



# SOUTHERN BROTHERS INSPECTIONS

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## MOLD ASSESSMENT REPORT

10363 Bridge St  
White Springs, FL 32096

Town of White Springs

06/11/2024



Inspector

**Tanner Yirka**

*Tanner Yirka*

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# 1: INSPECTION DETAILS

## Information

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<b>Property Type</b> Commercial - Office	<b>Weather Conditions - Time of Inspection</b> Clear	<b>Outside Average Temperature</b> 89 Degrees Fahrenheit
<b>Outside Average Relative Humidity</b> 67 %	<b>Type of Sample(s)</b> Swab, Air	<b>Property Size - Square Foot</b> 3276 Square Feet
<b>Sample Area Relative Humidity</b> 45 %	<b>Sample Area Average Temperature</b> 76 Degrees Fahrenheit	<b>Year Built</b> 1960

### Approximate Square Footage of Area Sampled

2500 Square Feet

### A Note from our CEO

Neighbor,

Our team at Southern Brothers Inspections desires to provide you with facts and not opinions, while at the same time providing effective inspection services through inspecting every property as if it were our own. Our desire is to serve you in the same professionalism you would serve, while providing you with the education and the highest value of inspection you require.

We are thankful for the opportunity to be of service! If there is anything we can do to further your knowledge and understanding of property inspections or building science we are happy to help.

We hope that we have exemplified Jesus Christ in our work and that we were able to reflect the scriptural principal of Hebrews 3:4, which is quoted, "...every house has a builder, but the one who built everything is God."

Regards,

Mark Riccaboni

Co-Founder, CEO

Southern Brothers Inspections

### Confidentiality and Copyright

Southern Brothers Inspections is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the readily accessible areas and components of the building. The information provided in this report is confidential to you and your representatives or agents, solely for your use. Southern Brothers Inspections will not release a copy or this report, nor will we discuss its contents with any third party, without your written consent. We ask that you honor us in protecting it's contents and not freely distributing this report or it's contents to others without our consent, according to your 'Inspection Agreement'.

### Story Video - All About Southern Brothers Inspections

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## Southern Brothers Inspections: Our Story



Watch on  YouTube

### Scope of Work

#### Purpose & Scope

**Purpose:** The purpose of the inspection is to attempt to detect the presence of mold by performing a visual inspection of the property and collecting samples to be analyzed by a laboratory.

**Scope:** The scope of the inspection is limited to the readily accessible areas of the property and is based on the condition of the property at the precise time and date of the inspection and on the laboratory analysis of the samples collected. Mold can exist in inaccessible areas such as behind walls and under carpeting. Furthermore, mold grows. As such, the report is not a guarantee that mold does or does not exist. The report is only indicative of the presence or absence of mold. As a courtesy Southern Brothers Inspections may point out conditions that contribute to mold growth but such comments are not part of the bargained for report.

Typical air sampling consists of three samples, one exterior control sample taken outside of the property to determine airborne environment outside the property, and two additional interior samples as advised by the client and determined to be the most appropriate locations by the sampler. Indoor samples cover approximately 500 square feet, hence multiple samples may be required to fully evaluate and provide the most accurate interpretation of indoor air environment. The client will be advised when additional samples are advised.

