HomeTeam[®] INSPECTION SERVICE

HOME INSPECTION REPORT

Home. Safe. Home.





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WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.

FAST









Dear

On Thursday, March 14, 2019 HomeTeam Inspection Service made a visual inspection of **Service Service**, Wyoming, MI 49509. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Inspection Agreement.

If I can be of any assistance, please feel free to call me at (616) 888-6200. Thank you for choosing HomeTeam.

Sincerely,

Jeffrey Ulicny HomeTeam Inspection Service

SUMMARY

The following is a summary of our findings. Be sure to read the full body of the inspection report; it contains much more detail about the property. Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.

Safety Concerns

- 1. The kitchen lacks GFCI protection.
- 2. Exterior door from half-bath off the kitchen does not open with reasonable force.
- 3. A 120-volt branch circuits in the structure has single strand aluminum wiring.
- 4. The handrails around the flat roof should be secured to improve safety. The flat roof is also serving as a balcony from the upstairs bathroom.
- 5. The furnace flue pipe is not sealed where it enters the chimney.
- 6. The GFCI outlet located in the second floor bathroom is defective and should be replaced.

Foundation and Structure

- 1. At least 2 floor joists require repair or re-support.
- 2. Daylight and evidence of moisture intrusion was visible in the crawlspace under the right rear entrance door.

Roof and Gutters

1. Missing gutters and downspouts were noted on the left side of the home.

Plumbing

- 1. A leak was observed at the drain line under the kitchen sink.
- 2. The toilet in the half bath is loose. Failure to secure the toilet may lead to leakage around the wax ring.
- 3. The faucet in the main bathroom is loose.
- 4. Bathroom caulk and/or seal requires repair in the bathroom.

Electrical

- 1. One or more three prong type outlets in the structure had an open ground.
- 2. One or more receptacles in the structure have hot and neutral wires reversed.
- 3. A double-tap condition exists in the electrical panel (one or more circuit breakers in the electric panel had two attached circuits (wires)).
- 4. Missing light fixture, switch or outlet covers were observed throughout the home.

HVAC

- 1. A furnace filter was not installed
- 2. The furnace requires maintenance due to dirt and dust in the burner compartment. Having the system maintained will increase the life of the equipment and also reduce unneeded service calls.

Kitchen

1. The General Electric dishwasher was tested and did not appear to be functional.

Garage

- 1. A crack was observed along the center of the garage floor.
- 2. The rear garage wall is bowed outside the perimeter of the garage foundation.

Interior, Windows, Doors

- 1. The base of the door and door frame to the rear of the home was damaged from apparent moisture exposure.
- 2. The frame of a basement window was also damaged from apparent moisture exposure.

Exterior

- 1. A hole was noted on the right side of the structure's exterior.
- 2. Cement parging is cracked and should be sealed.

NOTE: This summary is presented to assist in the presentation of information and should never be solely relied upon. The report should be read and understood in its entirety, and the inclusion or omission of certain items in the summary does not indicate any relative importance or special significance. It is important for clients to work closely with their real estate professional in developing any repair requests. Please contact HomeTeam for clarification of any items in this report.

PREFACE

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection. We will not render an opinion as to the condition of any systems or components of the structure that are concealed by walls, floors, drywall, paneling, suspended ceiling tiles, insulation, carpeting, furniture or any other items on the property at the time of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

You may be advised to seek a specialist's opinion as to any defects or concerns mentioned in the report. At that time, additional defects may be revealed that may not have been identified in the initial home inspection. This is part of the normal due diligence process.

If the age, condition or operation of any system, structure or component of the property is of a concern to you, we recommend that a specialist in the respective field be consulted for a more technically exhaustive evaluation.

This inspection report includes a description of any material defects^{*} noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the named defects and other related defects and any corrective action that should be taken. Any material defect that poses an unreasonable risk to people on the property will be conspicuously defined as such. Any recommendations made to consult with other specialists for further evaluation as a result of our findings should be complete prior to the conclusion of the inspection contingency period. This may require an extension of the period. The Client warrants they will read the entire inspection report when received and shall promptly contact HomeTeam regarding any questions or concerns the Client may have regarding the inspection or the inspection report.

* Material Defect: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property, or one that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a defect.

The majority of home inspections are performed on pre-existing structures. Building techniques have changed dramatically over the years, and a home inspection is not designed to identify methods that were previously acceptable that may have been superseded by superior methods. We will not determine the cause of any condition or deficiency, or determine future conditions that may occur, including the failure of systems and components or consequential damage.

It is not uncommon to observe cracks or for cracks to occur in concrete slabs or exterior and interior walls. Cracks may be caused by curing of building materials, temperature variations and soil movement such as: settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate. Proper foundation maintenance is key to the prevention of initial cracks or cracks enlarging. This includes, but is not limited to proper watering, foundation drainage and removal of vegetation growth near the foundation.

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written HomeTeam Inspection Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. The HomeTeam Inspection Service has no liability to any party (other than the HomeTeam client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

A home inspection bears conditions relevant to a specific time stamp and as conditions in a home can change from the time of the inspection to the time of closing, HomeTeam strongly recommends the client perform a thorough walk-through shortly prior to closing, turning on all faucets, flushing toilets, testing garbage disposals, turning on the furnace and air conditioner, and looking for any leakage, signs of water intrusion, stains, or other changes that may have occurred since the time of the inspection.

Any defects noted in the body of the report should be addressed by a professional in that field within the due diligence period. Additional assessments may uncover more extensive damage or needed repairs that a professional would have more significant knowledge of.

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

INTRODUCTION

Throughout this report, the terms "right" and "left" are used to describe areas of the structure as viewed from the street. A system or component has a material defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000. The cosmetic condition of the paint, wall covering, carpeting, window coverings, to include drywall damage, etc., is not addressed. All conditions are reported as they existed at the time of the inspection. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute material, visually observable defects. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items and should not be relied upon for such items. When material defects are observed or minor repairs need to be made, we recommend you consult a qualified licensed professional. Cost estimates are advised prior to closing. All contractors should work for you, as their evaluation/observation may make you aware of findings not listed in this report.

A home inspection is not a home warranty, and HomeTeam strongly recommends purchasing a home warranty from a reputable company to cover items that will fail in the course of time.

Please note that historical houses have certain characteristics that all older houses have to some degree, including foundations that are damp or wet, cracked basement floors. If windows are original, it is likely not all will operate and many will have broken ropes. Floors and stairwells may not be level, etc.

NOTE: Uneven or out-of-plumb floor surfaces, stairs, and walls were noted at the time of the inspection. This condition is a common characteristic of older structures and is generally not considered to be a sign of structural failure. Building practices employed at the time the structure was built, along with continuous movement and shrinkage, all contribute to the condition and character the structure has developed. Regardless of the age of the structure, any drastic changes in this condition should be referred to a structural engineer for evaluation.

Structures that have not been occupied for a period of time may present unique problems when they are reoccupied. Some structural and mechanical components and systems that have not been used on a daily basis may malfunction or present maintenance issues soon after being placed back into daily service, including plumbing systems and disposals. We run lots of water during the inspection; we stop up sinks and tubs looking for leaks; we flush toilets a minimum of 3 times. Nevertheless, a vacant structure comes with a certain amount of risk associated with it: leaks may develop and are often at dishwashers, faucets and other supply connections and lines and at drain line connections. These are sometimes caused by excess sediment settling in supply lines and drain lines and by seals and washers drying out in valves, drain fittings, and other areas. Flapper valves and other internal parts of toilets may be deteriorated and fail. Although somewhat rare, sewer lines can become obstructed and back up several days after the structure is re-occupied. Sediment that hardens inside a drain line or sewer pipe that has been dry for an extended period of time can break loose and clog the line. This is usually remedied by routine sewer auguring service. HomeTeam recommends carefully monitoring supply and drain lines, and waiting at least one week before placing personal items under sinks to ensure any latent leakage problems manifest during the initial time of occupancy. Any slow drains observed during initial occupancy should be monitored and cleared as needed.

The approximate temperature at the time of the inspection was 60 to 65 degrees Fahrenheit, and the weather was cloudy, wet and windy. The utilities were on at the time of the inspection. The age of the structure appeared to be 94 years.

