

B”H



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## RE: ADDRESS

Dear Mr. Blank

At the request of \_\_\_\_\_ a visible mold inspection was performed by DovBer Kahn of Kahn Home Inspectors at above mentioned property on \_\_\_\_\_

The purpose of the inspection was to perform a visual mold inspection and air-o-cell test. Please note, inspector’s comments are based on the condition of the subject property at the time of inspection and do not act as a warranty for conditions in the future.

### The visual inspection revealed:

- Distinctive strong smell in the basement.
- Minimal Efflorescence on common wall of basement to crawlspace.
- Bucket free dehumidifier that drains into main house drain. Manufacture’s name was not visible but it was similar in appearance to Royal Sovereign 65 Pint Bucketless Dehumidifier.
- Standing water in water softener, *Brine tank* where salt is stored.
- Stored items in basement.
- Signs of excessive moisture / water intrusion into the crawlspace:
  - All crawlspace insulation was sagging.
  - Standing water in crawlspace.
  - Loose crawlspace vapor barrier.
  - Portions of crawlspace peripheral of supporting columns was rusted.
  - Efflorescence on portions of the crawlspace walls.

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### The Air Sampling test revealed:

3 Air samples were taken from crawlspace, Basement and a control sample from Front main floor bedroom that is situated above the crawlspace.

Excessive Aspergillus | Penicillium were found in the Crawlspace 3000 m/3 and basement 20,000 m/3.

### Spores in air or on surfaces:

There is no official standard for acceptable mold spore levels. To create such a guide would require standards for each of possibly thousands of genera/species and conditions. However, “clean” residential buildings are typically 230/m<sup>3</sup> -630. Buildings with evidence of flooding are typically much higher: 2200/m<sup>3</sup> and **mold-damaged buildings are typically extremely high in comparison: 36,000/m<sup>3</sup>**. The mold level target is never zero except in special applications such as surgery medical and drug facilities which operate in a “clean room” environment where no stray particles are permitted. Mold is a natural ingredient in outdoor air most of the time. To prevent mold growth one must control moisture, water intrusion and keep the relative humidity levels below 60%. Please see the attached brochure – “10 things you should know about mold.”

We recommend:

- removal of all fiberglass insulation from crawlspace and basement.
- Professional cleaning of all wood members of crawlspace and basement by a license reputable mold removal company. Removal of old crawlspace vapor barrier from crawlspace.
- Installation of new vapor barrier, minimum 10mil.
- Installation of a Mechanical ventilation system such as Tjernlund ventilator or similar mechanical ventilation for crawlspace.
- Repairing the exterior grade and spigots to slope/ drain away from home as specified in inspection report.
- Professional cleaning of current basement ventilation system or replacement of ventilation system. Cleaning or removal of water softener brine tank.
- Removal of all stored items from basement.
- After above items are addressed further air sampling by a reputable licensed mold assessor should be performed.

Please feel free to contact me in regards to any concerns you may have.

Thank you,

DovBer Kahn

*"It's all about getting to know your home"*

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