

RC Certified Inspections

Comprehensive Structural & Mechanical Property Inspections

Since 1996 - "One Call & We Do It All"

Phone: 913-764-7250

15297 S. Greenwood Street, Olathe, KS. 66062

Email: RCCertifiedInspections@gmail.com

www.RCCertifiedInspections.com

Indoor Air Quality & Mold Inspection's

InterNACHI "InterNational Assoc. of Certified Home Inspector's

Property Inspection Report



Property Address: Undisclosed

Belton, MO.

Report Prepared for: Example EIFS Report

Inspection Date: 10/26/2021

Inspector: Rick Cauthon &/or Ricky Cauthon, Certified Inspectors

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. You can call us, text us or email us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have throughout the entire closing process and after you are the owner.

The goal of this inspection and report is to put you in a better position to make an informed real estate decision. The Inspector agrees to inspect the property for the purpose of informing the Client's as to major deficiencies or defects visually observed which could significantly affect the value of the property. It will generally include a report on the following unless otherwise directed by the Client's or circumstances that prevent a visual inspection of the item. Not all improvements will be identified during this inspection. Unexpected repairs should be anticipated. This is not a guarantee or warranty of any kind.

Properties being inspected do not "Pass" or "Fail". The following report is based on an inspection of the visible portion of the structure and inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. ** We Highly Recommend that repairs be performed by Licensed and Certified Companies. Also receive and review all Detailed Work Orders.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

This inspection is performed in accordance with State guidelines and the SOP of InterNACHI. The guidelines are intended to provide the Client(s) with a better understanding of the property conditions at the time of the inspection. We will report defects based on non-invasive visual observation only that is apparent on the day of the inspection.

We appreciate having the opportunity to inspect your new property.

Best regards, Rick and Ricky Cauthon

Table Of Contents

Inspection Details	3
EXTERIOR SURFACES	4-7
ROOF	8
LIVING ROOM	9
MOLD Growth	10-11
MOLD REMEDIATION	12-13
Glossary	14
Report Summary	15-20

Inspection Details

What We Inspect:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

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 and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to 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 is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

1. START

Start Time:

• 10:30AM

End Time:

• 12:30PM

2. Property Faces

Front Direction: Front of the Property is facing = EAST

3. Property Style

Home Type: Single Family Home • Detached • 1.5 Story with Basement

4. Property Sq. Footage

Finished Sq. Feet: Square Footage (estimated) = 3,415

5. Property Age

Age and Year Built: Age of Property (Years) = 23 • Year Built = 1998

6. Attendance

In Attendance: Client present • Client present • RC Certified Inspector's • Buyer Agent present

7. Occupancy

Occupancy: The utilities were on at the time of inspection. • Vacant - Furnished

Inspection Details (continued)

8. Temperature

Temperature: 52 Degrees

Weather: Cloudy Skies

EXTERIOR SURFACES

1. Siding

Materials: EXTERIOR FINISHED INSULATED SYSTEM (SYNTHETIC STUCCO) • Hardboard/Masonite Siding Panels.

Observations:

1.1. Chuck Kincaid at Stucco Repair at 816-510-6375

1.2. Recommend contacting Paint Pro, Inc at 913-685-4089 to evaluated and bid for needed repairs noted in the report.

1.3. The EIFS surface is cracked at the kick out flashing on the garage north side next to the dining room window.

1.4. On the garage north side where the gutter meets the EIFS surface, the exterior top coat surface is missing leaving the interior base coat MESH visible.

1.5. The Masonite siding has water damage and needs to be replaced were the front porch light fixtures are attached.

1.6. The EIFS surface at the north side at the front porch has a horizontal crack at the bottom soffit area. No moisture detected surface should be sealed.

1.7. The EIFS at the front porch north side just above the concrete surface is cracked and should be sealed.

1.8. On the exterior west side of the living room above the north side windows, there is a gutter and there is excessive moisture content at the gutter area and below the soffit proximately 12 feet (basement foundation sill plate).

1.9. The EIFS BASE COAT mesh is visible at the end of the gutter above the living room exterior above the North side of the window. This may be where the moisture is getting in behind the surfaces. There was high moisture content all the way down to the basement. There's also evidence of water intrusion and Mold Growth on the interior basement surfaces on the exterior wall sheathing and wall cavity.

1.10. Once the exterior EIFS is removed at the North side of the Living room windows down towards the basement exterior pedestrian door, then the Plywood Wall Sheathing can be evaluated to see if it needs to be replaced or not.

1.11. West side above the living room south side windows at the gutter running north to south, the kick out flashing was not installed properly and there is visible EIFS Base Coat Mesh at the end of the guttering.