LOT AND GRADE

The structure was situated on a level lot. The general grade around the structure appeared to be adequate to direct rain water away from the foundation, assuming normal drainage and downspout, gutter, and other systems are functioning properly.

STRUCTURE AND CLADDING

The inspected property consisted of a two story wood-framed structure with brick and vinyl cladding that was vacant at the time of the inspection.

A hole was noted on the right side of the structure's exterior. This condition does not have any effect on the structural integrity of the building. The areas should be repaired to prevent water intrusion.



Right wall of house



Inside hole

DECK

A wood deck was located in the back of the structure. There did not appear to be significant deterioration of the deck surface. The handrails on the deck appeared to be secure. A wood deck should be cleaned and sealed regularly to prevent deterioration.

GAS METER

The gas meter and main shutoff were located on the right exterior wall. There was no noticeable odor of gas detected at the time of the inspection.

NOTE: HomeTeam recommends that all structures with combustion appliances be protected with CO monitors located in areas which will most improve the safety of the structure's occupants.



GUTTERS

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional but in need of repair at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure and drainage problems that may lead to water intrusion. Observation of fascia behind the gutters is obscured by the gutters. Keeping the gutters clean will help reduce the likelihood of overflows and resulting damage to fascia. Homeowners should be aware that gutters that have been dirty or clogged for an extended time may have led to unobservable damage to fascia or roofing components.

Water flow from downspout extensions or splash blocks should be carried several feet from the foundation towards a down-slope to ensure water drains well away from the foundation. These measures will help ensure excessive water is not deposited in close proximity to the foundation, which can lead to interior water intrusion, particularly during periods of heavy rain or water-saturated soil. A properly-functioning drainage system is one of the most important items for extending the life expectancy of a house and its components.

Missing gutters and downspouts were observed on the left side of the home. Gutters and downspouts help facilitate proper drainage of roof water away from the foundation. Consult with a qualified, reputable contractor to install proper roof drainage.

ROOF

The roof was a hip design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from a ladder due to a wet roof. There appeared to be one layer of shingles.

The roof shingles exhibited no curling and no surface wear. Nail pops were not observed. Evidence of a hail event was not observed.

Previous repairs were not observed.

These conditions indicate the roof shingles were in the first half of their useful life.

NOTE: Sometimes our opinion of a roof may differ from that of an insurance provider/adjuster or roofer. Some insurance providers/adjusters or roofers are more particular than others. We are there to state the overall condition of the roof; the roof is not considered to be defective unless there are visible leaks and/or material damage or wear that indicates failure is imminent. If we note any moderate to serious curling or surface wear, lifted edges, or evidence of a hail event, we recommend getting a second opinion or approval from your insurance provider regarding the roof. We do not make installation judgments regarding roof covering, appropriate pitch, etc.

A low-slope ("flat") roof was present. It was covered with rubberized material. The roof was observed by walking it. The seams and joints appeared to be in satisfactory condition. Areas with indications of ponding or pooling were observed. Please note that low slope roofs have a much higher maintenance need, especially at any seams, and should be regularly inspected and maintained. The nature of a low-slope roof does not allow it to shed water as readily as a higher sloped roof and may lead to leakage over time unless properly and consistently maintained. Active leaks on these types of roofs may only visible during periods of heavy rain.

The handrails around the flat roof should be secured to improve safety. The flat roof is also serving as a balcony from the upstairs bathroom.

CHIMNEYS AND FLUES

The structure had one chimney. Observation of the chimney was made from a ladder and with the aid of binoculars. The flashing around the roof penetration point was not observable.

DRIVEWAY

A concrete driveway is present on the left side of the structure. Cracks and spalling were observed on the driveway. Surface defects in driveways develop and progress with age and are considered normal as long as they do not create a safety hazard. Sealing defects may help slow the rate of deterioration.

DETACHED GARAGE

The detached two car wood framed garage with vinyl siding exterior was located in back of the home with vehicle access through one overhead-style door. There was one man door(s) for access independent of the drive-through door(s). The man door was tested and found to be functional.

The garage roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from ground level. There appeared to be one layer of roofing material on the garage at the time of the inspection. The condition of the garage roof indicated the roofing was in the first half of its useful life.

An automatic garage door opener was not observed, and the overhead door was not able to be opened manually

A crack was observed along the center of the garage floor. While this may be from years of normal settling, the width of the crack was greater than 1/4-inch. HomeTeam recommends that a professional contractor be consulted to assess the integrity of the garage foundation and underlying soil.



The rear garage wall is bowed outside the perimeter of the garage foundation. This wall appears to have been the automobile entrance door at one time and therefore not providing load-bearing support, but HomeTeam recommends a professional contractor be consulted to assess the stability of the garage structure.





ATTIC STRUCTURE

The attic was accessed via a scuttle in a bedroom closet and was entered.

The attic above the living space was insulated with fiberglass loose-fill insulation, approximately four-inches in depth around the scuttle, to over twelve inches closer to the exterior walls.

Ventilation throughout the attic was provided by gable, soffit and roof vents. The attic ventilation appeared to be adequate.

The roof structure consisted of two-inch by six-inch wood rafters spaced 24 inches on center and wood plank sheathing.

There appeared to be no active moisture visible in the attic space.

As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Due to configuration, parts of the attic were not accessible. Many areas of the roof are not visible from the attic especially near the base, where the largest volume of water drains. The presence or active status of roof leaks cannot be determined unless the conditions which allow leaks to occur are present at the time of the inspection, ie, heavy rain combined with high winds. Please be aware that rain alone is not always a condition that causes a leak to reveal itself. The conditions that cause leaks to occur can often involve wind direction, the length of time it rains, etc.

As a future consideration, the addition / upgrade of attic insulation could help control heating and cooling costs. It is common today for attics to contain up to 12-inches of insulation. The type of insulation including the inclusion of or

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absence of a vapor retarder, along with proper ventilation are important considerations. Consult with a qualified insulation contractor for recommendations. The addition of insulation should be considered a discretionary improvement rather than a required repair.

ELECTRIC SERVICE

The overhead electric service wire entered the structure on the left wall. The electric meter was located on the exterior wall.

MAIN PANEL

The service wire appeared to be 120/240 volt and 100 amp and entered a Square D service panel, located on the left basement wall. The main service disconnect was 100-amp rated and was located in the main panel. The branch circuits within the panel were copper and aluminum. These branch circuits and the circuit breakers to which they were attached appeared to be appropriately matched. The internal components of the service panel, i.e. main lugs, bus bars, etc were in good condition.

The electrical service appeared to be serviceable. As a reminder, alarms, electronic keypads, remote control devices, landscape lighting, telephone and television wiring are beyond the scope of this inspection.

A circuit breaker in the electric panel had two attached circuits (wires). Each circuit should have its own dedicated breaker to prevent nuisance tripping and ensure good terminal contact, which may help prevent overheating. This situation is commonly referred to as a "double-tap". An electrician should repair this condition and further assess the panel for any additional required repairs.



Breaker "7"

A 120-volt branch circuits in the structure has single strand aluminum wiring. Single-strand aluminum wiring was used extensively in the late 1960s and early 1970s but may have safety problems associated with it. Aluminum wiring in the structure should be evaluated by a qualified electrician who is experienced in evaluating and correcting aluminum wiring problems.

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Breaker "5"

The visible house wiring consisted primarily of the Romex type and appeared to be in good condition. An electric service grounding system was not observed. Service grounding requirements have changed many times over the years. The grounding system for a 30-year-old electric service is different from that of a 10-year-old service. The inspection does not attempt to verify that the grounding system or any other part of the electric service complies with current codes.

SWITCHES AND RECEPTACLES

A representative number of installed lighting fixtures, switches, and receptacles located throughout the structure were tested. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested, although we do not check all light switches or outlets to determine which specific outlets or light fixtures each is connected to.

The installation of GFCI protected circuits and/or outlets located within six feet of water, near kitchen countertops, in unfinished basement areas, garage and the exterior of the structure is a commonly accepted practice and required by many municipalities. All GFCI receptacles and GFCI and AFCI circuit breakers should be tested monthly.

Please note that electrical codes have changed through the years. Although the structure does not need to meet current code for a real estate transaction, any work an electrician does must meet the current code requirements. Often, electricians will recommend changes that, in the context of a real estate transaction, are considered upgrades rather than necessary requirements. Keep these items in mind if negotiating repairs.

