



## 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:**

Hans Solo  
5/4/2023

**Property Information:**

123 Main St.  
Anywhere, CA 98765

## 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.

### Exterior Wall Covering

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**Condition:** Satisfactory



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### Eaves & Soffits

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**Condition:** Satisfactory



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### Chimney

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**Condition:** Satisfactory



## 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 evidence 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 Crawlspaces 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 be cluttered or areas being inaccessible, it is common for sections that cannot not 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.

## Basement

**Condition:** Professional Consultation

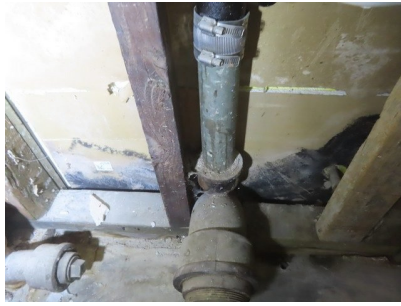
**Comments:**

There are signs of microbial growth and high moisture test readings at the lower portion of the wall.

**Scope of Work:**

1. Isolate the area and create a negative air environment.
2. Remove wall coverings to a minimum of 14" beyond any mold growth, water damage and high moisture test readings.
3. Remove any water damaged building materials.
4. Clean surfaces 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.
5. Allow the area to dry out thoroughly. Use of high powered fans and dehumidifiers may be necessary.
6. Sand wood surfaces as necessary.
7. Run HEPA filter air scrubbers for 48 hours.
8. Obtain mold clearance before removing the containment and replacing materials.
9. Ensure the source of water intrusion is properly repaired.

**Note:** Further inspection may be necessary once materials are removed.



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## Roof Covering

**Condition:** Satisfactory  
**Viewed From:**Ground



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## Attic

**Condition:** Satisfactory  
**Access Method:**Scuttle hole



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## Crawlspace

**Condition:** Satisfactory



## 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 Main & Supply Lines

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**Condition:** Satisfactory

**Comments:**

Copper plumbing noted.



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### Waste Pipes

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**Condition:** Satisfactory

**Comments:**

ABS and cast iron waste lines noted.



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### Water Heater

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**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.

### Kitchen

**Condition:** Professional Consultation

**Comments:**

There are signs of microbial growth at the sink cabinet. A mold swab sample was taken, see section on microbial samples.

The grout is deteriorated at the sink counter.

**Scope of Work:**

1. Isolate the area and create a negative air environment.
2. Remove cabinetry and wall coverings to a minimum of 14" beyond any mold growth, water damage and high moisture test readings.
3. Remove any water damaged building materials.
4. Clean surfaces 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.
5. Allow the area to dry out thoroughly. Use of high powered fans and dehumidifiers may be necessary.
6. Sand wood surfaces as necessary.
7. Run HEPA filter air scrubbers for 48 hours.
8. Obtain mold clearance before removing the containment and replacing materials.
9. Ensure the source of water intrusion is properly repaired.

**Note:** Further inspection may be necessary once materials are removed.





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## Laundry Room

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**Condition:** Satisfactory

**Problems**

- There are obstructions blocking a full view.

**Comments:**

Moisture test readings were at normal levels and there were no signs of microbial growth at the time of inspection.



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## Extra Room

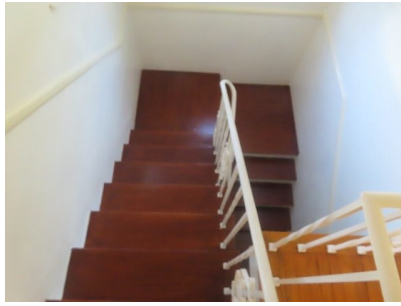
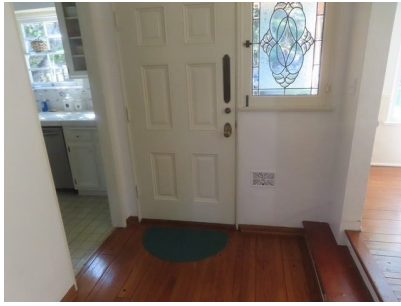
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**Condition:** Satisfactory

**Room Description:** Entry, Stairway and Hallway

**Comments:**

Moisture readings were at normal levels and there were no signs of microbial growth at the time of inspection.



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## Extra Room

**Condition:** Satisfactory

**Room Description:** Family Room

**Comments:**

Moisture readings were at normal levels and there were no signs of microbial growth at the time of inspection.



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## Extra Room

**Condition:** Satisfactory

**Room Description:** Dining Room

**Comments:**

Moisture readings were at normal levels and there were no signs of microbial growth at the time of inspection.