EXTERIOR SURFACES (continued)

1.12. West side above the air conditioning condensers at the lower gutter running west to east, at the east end of the guttering the EIFS BASE coat Mesh is visible and the kick out flashing was not properly installed.

1.13. On the west side south of the air conditioning condensers, there's electrical conduit that needs to be sealed up and there's also screw hole that needs to be sealed.

1.14. All exterior light fixtures need to be caulked how long the top and sides of the fixtures.

1.15. Need to remove the southside garden hose bracket that is attached to the siding. Should not have this attached to the synthetic stucco surfaces and the bracket has also dug into the surfaces. ** there is also a hose bracket on the west side that should be removed and the screw holes sealed.

1.16. Need to redo the sealant around the exterior electric meter can.

1.17. *** I am recommending that every location where the end of the gutter stops against the EIFS Surfaces to be removed to seal up the base coat mesh to prevent water intrusion. This issue was found at every one of these locations except for 2 of the gutters were so tight against the surface that I could not verify but suspect.

1.18. Always maintain sealant around the wood surfaces of the soffits and fascia boards where they actually protrude into the EIFS surfaces.



Always maintain sealant around the wood surfaces of the soffits and fascia boards where they actually protrude into the EIFS surfaces. The circle in the picture is that it appears that the basecoat mesh of the EIFS is visible. Requiring the gutter to be removed to seal it up.



The EIFS surface is cracked at the kick out flashing on the garage north side next to the dining room window.



On the garage north side where the gutter meets the EIFS surface, the exterior surface is missing leaving the Base Coat MESH is visible.



The siding has water damage and needs to be replaced were the front porch light fixtures are attached.

EXTERIOR SURFACES (continued)



The siding has water damage and needs to be replaced were the front porch light fixtures are attached.



The EIFS surface at the north side at the front porch has a horizontal crack at the bottom soffit area. No moisture detected surface should be sealed.



The EIFS at the front porch northside just above the concrete surface is cracked and should be sealed.



On the exterior west side of the living room above the north side windows there is a gutter there is excessive moisture content at the gutter area and below the soffit proximately 12 inches.



The synthetic stucco mesh is visible at the end of the gutter above the living room exterior above the North side of the window. This may be where the moisture is getting in behind the surfaces.



Living room area. West side above the living room south side windows at the gutter running north to south, the kick out flashing was not installed properly and there is visible EIFS Base Coat Mesh at the end of the guttering.



West side above the air conditioning condensers at the lower gutter running west to east, at the east end of the guttering the synthetic stucco mesh is visible and they kick out flashing was not properly installed.

EXTERIOR SURFACES (continued)



On the west side south of the air conditioning condensers, there's electrical conduit that needs to be sealed up and there's also screw hole that needs to be sealed.



On the exterior west side of the living room above the north side windows, there is a gutter and there is excessive moisture content at the gutter area and below the soffit approximately 12 feet (basement foundation sill plate). The EIFS BASE COAT mesh is visible at the end of the gutter above the living room exterior above the North side of the window. This may be where the moisture is getting in behind the surfaces. There was high moisture content all the way down to the basement. There's also evidence of water intrusion and Mold Growth on the interior basement surfaces on the exterior wall sheathing and wall cavity.



All exterior light fixtures need to be caulked how long the top and sides of the fixtures.



Need to remove the southside garden hose bracket that is attached to the siding. Should not have this attached to the synthetic stucco surfaces and the bracket has also dug into the surfaces.



Need to redo the sealant around the exterior electric meter can.

2. Soffitt

Materials: Hardboard Panel Soffit Material

EXTERIOR SURFACES (continued)

3. Fascia

Materials: Wood Fascia Material

4. Trim

Materials: Wood material

5. Flashings

Materials: Metal Flashings

ROOF

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties.

Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof.

Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house.

Likewise, be advised that such cascading may cause personal injury or even death.

If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. ROOF Material/Age

Materials: Concrete flat Tiles noted.

2. Defects-Roof

Observations:

2.1. Kick-Out Flashings with STUCCO, Recommend Chuck Kincaid at Stucco Repair at 816-510-6375. Missing Kick Out Flashing's need to be installed at:

2.2. Due to issues with the roof that we discovered, we are recommending having the roof inspected and a bid obtained from a roofing company. Recommend Braden Roofing at 913-341-0200.

2.3. Missing Kick Out Flashing's need to be installed at:

2.4. There's a kick out flashing on the west side above the north corner of the living room windows that was not properly installed. Since the stucco needs to be cut out there needs to be a proper kick out flashing installed.

2.5. Improperly installed kick out flashing on the west side above the living room south side

ROOF (continued)

windows.

2.6. Improperly installed kick out flashing on the west side above the air conditioning condensers that needs to be replaced since the stucco needs repairs anyway.