The kitchen lacks GFCI protection.

Multiple three prong type outlets in the structure had an open ground. The affected outlet(s) should be grounded, replaced with two-prong outlets, or connected to GFCI circuits to improve safety. This condition means that the third prong, also known as the ground prong, is not doing its job. This is often caused by a missing or disconnected ground connection at an electrical device in the circuit. Consult with an electrician for the best course of action.



Example from dining room

Multiple receptacles have hot and neutral wires reversed. This is a safety concern and should be repaired and further assessed by a licensed electrician. Please note that we only test outlets that are visible and readily accessible at the time of the inspection.



Example from upstairs front right bedroom

Missing light fixture, switch or outlet covers were observed throughout the home. All switch and outlet boxes should be properly covered to avoid a shock hazard. Electrical repairs should be performed by a qualified electrician.



Basement near furnace



First floor half bath

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Second-floor bathroom



Living room



Upstairs bedroom



Kitchen

The GFCI outlet located in the second floor bathroom is defective and should be replaced.



Upstairs bathroom

FOUNDATION

The foundation was constructed of concrete block. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly.

Cement parging is cracked and should be sealed. The parging is a covering for the foundation; it is important to keep it sealed in order to prevent further deterioration.



Left side of house along driveway

BASEMENT

The partial basement plus crawlspace was unfinished.

The basement was mostly dry at the time of the inspection, though there was evidence of moisture intrusion in the crawlspace area. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. Please note that it is not within the scope of this inspection to determine or predict the amount or frequency of past or future water intrusion into the basement. HomeTeam will make its best effort in accordance with the ASHI Standards of Practice to determine, based solely on visible conditions at the time of the inspection, whether there is any evidence of ongoing water penetration in the property. You should use all available resources including the seller disclosure and information from the current owner to determine if any water issues exist. If you require a guarantee of a 100 percent dry basement, consult with a company specializing in water proofing.

The concrete basement floor was in satisfactory condition. Minor cracks within any concrete slab are common and are most often due to shrinkage and settlement. Concrete floors are poured after the structure is built and serve no purpose with regard to structural support.

Daylight and evidence of moisture intrusion was visible in the crawlspace under the right rear entrance door. This is most likely being caused by the sagging of the concrete staircase outside that door. We recommend a professional contractor be consulted to assess the cause of the sagging and effect repairs.



Crawlspace below stairs on right rear corner



Stairs on right rear corner of house

FLOOR STRUCTURE

The visible floor structure consisted of a wood planking subfloor, supported by two-inch by eight -inch wood joists spaced sixteen inches on center. A 4x8-inch built-up wood center beam and 4x4 -inch steel posts or piers were present for load bearing support.

At least 2 floor joists require repair or re-support. The joists should be repaired and the area further assessed for

any additional required repairs.



Near crawlspace wall



Above crawlspace entrance

PLUMBING

The visible water supply lines throughout the structure were copper and galvanized pipe. Water shutoff valves are not tested as part of the home inspection since water shutoff valves that have not been operated for an extended period of time often leak after being operated, and we would not be able to repair a leaking valve during the home inspection.

The visible waste lines consisted of cast iron and PVC pipe. The functional drainage of the drain waste lines appeared to be adequate at the time of the inspection. The functionality of washing machine drains or under-floor drain lines is outside the scope of the inspection. These lines are considered underground utilities and are specifically excluded. The lines are not visible or accessible, and their condition cannot be verified during a visible home inspection. Simply running water into floor drains will not verify the condition of the waste line infrastructure under the structure. Consult with a qualified plumber for a camera inspection of the sewer laterals if there is any concern as to the condition of the waste lines under the structure.

All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the structure was average. Water pressure appeared to be adequate.

Please note that water pressure and drainage often change and fluctuate over time, and the buyer should monitor pressures after occupancy. Higher water pressures may cause advanced deterioration of supply systems and components, premature failure of faucets and connections, and leaks. If concerned about excessive water pressure, consult with a professional plumber regarding options, such as installation or adjustment of a regulator at the main water shutoff location.

This report is not intended to be an exhaustive list of minor plumbing issues. Concealed, latent or intermittent plumbing issues may not be apparent during the testing period.

Determining whether supply and drainage systems are public or private (city, well, septic, etc) is not part of a home inspection. Consult with the seller's disclosure and other sources to help determine that information.

BATHROOMS AND MISC PLUMBING

Bathrooms were inspected using various techniques to help identify any areas of leakage or damage. Please note that bathtubs and showers are tested without the weight of a person in the enclosure. We attempt to identify areas of potential leakage, but some problem areas may not be visible without the weight of a person in the enclosure, ie, a person taking a shower or bath. Any latent deficiencies noted under these conditions once the structure is occupied should be sealed to prevent water intrusion and damage.

The toilet in the half bath is loose. Failure to secure the toilet may lead to leakage around the wax ring. The toilet should be secured.

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Half-bath off the kitchen

The faucet in the main bathroom is loose and should be secured.



Upstairs bathroom bathtub faucet

Some of the caulk or seal was missing from around the tub in the second floor bathroom. These areas should be sealed to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage including mold growth to the interior walls, which is not always visible at the time of the inspection.



Upstairs hall bathroom



Upstairs hall bath tub

Mold-like growth is visible in the structure. The EPA has helpful information that may assist the buyer. HomeTeam recommends having the areas tested to determine presence, type and relative concentration of mold spores, and professionally remediated by a reputable mold remediation company, which may include removing and replacing affected segments. A mold remediation company may uncover additional areas or issues requiring repair or

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remediation.



Half bath under sink

WATER METER

The water meter was located in the basement. The main water shutoff valve for the structure was located adjacent to the water service entry point in the basement. Water shutoff valves are visually inspected only. No attempt is made to operate the main or any other water supply shutoff valves during the inspection. These valves are infrequently used and could leak after being operated. The only exception to this policy is made when the main water supply valve is off upon arrival at the inspection. Since it is the buyers right to have all utilities operable for the home inspection, we will attempt to turn the main water valve on for the inspection. The HomeTeam is not responsible for leaks caused by operating the valve.



Basement front right room

WATER HEATER

A 40 gallon capacity, natural gas water heater was located in the basement. The water heater was manufactured by Rheem, model number XG40T09HE40U0 and serial number RHLNA131406130. Information on the water heater indicated that it was manufactured five years ago. Hot water temperature was approximately 144 degrees F.

A temperature and pressure relief valve (TPRV) was present. An overflow leg was present. It did terminate properly. Your safety depends on the presence of a TPRV and proper termination of the overflow leg. The water heater was functional.

NOTE: Codes change for proper water heater installation. As a reminder, we do not inspect for current code compliance but for safety. When a water heater is replaced by a licensed technician it is necessary for him to bring the setup up to the then-current code. This may include altering the configuration of the water heater, including flue configuration.

NOTE: The hot water temperature is high and may pose a risk of burning. HomeTeam recommends adjusting the hot water temperature by turning down the water heater thermostat.

GENERAL INTERIOR

The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed.

The only way to tell the presence and relative concentration of mold is to perform a valid mold test. The presence of certain molds and mold spores in buildings can result in mild to severe health effects in people and can deteriorate the structure of the building resulting in structural damage. HomeTeam recommends that all structures be tested for mold to determine the type of mold present in the building. Clients are urged to obtain further information concerning mold and air quality from the following and other sources:

https://www.epa.gov/mold

NOTE: Uneven or out-of-plumb floor surfaces, stairs, and walls were noted at the time of the inspection. This condition is a common characteristic of older structures and is generally not considered to be a sign of structural failure. Building practices employed at the time the structure was built, along with continuous movement and shrinkage, all contribute to the condition and character the structure has developed. Regardless of the age of the structure, any drastic changes in this condition should be referred to a structural engineer for evaluation.

SMOKE ALARMS AND CO DETECTORS

Smoke alarms were present in the house.

Carbon monoxide detectors were not present in the house.

Property maintenance codes vary from area to area. Some municipalities require smoke alarms in every bedroom, while others only require them on each floor. Similar varied requirements exist with regard to carbon monoxide detectors. Check with the local code enforcement officer for the requirements in your area. For safety reasons, the alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house and tested on a monthly basis thereafter.