## 2: SAMPLING RECORDS

### Information

**Location: Type of Sample(s)**

Air, Swab

**Location: Sample 1**

Air, Exterior Control



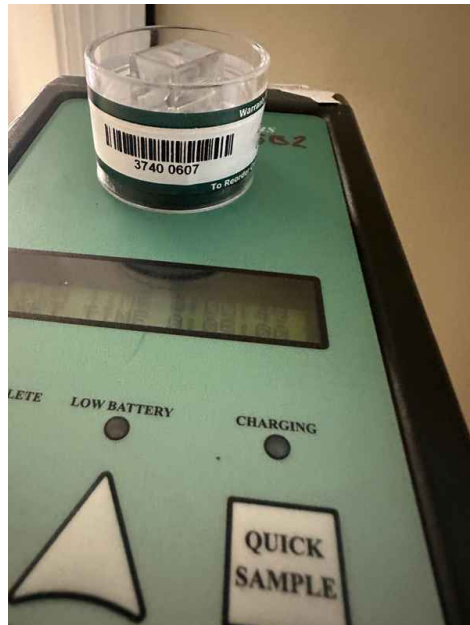
**Location: Sample 2**

Air, Entry





**Location: Sample 3**  
Air, Conference room/office hallway



**Location: Sample 4**  
Swab, At visible growth, Entry



# 3: MOLD ASSESSMENT

## Information

### Rooms with Elevated Mold Counts

Entry, Office Hallway/Confernece Room

### Mold Types identified outside of threshold

Aspergillus/Penicillium, Cercospora, Ganoderma

### Contributing Factors/Findings: Evidence of previous moisture event - roof leaks



### Above Threshold - Indoor Air Quality Sampling Results - Air Quality Result Outside of Threshold

A mold assessment and indoor air quality sampling was conducted at the noted property address. The samples collected were delivered to a state certified laboratory and analyzed. The results of the samples collected at this property are reflected in the lab report attached to this report or correspondence.

\*\*\*\*\*Based on the field assessment, attached lab report and our interpretation of the lab analysis, THESE RESULTS ARE ABOVE threshold for industry standard expectations for the area(s) sampled.\*\*\*\*\*

(Some mold species do cause different allergic reactions and health concerns to specific individuals, and should be considered for each individual occupant. The indoor air quality samples are samples which allow us to identify to a genus level only, and are not species specific. Different sampling methods at visible mold must be conducted to identify specific fungal species.)

Please note we have only completed a mold assessment at locations specified or requested by the client. Additional samples may reveal different conditions if taken in different or more precise locations.

For further direction regarding resolution to the areas outside of threshold, please contact Southern Brothers Inspections at 904.747.0888.

### Direct Fungal Swab Analysis - Elevated Mold Identified

A direct fungal swab analysis was used to confirm the presence of mold conditions at visible growth observed by the assessor.

The lab results have revealed an elevated mold condition at the areas sampled, indicated by the mold types expressed in this summary as well as within the lab analysis attached to this report.

### Advise removal of moisture damaged materials by licensed professionals

Water damaged building components are contributing factors to mold growth and promote fungal growth. Advise removal of all damaged building components, evident of moisture exposure. Advise utilizing licensed professionals.

### HVAC maintenance, service, and cleaning

HVAC systems are common areas sourced for mold development and harboring conditions prone to fungal environment conditions. Advise routine service and maintenance by licensed HVAC professionals. Consideration of thorough cleaning of air handler equipment and ductwork cleaning to NADCA standards is advised to improve the overall air quality in areas sampled.

See protocol for detailed remediation performance standards.

**Contributing Factors/Findings: Elevated Moisture Content at Area of Concern**

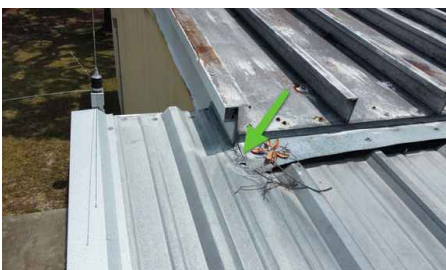
Moisture content readings at surface materials indicated elevated and saturated conditions in multiple locations at area of concern.