2.7. Several broken roof and pieces missing of the roof tiles noted when doing our inspection.



Missing Kick Out Flashing's need to be installed at: Both sides of the garage east bay window area

Missing Kick Out Flashing's need to be installed at: Both sides of the garage east bay window area
There's a kick out flashing on the west side above the north corner of the living room windows that was not properly installed. Since the stucco needs to be cut out there should be a proper kick out flashing installed.



West side above the living room south side windows at the gutter running north to south, the kick out flashing was not installed properly and there is visible EIFS Base Coat Mesh at the end of the guttering.

West side above the living room south side windows at the gutter running north to south, the kick out flashing was not installed properly and there is visible EIFS Base Coat Mesh at the end of the guttering.

Improperly installed kick out flashing on the west side above the air conditioning condensers that needs to be replaced since the stucco needs repairs anyway.

3. Valleys

Materials: Metal **Valley** Pans

LIVING ROOM

1. LIVING ROOM



2. Wall Condition

Observations:

2.1. LR NW corner drywall, baseboard trim and probably wall insulation needs to be removed for mold remediation. Mold growth noted behind the west baseboard trim and baseboard trim is swollen.

2.2. Doorway between the LR and Kitchen has water damage at the east side door casement trim and both sides at the baseboard trim. Removal needed for mold remediation as needed.



LR NW corner drywall, baseboard trim and probably wall insulation needs to be removed for mold remediation. Mold growth noted behind the west baseboard trim and baseboard trim is swollen.



Doorway between the LR and Kitchen has water damage at the east side door casement trim and both sides at the baseboard trim. Removal needed for mold remediation as needed.

MOLD Growth

1. Mold Growth

Observations:

1.1. Recommend performing Indoor Air Testing due to the mold growth noted. We are recommending to perform 3 indoor air samples on the main floor to verify and make sure mold spores from the basement have not migrated to the next level. *** Air testing is being performed today October 26, 2021.

1.2. Recommend RC Real Estate Solutions (RC Certified Inspections) (913-764-7250) to perform a Moisture/Water Intrusion Investigation and Mold Inspection.

1.3. The home must have the humidity kept well below 50% by installing a properly size pint rated

MOLD Growth (continued)

dehumidifier next to the furnace area. Attach a drain hose for continuous draining and drain it into the floor drain (not a sump pump pit). Set it at 40% and allow it to run all year round and it will only operate when it needs to. This will help prevent mold growth, make the **A/C** system more efficient by helping dry the air which will also improve indoor air quality. 70 pint rated unit would be required.

1.4. Mold affected drywall must be cut out at least 12" beyond the mold affected surfaces. Never try to use bleach to clean the surfaces. Living room NW corner and baseboard at corner is also swollen. There is also been moisture add the doorway between the living room and the kitchen at the east side large door casement trim and both sides of that trim at the baseboard trim.

1.5. Visible mold-like growth found on the visible floor joists and or sub-flooring at: White Mold growth on the bottom surfaces of several basement floor joists. Remediation and Treatment needed.

1.6. Mold growth is visible in the basement on the exterior wall sheathing at the south side of the exterior pedestrian doors. This is from water intrusion from above the north side living room windows area. Remediation and Treatment needed.

1.7. There is mold growth throughout the basement on furniture and other personal items due to elevated humidity. **** ALL PERSONAL ITEMS IN THE BASEMENT MUST BE REMOVED THROUGH THE EXTERIOR DOOR ONLY!! DO NOT REMOVE ITEMS BY GOING THROUGH THE MAIN LEVEL OTHERWISE MOLD CROSS CONTAMINATION WILL OCCUR.****

1.8. There is mold growth between the exterior wall insulation and vapor barrier in the basement due to elevated humidity. Remediation and Treatment needed.

1.9. LR NW corner drywall, baseboard trim and probably wall insulation needs to be removed for mold remediation. Mold growth noted behind the west baseboard trim and baseboard trim is swollen. Remediation and Treatment needed.

1.10. Doorway between the LR and Kitchen has water damage at the east side door casement trim and both sides at the baseboard trim. Removal needed for mold remediation as needed. Remediation and Treatment needed.



Mold growth is visible in the basement on the exterior wall sheathing at the southside of the exterior pedestrian doors. This is from water intrusion from above the northside living room windows area.

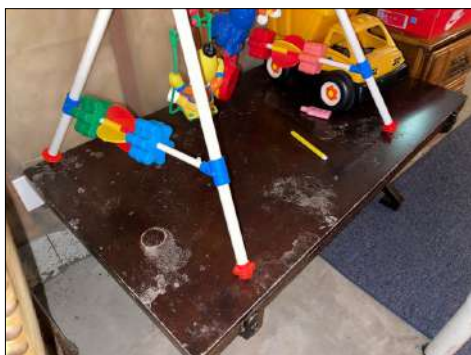


Mold growth is visible in the basement on the exterior wall sheathing at the southside of the exterior pedestrian doors. This is from water intrusion from above the northside living room windows area.