WINDOWS AND DOORS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were vinyl-clad, double hung style, with double pane glass. All exterior doors were operated and found to be functional except as noted below. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted.

Exterior windows require routine caulking and maintenance to prevent water intrusion.

NOTE: The condition, presence, or absence of screens, storm windows and doors is outside the scope of the inspection. Storm windows improve energy efficiency, assist in preventing water intrusion, and slow the deterioration of some window frames.

Both exterior doors on the right side of the home could not be opened with reasonable force or a key.

The door to the half bath off of the kitchen is missing.



Door to half bath off kitchen

The base of the door and door frame to the rear of the home was damaged from apparent moisture exposure. The door and frame should be repaired and the surrounding area should be further assessed at the time of repair for any additional damage.



Left patio door



Right patio door

The frame of a basement window was also damaged from apparent moisture exposure. The frame should be repaired and the surrounding area should be further assessed at the time of repair for any additional damage.



At base of basement stairs

The interior wall and ceiling surfaces were predominantly finished with lath and plaster. The interior wall and ceiling structure consisted of wood framing. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted.

KITCHEN

The visible portions of the kitchen cabinets and counter tops were in serviceable condition. The appliances were operated to check basic operational function only. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use. The kitchen contained the following appliances:

A leak was observed at the drain line under the kitchen sink. The drain line or seals should be repaired or replaced to prevent further water intrusion. At the time of repair, all drain lines should be further assessed.





Kitchen sink

The natural gas oven and range combo was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The range hood was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The refrigerator was inspected and did appear to be functional. The ice maker operation and hookups, if present, are not within the scope of the inspection.

The General Electric dishwasher was tested and did not appear to be functional.



Kitchen

WASHER AND DRYER CONNECTIONS

This note is supplied for informational purposes only, as many clients want to know the type of dryer connections available to them. A gas connection for a natural gas clothes dryer was installed in the laundry area. For safety reasons, no attempt was made to verify the presence of gas service at the visible gas dryer connection. Consult with a qualified contractor if the desired type of connection is not available.

A dryer vent was installed. The homeowner should consider having the dryer vent ductwork cleaned at regular intervals to prevent clogs and reduce the possibility of a fire.

A drain for a washing machine was present.

HEATING, VENTILATION & AIR CONDITIONING

The heating, ventilating and air conditioning systems were inspected by HomeTeam Inspection Service. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life. The results of our visual and operational inspection of the heating and air conditioning system are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition.

HEATING

The structure was heated by a Goodman natural gas forced air furnace, Model Number GMS80903BNA and Serial Number 0409633750, which is 15 years old. The unit was located in the basement of the structure. It has an approximate net heating capacity of 90,000 BTUH. The automatic safety controls on the unit were tested and found to be functional at the time of the inspection.

NOTE (for furnaces): Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible.

An HVAC condensate line was not installed for this model. The heating system was found to be functional, but in need of cleaning.

The furnace requires maintenance due to dirt and dust in the burner compartment. Having the system maintained will increase the life of the equipment and also reduce unneeded service calls.



Furnace burner compartment

The furnace flue pipe is not sealed where it enters the chimney, possibly leading to exhaust gases entering the structure. In order to ensure proper venting of the flue gases, the chimney should be properly sealed around the flue pipe. Consult with a qualified contractor for repair.



Basement furnace venting

THERMOSTAT

The control for the heating and air conditioning system was a 24 volt digital thermostat located on the dining room wall of the home. The thermostat was manufactured by White Rodgers and was found to be in working order.

FILTER

The disposable/washable filter should be replaced/cleaned on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection. A 16x20x1 filter(s) was not installed at the air handler.

NOTE: A furnace filter was not installed The filter size mentioned above is approximate. Please refer to the furnace manual or a licensed HVAC technician to determine the correct filter size and placement.



Furnace filter slot

DUCTWORK

There will be normal temperature variations from room to room and level to level, most noticeable between levels. Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers. Inspection of air and duct supply system for adequacy, efficiency, capacity or uniformity of the conditioned air to the various parts of the structure is beyond the scope of the home inspection.

Damaged ductwork was observed.



Upstairs bedroom



Entryway closet

PEST INSPECTION

The purpose of a pest inspection is to determine if there are active wood destroying insects (WDI) present in the structure and whether any damage has occurred from these insects. The pest inspection does not include determining the presence of common household insects such as spiders, ants, etc. The pest inspection report is provided as a separate attachment.

RADON TEST

A radon test was performed according to EPA guidelines and testing protocol. The test is a screening measurement to determine the average radon concentration in the structure during the testing period. The test was accomplished with a Continuous Radon Monitor (CRM), a sophisticated EPA-approved testing device.

Radon, the second leading cause of lung cancer, is a radioactive gas that comes from the natural breakdown of uranium in soil and rock and gets into the air you breathe. It moves through the ground and into the structure through cracks and other holes in the foundation where it can accumulate to unsafe levels. Because it is odorless, colorless, and tasteless, testing is the only way to know if you and your family are at risk from radon.

The radon inspection report will follow under separate cover upon completion of the test period. Radon levels vary over time based on many different factors, and the average concentration for the structure will change. HomeTeam recommends performing periodic, long-term radon testing once the structure is occupied.

The radon test was not complete at the time of the inspection. The test must run for a minimum of 48 hours. The radon test results will be sent under separate cover.

REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:

There may come a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent or concealed problems: Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No clues: These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We always miss some minor things: Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$1000 problems. These are the things that affect people's decisions to purchase.

Contractor's advice: A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

"Last man in" theory: While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most recent advice is best: There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first man in" and consequently it is our advice that is often disbelieved.

Why didn't we see it?: Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem." There are several reasons for these apparent oversights:

- **Conditions during inspection:** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- This wisdom of hindsight: When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2" of water on the floor. Predicting the problem is a different story.
- A long look; If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.
- We're generalists: We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.
- An invasive look: Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not insurance: In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

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	Please read important consum	er information on page 2.		
Section I. General Information	Company's Business Lic. No.	Date of Inspection		
HomeTeam Inspection Service of Grand Rapids	Address of Deserts Jacobia d			
11831 152nd Avenue West Olive ML 49460				
(616) 888-6200	Wyoming, MI 49509			
Inspector's Name, Signature & Certification, Registration, or Lic.#	Den Str.	cture(s) Inspected		
Vettley 1- Michy Alton				
Section II. Inspection Findings This report is indicative of the condition of the guarantee or warranty against latent, concealed, or future infestations or defects. Based inspected:	e above identified structure(s) or on a careful visual inspection o	the date of inspection and is not to be construed as a if the readily accessible areas of the structure(s)		
A. No visible evidence of wood destroying insects was observed.				
 B. Visible evidence of wood destroying insects was observed as follows: 				
1. Live insects (description and location):				
2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (de	scription and location):			
3. Visible damage from wood destroying insects was noted as follows (des	cription and location):			
NOTE: This is not a structural damage report, if box B above is checked, it shou	d be understood that some de	gree of damage, including hidden damage, may be		
present. If any questions arise regarding damage indicated by this report, it is reportessional to determine the extent of damage and the need for repairs.	commended that the buyer or	any interested parties contact a qualified structural		
Yes \square No \blacksquare It appears that the structure(s) or a portion thereof may h	ave been previously treated.	Visible evidence of possible previous treatment:		
	omnaning The company that has	formed the treatment should be explored for information		
on treatment and any warranty or service agreement which may be in place.				
Section III. Recommendations				
No treatment recommended: (Explain if Box B in Section II is checked)				
Recommend treatment for the control of:				
Recommend treatment for the control of: Section IV. Obstructions and Inaccessible Areas		The Inspector may write out obstructions		
Recommend treatment for the control of: Section IV. Obstructions and Inaccessible Areas The following areas of the structure(s) inspected were obstructed or inaccessible:		The inspector may write out obstructions or use the following optional key:		
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Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection: A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual avidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms. This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- 2 Treatment Recommendation Guidelines Regarding Subterranean Termites: FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites but no activity are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites but no activity if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- 3. Obstructions and Inaccessible Areas: No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects. Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.





	@vahoo.com
(616)	
Dear	

The Radon Test at **Example 100**, Wyoming, MI that you requested has completed. The complete results of that test follow this letter, and were produced using the data collected by the Sun Nuclear 1028 Continuous Radon Monitor which was used.