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## Extra Room

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**Condition:** Not Satisfactory

**Room Description:** Living Room

**Comments:**

There is a musty odor and signs of microbial growth at the cabinets along the retaining wall.

**Recommendations:**

1. Clean surfaces 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.
2. Remove cabinets.

**Note:** Further inspection may be necessary once materials are removed. If any signs of mold growth are observed, stop work and contact inspector. Containment protocol may be necessary.







## HVAC System

Our examination of the heating and cooling system includes a visual examination of the exposed and accessible heating equipment, venting and the means of air distribution including the filtration system, return air box, condensate drain and pump lines, humidifier, and ducts and vents. Our inspection of the heating and cooling system includes a visual examination of the accessible components listed. These items are examined for excessive or unusual wear, water damage, and microbial growth. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

### AC Unit

**Condition:** Satisfactory



### HVAC Unit

**Condition:** Not Satisfactory

**Comments:**

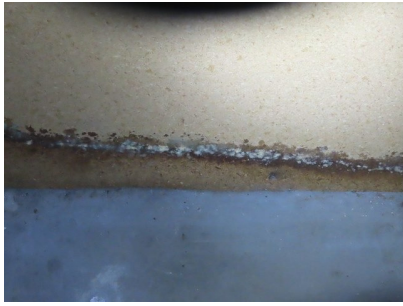
Efflorescence noted at the walls near HVAC unit A.

There are signs of water damage at the lower portion of the wall covering near HVAC unit B.

**Recommend removing wall covering to a minimum of 12" beyond any water damage.**

**Note: Further inspection may be necessary once materials are removed. If any signs of mold growth are observed, stop work and contact inspector. Containment protocol may be necessary.**





## Microbial Samples

There are various ways to test mold for toxicity. The method used to test mold normally depends on the situation, the type of microbial growth observed, the location, and the accessibility of the sample. The inspector will get the clients authorization before taking a sample to be sent to a lab for analysis. Mold samples are collected in the manner that is most appropriate for each situation. All microbial growth should be considered hazardous until laboratory analysis has determined otherwise. While there is no well-established quantitative standard for fungal spores on surfaces or in air, mold contamination can generally be considered present in a building when the total mold spore concentration per cubic meter of air is above 10,000. Acceptable levels for individual species vary since species toxicity varies widely as does spore size, weight, and other features which affect risk to building occupants. NO WARRANTY as to the possibility of new mold can be offered.

### Microbial Sample

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**Authorization:**Authorized

**Sample Type:**Swab

#### Sample Data

**Location:** Kitchen Sink Cabinet

**Lab Code:** 926410-001

#### **Comments:**

**Lab analysis confirms mold growth:**

**Stachybotrys** (stack-ee-bought-ris) - contaminant, found indoors primarily on wet cellulose containing materials. It is the "toxic black mold" that has garnered much media attention. Stachybotrys is sometimes difficult to detect indoors because many times it will grow unseen on the back of walls or in the wall cavity with little disturbance that would cause it to be detected. This is potentially also when it is of most health concern: when it covers entire wall areas and constantly produces toxins undetected. Areas with relative humidity of 55% that are subject to temperature fluctuations are ideal for toxin production. Individuals with chronic exposure to the toxin produced by this fungus reported cold and flu symptoms including sore throats, diarrhea, headaches, fatigue, dermatitis, intermittent hair loss and generalized malaise. Exposure to the toxin may also exacerbate allergic type symptoms, especially in persons who have a history of hypersensitivity diseases such as asthma, pneumonitis and severe sinusitis. Allergic rhinitis and conjunctivitis may be other conditions exhibited. The toxin produced by this fungus may suppress the immune system. Species of Stachybotrys earned considerable notoriety in recent years due to their production of potent toxins in indoor environments. They have been linked to some cases of infant deaths in moldy buildings. A host of other toxic reactions in humans are also linked to it. Symptoms usually disappear after all contaminated materials are removed. Ref: Jong and Davis, 1976.

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### Microbial Sample

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**Authorization:**Authorized

**Sample Type:**Swab

#### Sample Data

**Location:** Basement Wall

**Lab Code:** 926410-002

#### **Comments:**

**Lab analysis confirms mold growth:**

**Stachybotrys**(stack-ee-bought-ris) - contaminant, found indoors primarily on wet cellulose containing materials. It is the "toxic black mold" that has garnered much media attention. Stachybotrys is sometimes difficult to detect indoors because many times it will grow unseen on the back of walls or in the wall cavity with little disturbance that would cause it to be detected. This is potentially also when it is of most health concern: when it covers entire wall areas and constantly produces toxins undetected. Areas with relative



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## Windows

### Window

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**Condition:** Satisfactory

**Location:** All Windows



## Sinks / Drains

### Sink / Drain

**Condition:** Professional Consultation

**Comments:**

There is an active leak, water damage and standing water at the sink cabinet.

