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3423 Ramsgate Terrace, Alexandria, VA 22309

RE: Mold Inspection of 49 Park Place on September 15, 2015

I was asked for an evaluation of the causes for mold after multiple areas of drywall had been removed in the basement where mold damage was suspected. Lab tests for mold available include an instant assay for visible mold and an air test with two samples, one outside as a control and at least one inside taken in suspect rooms. Since all visible mold was removed with the drywall and only small areas of probable *Penicilium* and *Aspergillus* remained on concrete block that would be cleaned, it was decided to do an air test after all cleanup was complete.

The only area where moisture was clearly evident behind the drywall was below a covered over window in the small room in the basement. Reaching in to examine the old window frame clearly showed it wet and deteriorating. An examination outside showed there was no cover on the well with the siding draining directly over it.

- 1) Covering the window well may help prevent water from overflowing the old window sill, however, the whole opening is clearly compromised and replacement of the window is probably the only way to assure that water cannot enter through that opening. Raising the sill with pressure treated lumber may also help. The well will most likely have to be enlarged to access the opening, which will be an added benefit in providing more light, if that is the case.
- 2) To the left of the well there is a downspout that may be draining backwards. A downspout extender there is suggested.
- 3) To the right of the well is a downgraded set of concrete blocks. This area needs to be regraded with non-porous soil. The mulched area around the well may also require regrading.
- 4) The stairs are very wet and musty. Removing the cover to allow them to dry and air out may significantly improve the air in the basement. The seal around the stairs at the siding is questionable. Resealing this may keep water from intruding into the basement. If the cover is permanently removed they can actually be made to look good. Such as :



- 5) The basement stairs wall has shifted and a repair was attempted. Further water intrusion damage can be limited by waterproofing the walls as explained in:

[Waterproofing Concrete](#)

Epoxy injection can stabilize the crack as explained here:

[Epoxy Injection](#)

- 6) Two of the walls in the utility room show efflorescence and other signs of water intrusion. They should be waterproofed in the same way as the basement stair wall.
- 7) Some plugs to allow the walls to breathe have been installed in the utility room. These have been painted over, drastically reducing their effectiveness. These holes can be opened using a nail.
- 8) A dehumidifier was used previously to get rid of the moisture getting through the walls. These use a lot of electricity, need constant maintenance and don't get rid of other pollutants. I recommend that a humidistat fan be installed in the utility room. This model requires two holes be cut in the wall, similar to what would be required for two dryer vents.

[Ventilation Ideas](#)

Air samples for mold were taken at the client's request. Lab results will be back in about a week.

Paul Cummins, Owner
VA License # 3380000604
703-472-9020

info@nosurpishomeinspection.com

Photos follow:



Window well catching siding overflow.



Downspout extension needed here.



Re-grading needed here.



Stairwell cover can be removed or resealed.



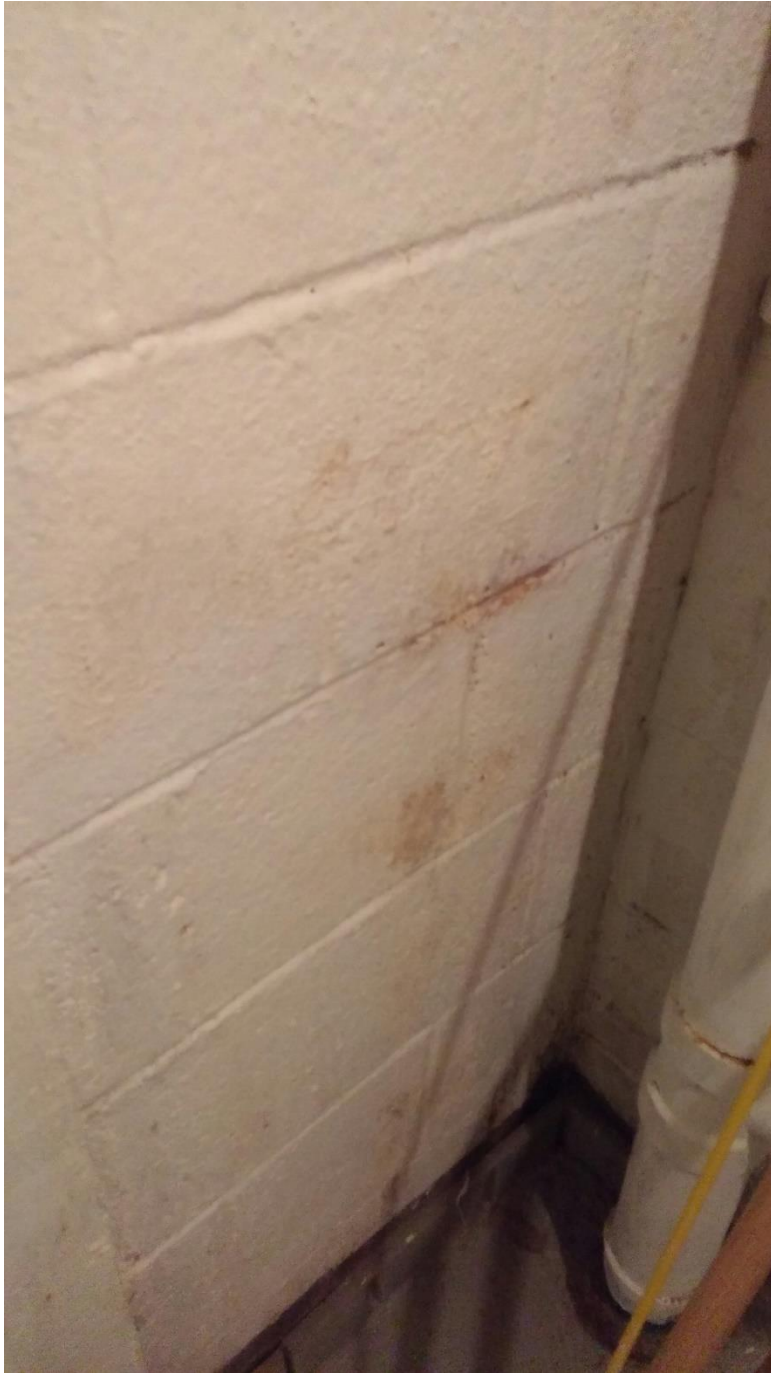
Basement stairwell needs to be waterproofed.



These vents need to be cleaned.



This is indicative of efflorescence found all along wall behind furnace. Probable *Aspergillus*/*Penicilium* here.



Water intrusion in outer corner of utility room.