Please note that the Overall Average reading for the test period was **1.4 pCi/L**; 4.0 pCi/L is the EPA guideline for recommending a second test and/or a mitigation system to reduce the amount of radon in the home. Feel free to contact me directly with any questions about these results.

It has been a pleasure getting to briefly know you, and providing our services to you. On behalf of our entire HomeTeam team we wish you all the best in the further pursuit of your new home.

Sincerely,

Ulicny, Owner

hometeam.com/grandrapids HomeTeam Inspection Service 11831 152nd Avenue West Olive, MI 49460 Each Office Is Independently Owned and Operated



Radon Test Report



Test Chart



Test Checklist

☑ The location of the detector was selected so the detector was not to be disturbed during testing.

- The monitor was not placed in an area of high humidity such as: Kitchen, laundry room, cellar, spa room, garage, crawl space or sump area.
- ☑ The detector was not located near drafts caused by HVAC vents, windows and doors.
- ☑ The detector was not placed near areas of excessive heat, such as a fireplace or in direct sunlight.
- ☑ The detector was placed within the breathing zone of at least 20 inches to 6 feet above the floor and at least 1 foot below the ceiling if suspended.
- The detector was not placed within 1 foot of outside walls of the home or within 3 feet of any windows or doors to the exterior of the home.



Test Data Table

Date/Time	Radon(pCi/l)	Temp(F)	Pres(inHg)	Humidity(%)	Flags
03/14/19 04·52 PM	22		4		
03/14/19 05:52 PM	2.9	-	-		-
03/14/19 06:52 PM	4.3			-	4.
03/14/19 07:52 PM	1.1	-			-
03/14/19 08:52 PM	1.1	-	40	1 (h)	-
03/14/19 09:52 PM	0.4		1.00		-
03/14/19 10:52 PM	1.4	(e)	-	-	-
03/14/19 11:52 PM	1.1			-	
03/15/19 12:52 AM	1-1	-		-	-
03/15/19 01:52 AM	1.1	-	-		-
03/15/19 02:52 AM	1.4	-			
03/15/19 03:52 AM	1.7	- C			-
02/15/19 04:57 AM	1.4				-
02/15/19 05:52 AM	2.2	-			-
02/1E/10 07:E2 AM	0.7				
02/15/19 07:57 AM	1.1	-	-	-	-
02/15/19 00:52 AM	0.7		-	-	-
03/15/19 10:52 AM	1.1		2	-	-
03/15/19 11:52 AM	0.4		2	1.5	
03/15/19 12:52 PM	0.0	2		12	1.2
03/15/19 01:52 PM	1.1		2	2	
03/15/19 02:52 PM	14	-	1.2	2	2
03/15/19 03:52 PM	14	1	12	1.2	12
03/15/19 04:52 PM	0.7	-	-		-
03/15/19 05:52 PM	0.4	-			-
03/15/19 06:52 PM	1.1	14	-	-	-
03/15/19 07:52 PM	0.0			-	-
03/15/19 08:52 PM	1.1	-	-	-	-
03/15/19 09:52 PM	1.4	14			-
03/15/19 10:52 PM	1.8	-	-	-	
03/15/19 11:52 PM	1.1			-	1-11
03/16/19 12:52 AM	2.2				1.5
03/16/19 01:52 AM	0.4	-	-		0.00
03/16/19 02:52 AM	1.1	-	-	-	
03/16/19 03:52 AM	1.8		-		
03/16/19 04:52 AM	3.6			-	-C=2
03/16/19 05:52 AM	3.2		-	-	(H)
03/16/19 06:52 AM	3.2				3 — 0
03/16/19 07:52 AM	2.5		100		
0.3/16/19 08:52 AM	1.8	1.0	-		100
03/16/19 U9:52 AM	1.1	-	-		-
02/16/19 10:52 AM	1.4				· • •
02/16/19 11:32 AM	1.0	1.2	1.2		
02/16/19 12.52 PM	1.4	5	-		-
03/16/19 02:52 PM	14	1		0	-
03/16/19 03:52 PM	i.1	9		÷	
		Test Result	Pass		
Test Location: 49	509	Wyoming, M	I	Test Repo 03/16/20	ort: 019

Page 4 of 5

Version 2.1.3

Version 2.1.35

Radon Test Information

Radon Risk Information

Radon causes lung cancer by means of the decay of its daughter products after breathing in air contaminated with higher levels of Radon. The World Health Organization (WHO) estimates that 15% of lung cancers worldwide are caused by exposure to elevated indoor levels of Radon. Overall, radon is the second leading cause of lung cancer responsible for about 21,000 lung cancer deaths every year in the US alone. Radon gas is the number one cause of lung cancer among non-smokers. The U.S. Environmental Protection Agency (EPA), the U.S. Surgeon General, and the Center for Disease Control and Prevention (CDC) strongly recommend that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy and recommend having the radon levels professionally mitigated if elevated radon concentrations are found.

Understanding Radon Test Results

Recommended Action Levels vary by country and typically range from 3 pCi/l (100 Bq/m3) to 8 pCi/l (300 Bq/m3). Recommendations below are based on test results by a Continuous Radon Monitor (CRM) Test of at least 24h duration and are based on recommendations by the EPA.

Measured Average Radon Level:

- Above 4 pCi/l (150 Bq/m3): Mitigation strongly recommended
- Between 2-4 pCi/l (75-150 Bq/m3): Consider mitigation or periodic retest as indoor Radon levels vary by season and weather conditions
- Below 2 pCi/l (75 Bq/m3): Consider bi-annual retest or whenever significant changes to the home structure or mechanical systems occurred

		Test Result: Pass	
Test Location:	49509	Wyoming, MI	Test Report: 03/16/2019
		Page 5 of 5	Version 2.1.35







Dear

On Thursday, March 14, 2019 HomeTeam Inspection Service performed a Mold Inspection at Wyoming, MI 49509 per our Agreement. Enclosed is our report on the analysis of those samples.

If I can be of any assistance, please feel free to call me at (616) 888-6200. Thank you for choosing HomeTeam.

Sincerely,

Jeffrey Ulicny HomeTeam Inspection Service

INTRODUCTION

The purpose of a Mold Inspection is to:

- 1. obtain samples of the air in and around the structure, for point-in-time analysis and identification of the types of invisible mold spores present,
- 2. determine if there are visible occurrences of mold growth present in the structure and obtain surface samples of these for further analysis and identification, and
- 3. visually determine areas and/or conditions in the structure which may be conducive to mold growth, (typically where chronic air dampness or surface moisture is present.

This report will address the first two items in this list, as the third has been covered in the report on the Whole House Inspection which was also provided by HomeTeam on this property. It should be understood that the results of the samples taken are indicative of the conditions inside and outside the structure at the time of the inspection, and do not indicate the likelihood or composition of future mold growth in the structure.

Throughout this report, the terms "right" and "left" are used to describe areas of the structure as viewed from the street.

The detailed analysis and assessment report from the EMSL Laboratory in Plymouth, MI is provided as a separate attachment.

The approximate temperature at the time of the inspection was 60 to 65 degrees Fahrenheit, and the weather was cloudy, wet and windy.

SURFACE SAMPLING

The purpose of surface sampling is to provide an identification of visible microbial / fungal spore growth concentrations.

One swab sample was taken in the basement from the floor joist near the stairs. The laboratory has recommended remediation of the conditions which are causing the source of that sample.

SPORE TRAP AIR SAMPLING

Three Spore Trap air samplings were taken during this inspection: on the Front Porch (outdoor), at the Kitchen Floor Duct near the basement stairs, and in the Basement near the Workbench.

The purpose of spore trap air sampling is to provide an approximate measurement of the airborne microbial / fungal spore concentrations on the interior and the exterior of the structure.

Comparisons are made between the interior and exterior spore levels to form an assessment by the lab analyst of whether an unusual condition exists inside the structure regarding microbial growth.

The overall total airborne spore count was higher on the interior of the structure than on the exterior.

NOTE: These results represent a snapshot in time, and are not to be considered an indication of how conditions in and around the structure may change in the future.



