



January 12, 2008

Client: Joan Jones

Subject Property: 1234 Main St, Somewhere, IL 60000

Via E-mail to: Jjoanspsa@quick.com

Point Specific Assessment
Point Specific-Garage Roof
Report # Joans 11208-PSA-1

After a visual inspection of the above residence there are serious “*Red Flags*” of concern, in the area of the front gable roof juncture to the right of the front entry, over the garage. This concern for a leakage event was brought to light by the home inspector of record. The inspector suggested a certified mold assessment/inspection. During the inspection we employed the use of our *Tramex* moisture meter, thermal imager and associated digital visual images.

From the exterior inspection and assessment, we noted an interrelated event that is affecting the present problems noted on the interior and found on the inside of the garage. The juncture where the front entry brick wythe meets the intersecting front gable roof line over the garage, has no masonry step flashing installed. (SEE PIC. REFERENCE ATTACHED “Exterior “Cause” Issues”) We strongly suggest that a qualified and licensed roofing contractor, review and evaluate our findings. From the interior of the garage attic, we noted the “effect” issues at hand. (SEE PIC. REFERENCE ATTACHED “Garage “Effect” Issues”) There is considerable evidence of moisture damage on the underside of the roof decking, as well as damage to the interior garage drywall below the suspect moisture entry point at the roof.

From the inside area of the adjacent front guest closet, we executed both moisture and thermal imaging scans of the suspect area. We noted very subtle returns from both instruments. We feel the moisture hasn’t penetrated significantly into the insulation and drywall at this point.

From our visual assessment and findings in the basement, we found significant problems at/in the area below the front entry and corner point where the moisture intrusion event from the roof is occurring. When we removed the insulation from the rim joist pockets, we found considerable moisture damage and microbial growth occurring. (SEE PIC. REFERENCE ATTACHED “Basement “Effect” Issues”) The OSB rim joist is severely deteriorated to the point of compromising structure integrity. It is our opinion that this event has been proliferating for some time and that there is concern for ongoing structural deterioration. In examining the adjacent rafter pockets, we noted the deterioration had propagated further along/into four of the pockets.

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The excessive moisture noted sets up ideal conditions conducive for the proliferation of the microbial growth found. We suggest having a qualified carpenter framing contractor review and evaluate. Most importantly, we suggest employing proper remediation protocols as a co-event with the other contractors for their safety and to remedy the growth, especially on any interior work executed.

It is of our opinion and experience that the above cause and effect events are most likely contributing to create conditions conducive for active and amplifying microbial growth. If these conditions are left to proliferate, then both wood structural damage and health concerns will exist and exacerbate to elevated levels. As mentioned above, we strongly suggest that you employ professionals trained in proper remediation protocols to remedy.

It must be understood that at the time of this assessment/inspection other areas of moisture intrusion and subsequent microbial growth can exist that are hidden and cannot be visually inspected. This inspection is based on a point specific visual review of the above-mentioned areas and at a one-time event. This assessment/inspection does *not* constitute a WARRANTY, INSURANCE POLICY, OR GUARANTEE OF ANY KIND, and NOR DOES IT SUBSTITUTE FOR SELLERS DISCLOSURE. All structures must be continually monitored for moisture intrusion. Chronic moisture conditions are the primary reason and requirement for microbial (mold) growth to occur.

For further information on how moisture impacts structures, we suggest visiting www.BuildingScience.com and for more information before any exterior/interior renovations or repairs are executed, try contacting this site: <http://www.buildingscience.com/documents/guides-and-manuals/gm-read-this-before-you-design-build-reno-vate/view?searchterm=before> This is excellent information!

Inspected by: Kevin M. Cuyler CIAQT



Inspection Date: 11/02/2008

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