



BiltRite  
11235 St Johns Industrial Pky Suite 5  
Jacksonville, FL 32246

# Inspection Report



805 Trail mark Dr  
St Augustine, FL 32092

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## General Information

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Inspection Date 9/25/2018

### Property Information

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Property Address 805 Trail mark  
City St Augustine State FL Zip 32092

### Client Information

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Client Name Robert Johnson

### Inspection Company

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Inspector Michael J Munn, CIEC  
License # HI 4086 MRSA 2238 CBC 047871

Inspector Name Michael J. Munn  
Company Name Bil tRite  
Address 11235 St Johns Industrial Pky Suite 5  
City Jacksonville State FL Zip 32246  
Phone 904-262-9855  
E-Mail admin@bil triteqa.com

### Conditions

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Inspection Type Indoor Air Quality Assessment  
Others Present Tenant Property Occupied Occupied  
Building Type Amenity Center Garage



Date: 9/30/2018

## Inspection Agreement

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Inspector Name: Michael J. Munn  
Company Name: Bil tRite  
Address: 11235 St Johns Industrial Pky Suite 5  
City State Zip: Jacksonville, FL 32246

Client Name: Robert Johnson  
Address:  
City, State Zip:

Property Address: 805 Trail mark  
City State Zip: St Augustine, FL 32092

This contract is between ("Customer") and BILTRITE ("Company") to perform a LIMITED MOLD OR MOISTURE ASSESSMENT on the property located at ("Property"), this inspection is limited to readily accessible systems and components of the property. Customer agrees to pay amount invoiced for inspection of property listed above.

The Customer agrees to contract with the Company to perform an inspection of the Property. The only purpose for the inspection is to alert the Customer of possible Indoor Air Quality or Moisture Intrusion concerns. The Company will provide a Report ("Report") with the findings of the inspection. The Report will then be delivered to the Customer for its sole, exclusive and confidential use. The company will perform its inspection in accordance with the State/or Province the inspection occurs in Standards of Practice for Mold Assessors.

The Company will perform an inspection on the Property and will only inspect visible and accessible areas and components of the property and only reflects the apparent condition of the Property on the date the inspection was performed. Conditions may not be apparent at the time the inspection occurs due to inoperable systems, weather, etc. Conditions may make some problems undetectable. This inspection reduces some risk of purchasing the Property, but it DOES NOT eliminate risk. The Company is not liable for the failure to find hidden or concealed defects or problems that occur or become obvious after the inspection has been performed.

The Company will not perform invasive or destructive testing unless requested to do so in writing by authorized agent. The Company will not dismantle any systems, appliances or equipment.

This Inspection or Report DOES NOT constitute or should be implied to be any of the following:

- A compliance inspection with respect to any code, standard or regulation;
- a guaranty, warranty of policy of insurance;
- a survey, appraisal or flood plain certification;
- a wood-destroying organism report;
- an option regarding the condition of title, zoning or compliance with restrictive covenants;
- an environmental or engineering analysis;
- technical ly exhaustive.

The Customer has the option and may wish to seek advice or recommendations from proper professionals concerning conditions revealed in the Report, and areas excluded from the extent of the inspection.

## Inspection Agreement (Continued)

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The Company assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. The Company's liability for mistakes or omissions in the conduct of this inspection and its Report is limited to the refund of the fee paid. This limitation of liability is binding upon customer, heirs, successors and assigns, and all other parties claiming by or through the customer.

Any other agreement, modification or amendment to this Agreement must be in writing and signed by the affected party. In the event any portion of this Agreement is determined to be unenforceable, the remainder of it will still remain in effect.

This Agreement is binding upon and available to the heirs, successors and, to the extent permitted hereunder, the assigns of each of the parties.

If any controversy of claim between the parties arises out of or relating to the interpretation of this Agreement, the services rendered hereunder or any other matter pertaining to this Agreement, the parties will mutually appoint an arbitrator who is knowledgeable with the home inspection industry. Judgment on any award may be entered in any courts having jurisdiction and the arbitration decision shall be binding on all parties. Secondary or consequential damages are specifically excluded. All claims must be presented with (1) one year after the date of the inspection. All liability is no longer with the Company after (1) one year after the date the inspection was performed. If the customer commences arbitration and is unsuccessful, the Customer at the Customer's own cost will bear all expenses the Company incurred in connection with the arbitration including, but not limited to, attorney's fees, fees to employees of the Company to investigate, prepare for attend any proceeding or examination. Customer may not present or pursue any claim against the Company until (1) written notice of the defect or omission is provided to the Company and (2) the Company is provided access to and the opportunity to cure the defect.

The Customer has the opportunity to participate in the inspection and accept responsibility for incomplete information should the Customer not participate in the inspection. The Customer's participation shall be at the Customer's own risk for injury, property damage, etc. The Customer agrees that this report may be used for educational purposes and may be provided to the Property owner and those involved with the real estate transaction.