Front Porch (Outdoor)



Kitchen Floor Duct

ADDITIONAL DISCLAIMERS

The submission of this assessment report constitutes the conclusion of services provided by The HomeTeam Inspection Service to the client as regards the mold inspection performed on Thursday, March 14, 2019 The HomeTeam Inspection Service reserves the right to provide additional services for an additional fee at a future date if requested.

Regardless of how thorough an inspection / assessment may be conducted, it is always possible that additional areas containing microbial growth, moisture damage, elevated moisture content or other adverse conditions may be present, though not readily visible or accessible at the time of the inspection.

The findings herein represent conditions that were visible and in areas that were accessible at the time of the inspection. It is important to understand that building conditions such as indoor air quality, microbial growth and moisture intrusion can and do change on a daily basis and particularly after a catastrophic event, such as but not limited to, a storm or high winds. If additional information or evidence becomes available which may affect our findings, we request the opportunity to evaluate the information and modify our findings as appropriate.

It is the assessment of The HomeTeam Inspection Service that we have met what is recognized as the accepted standards normally exercised by others in conducting a mold assessment of a structure. No warranty, expressed or implied, is made regarding the information contained in this report.

All conditions are reported as they existed at the time of the inspection. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. This is not a code inspection report. This report does not address the insurability of the property. Insurance items such as wind storm coverage are not within the scope of the inspection. Identifying items included in manufacturer recalls are not within the scope of the inspection. Acceptance and/or use of this report implies acceptance of the Mold Inspection Agreement and the terms stated therein. Defective items listed in this report should be repaired prior to closing if the building is involved in a Real Estate sale. The client named at the beginning of this report has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties.





EXPANDED FUNGAL REPORT M

Prepared Exclusively For

HomeTeam Inspection Services

11831 152nd Avenue West Olive, MI 49460 Phone:616-888-6200

Report Date: Project: EMSL Order:



AIHA-LAP, LLC--EMLAP Accreditation #223912



This report has been prepared by EMSL Analytical, Inc. at the request of and for the exclusive use of the client named in this report. Completely read the important terms, conditions, and limitations that apply to this report.

		EMSL Analytical, Inc.			
1	IMSL	15111 Northville Rd Plymouth, MI 48170 Phone: (734) 668-6810 Fax: (734) 668-8532	Web: http://www.EMSL.com	Email:annarborlab@emsl.com	
Attn:	Jeff Ulicny HomeTear	n Inspection Services	EMSL Order: Customer ID:	HTJU75	
	11831 152	nd Avenue	Collected:		
	West Olive	, MI 49460	Received:	3/18/2019	
			Analyzed:	3/18/2019	
Proj:			A	COCCUP-	
-	1. A	nalytical Results			

See attached data reports and charts.

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Attn:	Jeff Ulicny	The second second		EMSL Order:		
	HomeTear	n Inspection Services		Customer ID:	HTJU75	
	11831 152	and Avenue		Collected:		
	West Olive	e, MI 49460		Received:	3/18/2019	
				Analyzed:	3/18/2019	
Proj:	4					

	Particle Identification	Raw Count	(Count/m ³)	% of Total	Interpretation Guideline
081900697-0001	Alternaria (Ulocladium)		*	-	
ETTOTOT OTON	Ascospores	29	1300	46.6	
Client Sample ID	Aspergillus/Penicillium	4	200	7.2	
27854618	Basidiospores	13	560	20.1	A 🗰
Navie/a	Bipolaris++	-	*		
	Chaetomium			2.1	
Location	Cladosporium	16	690	24.7	
Front Porch (Outdoor)	Curvularia	· · · · ·	÷ .	4	
_	Epicoccum	-	*	-	
Sample Volume (L)	Fusarium			4	
and a support	Ganoderma	-	*	4	
75	Myxomycetes++	1	40	1.4	* *
	Pithomyces++	-	-	-	
Sample Type	Rust	-			
	Scopulariopsis/Microascus	-	*	-	
Background	Stachybotrys/Memnoniella			1-1-2	
Comments	Unidentifiable Spores	-	*	14	
	Zygomycetes	-			
	Arthrinium	-		-	
	Nigrospora	-	4		
	Total Fungi	63	2790	100	
	Hyphal Fragment				
	Insect Fragment			-	
	Pollen		- W	-	
Analytical Sens Analytical Sensiti	itivity 600x: 43 counts/cubic meter	er er	Skin Fragment Fibrous Particulat	ts: 1 1 to 4 (low e: 1 1 to 4 (low	v to high) v to high)

Not commonly found growing indoors, spores likely come from outside.

Spores reported to be able to cause allergies in individuals.

Potential for mycotoxin production exists with these fungi.

These fungi are considered water damage indicators.

++ Includes other spores with similar morphology; see EMSL's flungal glossary flor each specific category

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Δ

Initial report from: 03/19/2019 08:08:14

Ryan Shannon, Laboratory Manager or Other Approved Signatory

Samples received in good condition unless otherwise noted. High levels of background particulate can obscure spores and other particulates, leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "" Denotes particles found at 300X, "- Denotes not detected. Due to method stopping rules, raw counts in excess of 100 are extrapolated based on the percentage analyzed. EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for samples relation.

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Attn:	Jeff Ulicny	1		EMSL Order:		
	HomeTean	m Inspection Services		Customer ID:	HTJU75	
	11831 152	2nd Avenue		Collected:		
	West Olive	e, MI 49460		Received:	3/18/2019	
				Analyzed:	3/18/2019	
Proj:						

1* 4 45 3 - 6 1 -	10* 2000 100 - - 300 40	0.4 7.4 74.1 3.7 -	Slightly Elevated Acceptable ELEVATED Acceptable
4 45 3 - 6 1 -	200 2000 100 - - 300 40	7.4 74.1 3.7 -	Acceptable ELEVATED Acceptable Acceptable
45 3 - 6 1 -	2000 100 - - 300 40	74.1 3.7 - -	ELEVATED Acceptable
3 - 6 1 -	100 - - 300 40	3.7	Acceptable 🔺 🗮
- 6 1 -	- 300 40	-	
6 1 -	300 40	11.1	
6 1 -	300 40	11.1	
1	40		Acceptable
-		1.5	Slightly Elevated 🗼 💭
2	-	14	
- mail		+	
-		-	
- e			a second second second
1*	10*	0.4	Slightly Elevated
-	-	4	
-	*	-	
-	-	1.1.2	
-	-	-	
			2
1	40	1.5	Slightly Elevated
4		1 1 2 1	
62	2700	100	Acceptable
1	40		Slightly Elevated
	-	-	
-			1000
	Skin Fragment Fibrous Particulat Backgroun	s: 3 1 to 4 (e: 1 1 to 4 (d: 2 1 to 4 ((low to high) (low to high) (low to high); 5 (overloaded)
		Skin Fragment Fibrous Particulat Backgroun Not commonly fou Spores reported to Potential for myco	Skin Fragments: 3 1 to 4 (Fibrous Particulate: 1 1 to 4 (Background: 2 1 to 4 (Not commonly found growing indoors, si Spores reported to be able to cause alle Potential for mycotoxin production exists

These fungi are considered water damage indicators.

++ Includes other spores with similar morphology; see EMSL's flungal glossary flor each specific category

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Attn:	Jeff Ulicny HomeTear 11831 152	n Inspection Services nd Avenue		EMSL Order: Customer ID: Collected:	HTJU75	
	West Olive	e, MI 49460		Received: Analyzed:	3/18/2019 3/18/2019	
Proj:		100		A construction of the second		

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emnoniella -				
Spores -	*	-		
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m -	-	4		
ra 1*	10*	0	Slightly Elevated	*
ngi 664	28810	100	ELEVATED	-
/5 Myxomycetes++ - - - - Sample Type Rust - - - - - Inside Scopulariopsis/Microascus - - - - - - Inside Stachybotrys/Memnoniella - - - - - - Comments Unidentifiable Spores - - - - - - Nigrospora 1* 10* 0 Slight Myhal Fragment 1 40 - Slight Myhal Fragment - - - - Muscoperativity 600x: 43 counts/cubic meter Skin Fragments: 2 1 to 4 (low to h Analytical Sensitivity 300x *: 13* counts/cubic meter Skin Fragments: 1 1 to 4 (low to h	Slightly Elevated			
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These fungi are considered water damage indicators.