**Contributing Factors/Findings: Evidence of roof damage - active leaks noted at time of inspection**

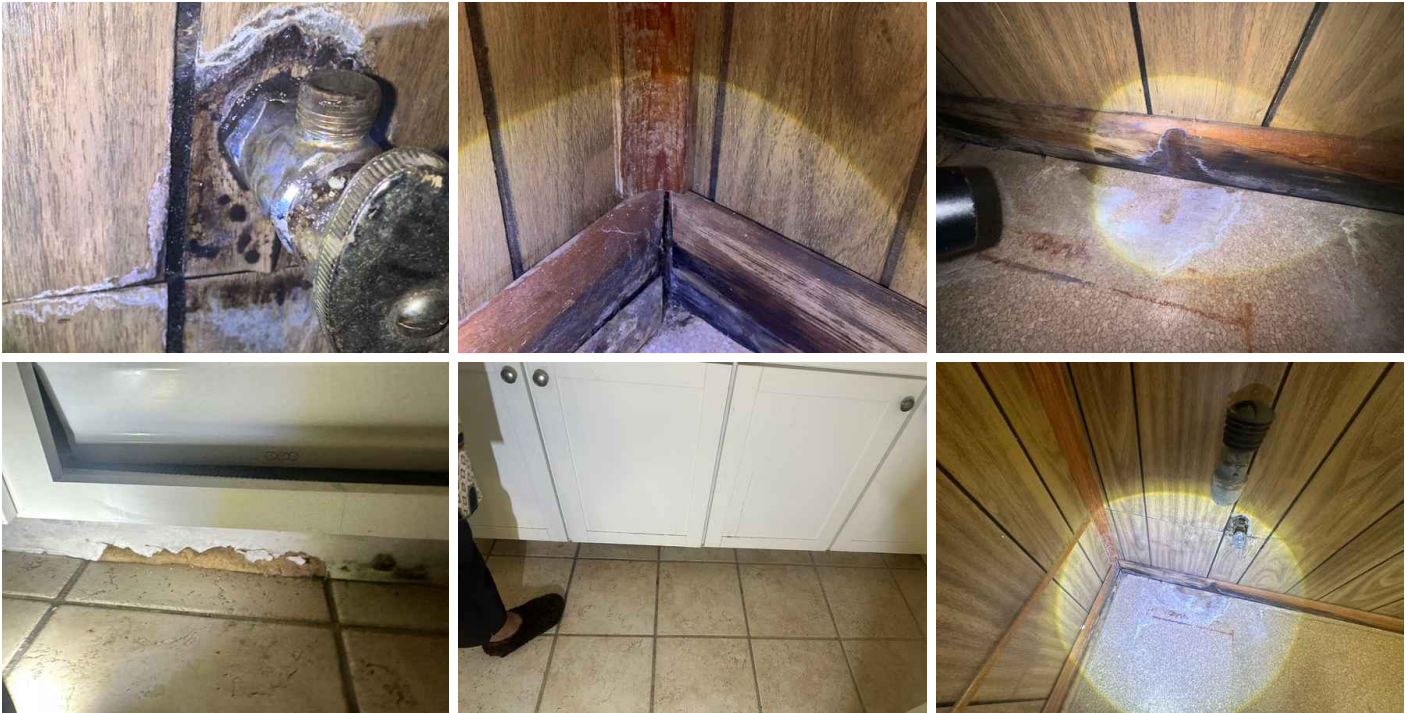
Various locations indicated areas of moisture intrusion and roof damage. See photos for specific locations and areas observed.





**Contributing Factors/Findings: Visible microbial/fungal growth observed**

Visible microbial/fungal growth was observed at time of assessment at areas shown in documentation photos.



**Contributing Factors/Findings: Thermal imaging shows inconsistencies in thermal boundaries insulation**

Areas of insulation are void or missing in various areas of walls/ceilings. See photos for specific examples of areas impacted. Advise consulting with professional insulation contractor regarding necessary weatherization improvements, to minimize air transfer and thermal loss at openings and other exterior wall/ceiling coverings.



**Contributing Factors/Findings: HVAC - Air Handler - Debris build up at return chase/plenum/coils**

Utilize a professional HVAC contractor with certification in NADCA cleaning standards to perform system maintenance and cleaning on all associated ductwork system components, including ductwork and registers.

Installation of an enclosed plenum at HVAC return can also provide additional efficiency and cleanliness of the indoor air environment. Consult licensed HVAC contractor for application in your specific circumstances and system design.



**Contributing Factors/Findings: HVAC - Package Unit - Excessive Precious Moisture (dry at time of inspection)**

Utilize a professional HVAC contractor with certification in NADCA cleaning standards to perform system maintenance and cleaning on all associated ductwork system components, including ductwork and registers.

Elevated humidity and thermal breaks at crawl space and exterior are producing evidence of microbial growth and conducive conditions.



**Contributing Factors/Findings: Unsealed penetration in thermal boundary**

Unsealed penetrations through the thermal boundary will allow for air and water intrusion into undesired spaces, contributing to ideal conditions for mold growth



#### **Client Interview: Client interview 06/14/2024**

The client reported a musty smell in the building. They also reported an increase in allergies and sickness. They had also noted several areas of visible growth.

## **Observations**

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3.1.1 Contributing Factors/Findings

**EVIDENCE OF ACTIVE PLUMBING LEAK - SUPPLY LINE**

Damage to floors and surrounding wall material from leaking supply line.

Advise repair of any active leaks by licensed plumbing contractor.