This inspection is not a substitute for a pre-settlement inspection for which the Customer is responsible since damages, mechanical failures, an symptoms, cures, etc. may appear after this work and before Customer's legal acceptance of the property. Customer waives all claims against the inspector of Company in the absence of diligently performing Customer's pre-settlement inspection and for lack of more extensive investigation and follow through with a specialist on any problems noted including conformation of any cost approximations.

This inspection is not a technically exhaustive inspection.

### LIMITATIONS

This assessment will be conducted following standard practices and guidelines. This is a limited, non-exhaustive, assessment, it is possible that some areas containing mold growth, water damage, and/or elevated moisture content or other indicators of poor indoor air quality from areas that are inaccessible or not evident at the time of the assessment. The findings and recommendations included will represent conditions evident at the time of the assessment. Building conditions related to indoor air quality, microbial growth, and moisture intrusion may be subject to change on a daily basis, particularly after

## Inspection Agreement (Continued)

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catastrophic events. Therefore, the conditions observed and reported herein may not be evident in the future. If additional information becomes available which may affect our findings and recommendations, we request the opportunity to evaluate the information and modify our findings and recommendations as appropriate. Company has endeavored to meet what we believe to be the applicable standard of care ordinarily exercised by licensed indoor air quality professionals. No warranty express or implied is made regarding the information contained in this report. The report will be prepared for the sole exclusive use of named recipient.

By signing below the Customer requests the standard visual inspection of the readily accessible areas of the structure. The inspection is limited to visual observation existing at the time of inspection. The customer agrees and understands that the maximum liability incurred by The Inspector /The Company for errors and omissions in the inspection shall be limited to the fee paid for the inspection. Signer is responsible for payment. The inspection fee is due upon presentation of the inspection Report or as otherwise agreed by both parties in writing. The inspection fee is for a single visit to the property, additional fees may arise if the Customer acquires additional visits from the Company. If the Company is called upon for litigation or testimony as a result of this inspection, like services are not included in this scope of this inspection, and additional fees will be assessed.

## Background

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General description of background information on property and the specific issue for which this assessment was requested.

Property Background Property Manager Info - During periods of heavy wind-driven rain, the building experienced water intrusion at certain locations.

Occupants Reported a musty odor emanating from various locations within the building. Issue first reported by: Property Manager - Less than two weeks had elapsed between discovery of this issue and scheduling of this assessment.

Initial actions taken: Assessment Scheduled - Property Manager dispatched Bil tRite to conduct this assessment.

Purpose of this assessment IAQ Assessment - IAQ - Indoor air quality assessment involves conducting a visual inspection with air sampling to determine the degree to which noted conditions have impacted Indoor Air Quality, and make recommendations for repairs and remediation as warranted.

## Building Assessment

Gym Building Assessment  
 Defective Moisture Condition No Elevated Moisture Observed - Water stains present at rear wall below clerestory windows. Interior surfaces (accessible walls, floors, and ceilings) were assayed using Infra Red Thermography and a moisture meter. No Moisture - No evidence of elevated moisture conditions was observed.



Defective Visible Suspect Mold Growth Observed - Less than 10 square feet of visible growth at surfaces in mechanical room. This type of surface growth is typically indicative of elevated humidity resulting in condensation on cool surfaces.



Defective Temp/Humidity Condition Elevated Relative Humidity - RH above 55% in any indoor space is considered "inappropriate" according to EPA and ACGIH guidelines. Elevated RH raised Dew Point and creates more condensation on cool surfaces, which can provide moisture source needed to support mold growth.



Defective Adjacent Exterior Wall Evaluation - Z flashing at upper wall skirt board at rear was improperly installed with no lap or sealant at the lap. Water intrusion occurs at this location causing the staining at rear wall.



## Buil ding Assessment (Continued)

Defective

Other Observations General Pressurization - Overall buil ding pressurization was tested using a smoke pin to identify general tendencies for air movement either inward or outward. A consistent tendency towards inward air movement or negative pressurization was observed.

Exterior door casings were general ly found to be unseal ed and improper ly instal led al lowing for unhindered ingress of outside air.



## Building Assessment (Continued)

### Indoor Air Quality

Inspector will note any visible suspect mold growth on any surface within the living space only. A general temperature and humidity survey will be conducted to document conditions at the time of the inspection. Conditions conducive to fungal growth will be noted even if VSMG is not observed. Additionally, any moisture accumulation in organic materials will be noted. Overall statements made regarding indoor air quality will be based upon standards published by the American Congress of Governmental Industrial Hygienists (ACGIH) and the Environmental Protection Agency (EPA). Any cleaning/remediation recommendations are to be completed according to the S520a guideline by the Institute of Inspection, Cleaning and Restoration Certification (IICRC).