++ Includes other spores with similar morphology; see EMSL's flungal glossary flor each specific category

Initial report from: 03/19/2019 08:08:14

Ryan Shannon, Laboratory Manager

or Other Approved Signatory

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* The chart is displayed using a logarithmic scale. Bar size is not directly proportional to the number of spores.

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Attn: Jeff Ulicny HomeTear 11831 152	n Inspection Services		EMSL Order: Customer ID: Collected:	HTJU75		
West Olive	e, MI 49460		Received: Analyzed:	3/18/2019 3/18/2019		
Proj: Surface Contamination	n ASSESSMENTReport	™ Swab Samples	Based on Direct Microscopic Ar	alysis MICRO-SOP	-200	-
Sample Informat	ion	Sample Location	n Surface Cont Rating (Referenced i	amination in IICRC S520)	Recommended Remedi Action (Referenced in IICRC S	ial 520)
Lab Sample #: Client Sample ID:	081900697-0004 1809477	Basement Ceilir (Indoor)	ng Condition 3: A growth	Actual fungal	Remediate to a Condition status	on 1
Definitions (from I	ICRC S520 Standard)	il a constant				
Condition f	1 (normal fungal ecolog	y): an indoor enviro	onment that may have settle	ed spores, fragm	ents, or traces of actual	
Condition 2 directly or	2 (settled spores): an in indirectly from a Condi	door environment w tion 3 area, and whi	which is primarily contamination in the second s	ated with settled all growth.	spores that were dispersed	
Condition 3	3 (actual growth): an indudes or	door environment co	ontaminated with the prese	nce of actual mo	ld growth and associated	

an Indoor Environmental Professional (IEP). The IEP is responsible for final data interpretation and remediation conclusions based on their assessment which may include information on the building history, an inspection, sampling, and laboratory data. Post-remediation verification testing recommended after any remediation.

Ryan Shannon, Laboratory Manager or Other Approved Signatory

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15111 Northville Rd Plymouth, MI 48170 Phone: (734) 668-6810 Fax: (734) 668-8532

Web: http://www.EMSL.com

Email:annarborlab@emsl.com

Attn: Jeff Ulicny

HomeTeam Inspection Services 11831 152nd Avenue West Olive, MI 49460 EMSL Order: Customer ID: Collected: Received: Analyzed: 3/18/2019

Proj:

Test Report: Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Swab Samples (EMSL Method MICRO-SOP-200)

Lab Sample Number: Client Sample ID: Sample Location:	081900697-0004 1809477 Basement			10.000	
Spore Types	Category				-7
Alternaria (Ulocladium)		1			
Ascospores	-			•	
Aspergillus/Penicillium	*High*			1	÷.
Basidiospores				÷.	÷
Bipolaris++	•			- 4 P	÷.
Chaetomium	-			÷	÷.
Cladosporium					÷
Curvularia		-			÷.
Epicoccum		(a) (a) (a) (a) (b) (b) (b) (b) (b) (b) (b) (b) (b) (b	4	1	÷
Fusarium		-			÷.
Ganoderma		(a)	4	· · · · · · ·	i.
Myxomycetes++		-			÷.
Pithomyces++					-
Rust		-			4
Scopulariopsis/Microascus				1	
Stachybotrys/Memnoniella					4.
Unidentifiable Spores			-	1	40
Zvgomycetes		-			
Hyphal Fragment	*Medium*	A	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1.	18
Insect Fragment	Rare	-	-	-	+
Pollen		2			<u>L.</u>

Category: Count/per area analyzed

Rare: 1 to 10 Low: 11 to 100 Medium: 101 to 1000 High: >1000

++ = Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

Ryan Shannon, Laboratory Manager or Other Approved Signatory

No discernable field blank was submitted with this group of samples.

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Samples analyzed by EMSL Analytical, Inc. Plymouth, MI AIHA-LAP, LLC-EMLAP Accreditation #223912

Initial report from: 03/19/2019 08:08:14

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Attn:	Jeff Ulicny			EMSL Order:		
	HomeTean	m Inspection Services		Customer ID:	HTJU75	
	11831 152	nd Avenue		Collected:		
	West Olive	e, MI 49460		Received:	3/18/2019	
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2. Understanding the Results

EMSL Analytical, Inc. is an independent laboratory, providing unbiased and scientifically valid results. These data represent only a portion of an overall IAQ investigation. Visual information and environmental conditions measured during the site assessment (humidity, moisture readings, etc.) are crucial to any final interpretation of the results. Many factors impact the final results; therefore, result interpretation should only be conducted by qualified individuals. The American Conference of Governmental Industrial Hygienists (ACGIH) has published a good reference book covering sampling and data interpretation. It is entitled, <u>Bioaerosols:</u> Assessment and Control, 1999.

Fungal spores are found everywhere. Whether or not symptoms develop in people exposed to fungi depends on the nature of the fungal material (e.g., allergenic, toxic, or infectious), the exposure level, and the susceptibility of exposed persons. Susceptibility varies with the genetic predisposition (e.g., allergic reactions do not always occur in all individuals), age, pre-existing medical conditions (e.g., diabetes, cancer, or chronic lung conditions), use of immunosuppressive drugs, and concurrent exposures. These reasons make it difficult to identify dose/response relationships that are required to establish "safe" or "unsafe" levels (i.e., permissible exposure limits).

It is generally accepted in the industry that indoor fungal growth is undesirable and inappropriate, necessitating removal or other appropriate remedial actions. The New York City guidelines and EPA guidelines for mold remediation in schools and commercial buildings define the conditions warranting mold remediation. Always remember that water is the key. Preventing water damage or water condensation will prevent mold growth.

This report is not intended to provide medical advice or advice concerning the relative safety of an occupied space. Always consult an occupational or environmental health physician who has experience addressing indoor air contaminants if you have any questions.

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3. Glossary of Fungi

ALTERNARIA(ULUCL	ADIOM		
Natural Habitat	Common saprobe and pathogen of plants. Typically found on plant tissue, decaying wood, and foods. Soil . Air outdoors.		
Suitable Substrates in the Indoor Environment	Indoors near condensation (window frames, showers), House dust (in carpets, and air). Also colonizes building supplies, computer disks, cosmetics, leather, optical instruments, paper, sewage, stone monuments, textiles, wood pulp, and jet fuel		
Water Activity	Aw =0.85-0.88 (water damage indicator)		
Mode of Dissemination	Wind		
Allergic Potential	Type I allergies (hay fever, asthma), Type III (hypersensitivity pneumonitis)		
Potential or Opportunistic Pathogens	Phaeohyphomycosis {causing cystic granulomas in the skin and subcutaneous tissue}. In immunocompetent patients, Alternaria colonizes the paranasal sinuses, leading to chronic hypertrophic sinusitis		
Industrial Uses	Biocontrol of weed plants Biocontrol fungal plant pathogens.		
Potential Toxins Produced	Alternariol (AOH) . Alternariol monomethylether (AME). Tenuazonic acid (TeA). Altenuene (ALT). Altertoxins (ATX)		
ther Comments Many species of Ulocladium have been renamed as Alternaria. Alternaria spores are one of most common and potent indoor and outdoor airborne allergens. Additionally, Alternaria sensitization has been determined to be one of the most important factors in the onset of childhood asthma. Synergy with Cladosporium or Ulocladium may increase the severity of symptoms			
References	Alternaria redefined. J. Woudenberg et al., Studies in Mycology. Volume 75, June 2013, Pages 171-212		

ARTHRINIUM		
Natural Habitat	Decaying plant material, Soil	
Suitable Substrates in the Indoor Environment	Cellulose containing materials	
Water Activity	Unknown	
Mode of Dissemination	Wind	
Allergic Potential	Arthrinium sphaerospermum is recognized as an allergen.	
Potential or Opportunistic Pathogens	Not known as a pathogen.	

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ASCOSPORES

Natural Habitat	Everywhere in nature.
Suitable Substrates in the Indoor Environment	Depends on genus and species.
Water Activity	Depends on genus and species.
Mode of Dissemination	Forcible ejection or passive release and dissemination by wind or insects.
Allergic Potential	Depends on genus and species.
Potential or Opportunistic Pathogens	Depends on genus and species.
Industrial Uses	Depends on genus and species.
Potential Toxins Produced	Depends on genus and species.
Other Comments	Ascospores are the result of sexual reproduction and produced in a saclike structure called an ascus. All ascospores belong to members of the Phylum Ascomycota, which encompasses a plethora of genera worldwide.

