available at [www.epa.gov/iaq/molds](http://www.epa.gov/iaq/molds). It is recommended this cleaning be done with an approved microbial inhibitor in all areas mold like substances are present, such as 10%-25% bleach to water solution or other approved biocide.**

**Obtain mold clearance before replacing drywall.**



**Condition:** Needs Maintenance

**Room Description:** Full Bath

**Location:** Ground Level-East Bathroom

**Ventilation:** None

**Problems**

·The room is poorly ventilated.

**Comments:**

Poor ventilation. Bathrooms with showers should have a ceiling vent with fan to help circulate and vent the air to prevent moisture from accumulating on the floor, walls and ceiling. This bathroom does not have any additional ventilation which is more than likely the cause of both the microbial growth on the walls and ceiling and the peeling paint.

**Recommend ceiling exhaust fan installed.**