**Recommendations:**

1. Remove sink cabinet bottom and water damaged cabinetry to a minimum of 8" beyond any water damage.
2. Remove any water damaged building materials.
3. Allow the area to dry out thoroughly. Use of high powered fans and dehumidifiers may be necessary.
4. Evaluation by plumbing contractor to ensure proper repair.

**Note:** Further inspection may be necessary once materials are removed. If any signs of mold growth are observed, stop work and contact inspector. Containment protocol may be necessary.



## Bedrooms

### Bedroom

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**Condition:** Satisfactory

**Room Description:** Upper Bedroom 1

#### Problems

- There are obstructions blocking a full view.

#### **Comments:**

Moisture readings were at normal levels and there were no signs of microbial growth at the time of inspection.



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### Bedroom

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**Condition:** Satisfactory

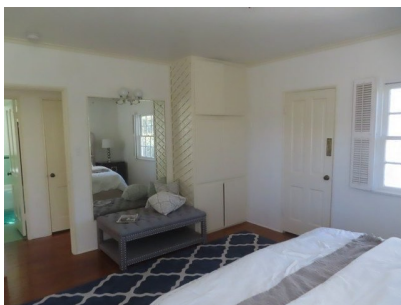
**Room Description:** Upper Bedroom 2

#### Problems

- There are obstructions blocking a full view.

#### **Comments:**

Moisture readings were at normal levels and there were no signs of microbial growth at the time of inspection.



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### Bedroom

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**Condition:** Satisfactory

**Room Description:** Lower Bedroom

**Problems**

- There are obstructions blocking a full view.

**Comments:**

Moisture test readings were at normal levels and there were no signs of microbial growth at the time of inspection.



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## Bedroom

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**Condition:** Satisfactory

**Room Description:** Primary Bedroom

**Problems**

- There are obstructions blocking a full view.

**Comments:**

Moisture test readings were at normal levels and there were no signs of microbial growth at the time of inspection.



## Bathrooms

### Bathroom

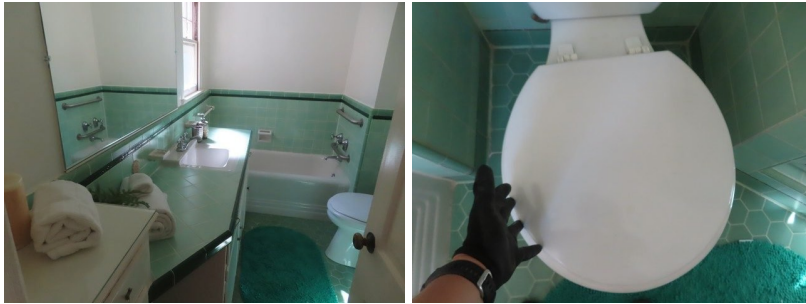
**Condition:** Needs Maintenance

**Room Description:** Upper Bathroom

**Comments:**

The toilet is loose at the floor.

**Recommend inspecting the wax ring before properly securing the toilet to the floor.**



### Bathroom

**Condition:** Professional Consultation

**Room Description:** Lower Bathroom

**Comments:**

The toilet is loose at the floor.

**Recommend inspecting the wax ring before properly securing the toilet to the floor.**

There are high moisture test readings at the lower portion of the wall behind the toilet.

There are signs of microbial growth at the lower portion of the wall, observed at the basement (adjacent to the bathroom). A mold swab sample was taken, see sections on Basement and Microbial Samples.

**Scope of Work:**

1. Isolate the area and create a negative air environment.
2. Remove wall coverings to a minimum of 14" beyond any mold growth, water damage and high moisture test readings.
3. Remove any water damaged building materials.
4. Clean surfaces 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.
5. Allow the area to dry out thoroughly. Use of high powered fans and dehumidifiers may be necessary.
6. Sand wood surfaces as necessary.
7. Run HEPA filter air scrubbers for 48 hours.
8. Obtain mold clearance before removing the containment and replacing materials.
9. Ensure the source of water intrusion is properly repaired.

**Note:** Further inspection may be necessary once materials are removed.



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<end of report>