ASPERGILLUS/PENIC	
Natural Habitat	Plant debris Seed Cereal crops
Suitable Substrates in the Indoor Environment	Grows on a wide range of substrates indoors ·Prevalent in water damaged buildings ·Foods (blue mold on cereals, fruits, vegetables, dried foods) ·House dust ·Fabrics ·Leather ·Wallpaper ·Wallpaper glue
Water Activity	Aw=0.75-0.94
Mode of Dissemination	Wind Insects
Allergic Potential	Type I (hay fever, asthma) · Type III (hypersensitivity)
Potential or Opportunistic Pathogens	Possible depending on the species.
Industrial Uses	Many depending on the species
Potential Toxins Produced	Possible depending on the species.
Other Comments	Spores of Aspergillus and Penicillium (including others such as Acremonium, Talaromyces, and Paecilomyces) are small and spherical with few distinguishing characteristics. They cannot be differentiated or speciated by non-viable impaction sampling methods. Some species with very small spores may be undercounted in samples with high background debris.

BASIDIOSPORES	
Natural Habitat	Forest floors. Lawns .Plants (saprobes or pathogens depending on genus)
Suitable Substrates in the Indoor Environment	Depends on genus. Wood products
Water Activity	Unknown.
Mode of Dissemination	Forcible ejection. Wind currents.
Allergic Potential	Type I allergies (hay fever, asthma) . Type III (hypersensitivity pneumonitis)
Potential or Opportunistic Pathogens	Depends on genus.
Industrial Uses	Edible mushrooms are used in the food industry.
Potential Toxins Produced	Amanitins. monomethyl-hydrazine. muscarine. ibotenic acid. psilocybin.
Other Comments	Basidiospores are the result of sexual reproduction and formed on a structure called the basidium. Basidiospores belong to the members of the Phylum Basidiomycota, which includes mushrooms, shelf fungi, rusts, and smuts.

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CHAETOMIUM

Natural Habitat	Dung. Seeds. Soil. Straw.
Suitable Substrates in the Indoor Environment	Paper. Sheetrock. Wallpaper.
Water Activity	Aw=0.84-0.89.
Mode of Dissemination	Wind. Insects. Water splash.
Allergic Potential	Type I (asthma and hay fever).
Potential or Opportunistic Pathogens	Onychomycosis. C. perlucidum recognized as a new agent of cerebral phaeohyphomycosis.
Industrial Uses	Cellulase production, Textile testing.
Potential Toxins Produced	Chaetomin. Chaetoglobosins A,B,D and F are produced by Chaetomium globosum. Sterigmatocystin is produced by rare species

CLADOSPORIUM	
Natural Habitat	Dead plant matter. Straw. Soil. Woody plants
Suitable Substrates in the Indoor Environment	Fiberglass duct liner. Paint. Textiles. Found in high concentration in water-damaged building materials.
Water Activity	Aw 0.84-0.88
Mode of Dissemination	Air
Allergic Potential	Type I (asthma and hay fever).
Potential or Opportunistic Pathogens	Edema. keratitis. onychomycosis. pulmonary infections. Sinusitis.
Industrial Uses	Produces 10 antigens.
Potential Toxins Produced	Cladosporin and Emodin.

CURVULARIA	
Natural Habitat	A worldwide saprophytic fungi, being isolated from dead plant material and soil.
Suitable Substrates in the Indoor Environment	Paper, wood products
Free moisture required for mold growth	Unknown
Mode of Dissemination	Wind
Allergic Potential	Hay fever, asthma, allergic fungal sinusitis
Potential or Opportunistic Pathogens	In immunocompromised patients can cause cerebral abscess, endocarditis, mycetoma, ocular keratitis, onychomycosis, and pneumonia.

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MYXOMYCETES++			
Natural Habitat	Decaying logs, Dead leaves , Dung , Lawns , Mulched flower beds, Lawns		
Suitable Substrates in the Indoor Environment	Rotting lumber		
Free moisture required for mold growth	Unknown	2	
Mode of Dissemination	Insects, Water, Wind		
Allergic Potential	Type I		
Potential or Opportunistic Pathogens	Unknown		
Industrial Uses			
Other Comments	Includes Myxomycetes, Smut, and Periconia.		

NIGROSPORA		
Natural Habitat	Common on live or dead grass, seeds & soil.	
Suitable Substrates in the Indoor Environment	Unknown	
Water Activity	Unknown	
Mode of Dissemination	Forcibly projected.	
Allergic Potential	Type 1 allergies (hey fever, asthma)	
Potential or Opportunistic Pathogens	Keratitis & skin lesions	

PITHOMYCES		
Natural Habitat	A worldwide saprophytic fungi, being isolated from dead plant material and soil.	
Suitable Substrates in the Indoor Environment	Paper	
Water Activity	Requires high moisture for spore germination	
Mode of Dissemination	Wind	
Allergic Potential	Unknown	
Potential or Opportunistic Pathogens	Mycosis in immunocompromised patients	
Other Comments	Pithomyces++ includes spores of Pithomyces and Pseudopithomyces.	

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4. References and Informational Links

Books

- Bioaerosols: Assessment and Control. Janet Macher, Ed., American Conference of Governmental Industrial Hygienists, Cincinnati, OH 1999.
- Exposure Guidelines for Residential Indoor Air Quality. Environmental Health Directorate, Health Protection Branch, Health Canada, Ottawa, Ontario, 1989.
- Fungal Contamination in Public Buildings: Health Effects and Investigation Methods. Health Canada, Ottawa, Ontario, 2004.
- IICRC: S500 Standard and Reference Guide for Professional Water Damage Restoration. 3rd Edition, Institute of Inspection, Cleaning, and Restoration Certification, Vancouver, WA, 2006

IICRC: S520 Standard and Reference Guide for Professional Mold Remediation. 1st Edition, Institute of Inspection, Cleaning, and Restoration Certification, Vancouver, WA, 2004

• Field Guide for the Determination of Biological Contaminants in Environmental Samples. 2nd Edition, American Industrial Hygiene Association, 2005.

Consumer Links

Read the full text of AIHA's "The Facts About Mold" consumer brochure. <<u>http://www.aiha.org/get-involved/VolunteerGroups/Documents/BiosafetyVG-FactsAbout%20M</u> oldDecember2011.pdf>

The Occupational Safety and Health Administration (OSHA) <u>http://www.osha.gov/SLTC/molds/index.html</u>

CDC Mold Facts http://www.cdc.gov/mold/faqs.htm

CDC Stachybotrys - Questions and answers on Stachybotrys chartarum and other molds http://www.cdc.gov/mold/stachy.htm

IOM, NAS: Clearing the Air: Asthma and Indoor Air Exposures https://www.epa.gov/indoor-air-quality-iaq/should-you-have-air-ducts-your-home-cleaned

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National Library of Medicine-Mold website http://www.nlm.nih.gov/medlineplus/molds.html

California Department of Health Services (CADOHS) https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/Mold.aspx

Minnesota Department of Health http://www.health.state.mn.us/divs/eh/indoorair/mold/index.html

New York City Department of Health and Mental Hygiene https://www1.nyc.gov/site/doh/health/health-topics/mold.page

EPA

"Should You Have the Air Ducts in Your Home Cleaned?" <<u>http://www.epa.gov/iaq/pubs/airduct.html></u>

General information about molds and actions that can be taken to clean up or prevent a mold problem.

<http://www.epa.gov/asthma/molds.html>

"A Brief Guide to Mold, Moisture, and Your Home" - Includes basic information on mold, cleanup guidelines, and moisture and mold prevention http://www.epa.gov/mold/moldguide.html

"Mold Remediation in Schools and Commercial Buildings" - Information on remediation in schools and commercial property, references for potential mold and moisture remediators. https://www.epa.gov/mold/mold-remediation-schools-and-commercial-buildings-guide

FEMA

"Homes That Were Flooded May Harbor Mold Problems" - Information and tips for cleaning mold.

http://www.fema.gov/news-release/homes-were-flooded-may-harbor-mold-problems

"Dealing With Mold & Mildew in Your Flood Damaged Home. http://www.fema.gov/pdf/rebuild/recover/fema_mold_brochure_english.pdf

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