Visible Mold?	Less than 10 square feet of visible suspect mold growth observed
Marginal	Temp/Humidity Marginally high (Between 55% and 60%) - Relative humidity above 55% in some rooms.
Acceptable	Infra Red Assessment No abnormal conditions noted
Marginal	Overall IAQ Evaluation Conditions are marginally acceptable for normal habitation. See recommendations - Not Elevated - Indoor airborne spore counts are LOWER than outdoor control sample. Based on Lab report and other information in this report, indoor conditions are appropriate for normal habitation.

Although Indoor conditions are appropriate at this time there is potential for ongoing moisture intrusion and degradation of indoor air quality conditions until sources of water intrusion are permanently corrected.

### Air Sampling

Air and/or Bulk samples were collected for the purpose of identifying the species group and relative concentration of fungal spores within the affected area. According to the American Congress of Governmental Industrial Hygienists (ACGIH), indoor air quality conditions are properly evaluated by comparing quantities of spores per cubic meter of indoor samples, with a sample collected of the same air volume from outdoors as a control. Conditions are considered inappropriate if there are unusual quantities of a species group indoors that is not represented on the control sample, OR a quantity of a particular species on the indoor sample that is significantly higher than the same group on the control, OR an OVERALL indoor spore count that is higher than the OVERALL outdoor spore count. Samples were collected in the following locations. Lab report with sampling results will follow approximately 3 days after the date of assessment. IF Lab report has already been obtained, it will be sent separately from this report.

Sample 1 Indoor - Sample NOT ELEVATED per Lab report attached.



Control Sample Outside

## Construction Remedy

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The following recommendations are suggested for the specific areas in question. All work should comply with appropriate codes and practices and the input of engineers and architects should be procured as required.

Recommendations General Recommendations - Although no elevated mold conditions were observed, the following steps are recommended to maintain best ongoing indoor air quality conditions:

The general tendency towards higher indoor relative humidity are attributed to an imbalance between supply and return air volumes placing the building in a negative pressure when AC is operational. Ongoing infiltration of hot/humid outdoor/attic air results in added overall grains of moisture indoors.

1. Replace sections of Z flashing at skirt trim to assure proper lap at joints. Seal all lap joints using polyurethane caulk.
2. Seal all exterior casing to door frames using polyurethane caulk.
3. Consult with a qualified HVAC contractor to conduct a test and balance assessment on AC systems and assure proper balance between supply and return air at all locations. Seal all duct penetrations through ceilings using mastic, and provide properly sized supply/return in mechanical room.

## Final Comments

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This report represents findings from a limited moisture intrusion assessment. Only the areas noted have been assayed.

## Marginal Summary

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This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

## Indoor Air Quality

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1. Temp/Humidity Marginally high (Between 55% and 60%) - Relative humidity above 55% in some rooms.
2. Overall IAQ Evaluation Conditions are marginally acceptable for normal habitation. See recommendations - Not Elevated - Indoor airborne spore counts are LOWER than outdoor control sample. Based on lab report and other information in this report, indoor conditions are appropriate for normal habitation.

Although Indoor conditions are appropriate at this time there is potential for ongoing moisture intrusion and degradation of indoor air quality conditions until sources of water intrusion are permanently corrected.

## Defective Summary

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### Building Assessment

1. Gym Building Assessment Moisture Condition No Elevated Moisture Observed - Water stains present at rear wall below clerestory windows. Interior surfaces (accessible walls, floors, and ceilings) were assayed using Infra Red Thermography and a moisture meter. No Moisture - No evidence of elevated moisture conditions was observed.



2. Gym Building Assessment Visible Suspect Mold Visible - Less than 10 square feet of visible growth at surfaces in mechanical room. This type of surface growth is typically indicative of elevated humidity resulting in condensation on cool surfaces.



3. Gym Building Assessment Temp/Humidity Condition Elevated Relative Humidity - RH above 55% in any indoor space is considered "inappropriate" according to EPA and ACGIH guidelines. Elevated RH raised Dew Point and creates more condensation on cool surfaces, which can provide moisture source needed to support mold growth.



4. Gym Building Assessment Adjacent Exterior Exterior Wall Evaluation - Z flashing at upper wall skirt board at rear was improperly installed with no lap or sealant at the lap. Water intrusion occurs at this location causing the staining at rear wall.



5. Gym Building Assessment Other Observations General Pressurization - Overall building pressurization was tested using a smoke pin to identify general tendencies for air movement either inward or outward. A consistent tendency towards inward air movement or negative pressurization was observed.

Exterior door casings were generally found to be unsealed and improperly installed allowing for unhindered ingress of outside air.



## Building Assessment (Continued)

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Other Observations (continued)