There is mold grow throughout the basement on furniture and other personal items due to elevated humidity.

MOLD Growth (continued)



There is mold grow throughout the basement on furniture and other personal items due to elevated humidity.



There is mold grow throughout the basement on furniture and other personal items due to elevated humidity.



There is mold growth between the exterior wall insulation and vapor barrier in the basement due to elevated humidity.



There is mold growth between the exterior wall insulation and vapor barrier in the basement due to elevated humidity.



There is mold growth between the exterior wall insulation and vapor barrier in the basement due to elevated humidity.



Mold growth along the bottom of several floor joists in the basement



Mold growth along the bottom of several floor joists in the basement

MOLD REMEDIATION

1. MOLD REMEDIATION

Observations:

1.1. Once the Indoor Air Testing results have been received (typically within 48 hours, but should receive 10-27-2021 PM and report and estimate out 10-28-2021 PM.

1.2. Mold remediation and clean-up is required based on the visible issues observed and were noted above. It is crucial for the mold remediation activities to be performed in organized phases to ensure reduction of mold spore levels and to prevent cross contamination of other areas. If not handled properly, the initial problem could develop into a larger, costlier project.

MOLD REMEDIATION (continued)

The following steps may not be in the order of when they are performed. The purpose of the mold remediation is to remove all affected materials and clean. During our mold remediation, we could find more molds that are not visible. We must remove all mold affected drywall at least 12" beyond the affected area. Wood surfaces will either need to be properly cleaned or removed as needed. *** If we do find more molds that are not part of our initial mold remediation, we will contact you to discuss this before continuing beyond our scope of work.

1.3. * No one is allowed to enter the work areas during the mold remediation process.

* Once the mold remediation is completed, the interior of the work area's will be acceptable and ready for any needed re-construction/remodeling if required. Re-construction is not part of the remediation.

* There are a lot of steps and activity during the process that may not be spelled out below that we will be performing to assure that the process is completed as required.

1.4. We have been performing investigations, testing and mold remediation for the City of Olathe and have since 2005. We can supply numerous referrals. We have been in business since 1996 and mold remediation has been a large part of our business for over 19 years. We will do the job and make sure it is performed right the 1st time!

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
EIFS	Exterior insulation and finishing system (EIFS) is a type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system. For more information please visit http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system
Valley	The internal angle formed by the junction of two sloping sides of a roof.

Report Summary

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

EXTERIOR SURFACES



Page 4 Item: 1

Siding

- 1.3. The EIFS surface is cracked at the kick out flashing on the garage north side next to the dining room window.
- 1.4. On the garage north side where the gutter meets the EIFS surface, the exterior top coat surface is missing leaving the interior base coat MESH visible.
- 1.5. The Masonite siding has water damage and needs to be replaced were the front porch light fixtures are attached.
- 1.6. The EIFS surface at the north side at the front porch has a horizontal crack at the bottom soffit area. No moisture detected surface should be sealed.
- 1.7. The EIFS at the front porch north side just above the concrete surface is cracked and should be sealed.
- 1.8. On the exterior west side of the living room above the north side windows, there is a gutter and there is excessive moisture content at the gutter area and below the soffit proximately 12 feet (basement foundation sill plate).
- 1.9. The EIFS BASE COAT mesh is visible at the end of the gutter above the living room exterior above the North side of the window. This may be where the moisture is getting in behind the surfaces. There was high moisture content all the way down to the basement. There's also evidence of water intrusion and Mold Growth on the interior basement surfaces on the exterior wall sheathing and wall cavity.
- 1.10. Once the exterior EIFS is removed at the North side of the Living room windows down towards the basement exterior pedestrian door, then the Plywood Wall Sheathing can be evaluated to see if it needs to be replaced or not.
- 1.11. West side above the living room south side windows at the gutter running north to south, the kick out flashing was not installed properly and there is visible EIFS Base Coat Mesh at the end of the guttering.
- 1.12. West side above the air conditioning condensers at the lower gutter running west to east, at the east end of the guttering the EIFS BASE coat Mesh is visible and the kick out flashing was not properly installed.
- 1.13. On the west side south of the air conditioning condensers, there's electrical conduit that needs to be sealed up and there's also screw hole that needs to be sealed.
- 1.14. All exterior light fixtures need to be caulked how long the top and sides of the fixtures.
- 1.15. Need to remove the southside garden hose bracket that is attached to the siding. Should not have this attached to the synthetic stucco surfaces and the bracket has also dug into the surfaces. ** there is also a hose bracket on the west side that should be removed and the screw holes sealed.

		<p>1.16. Need to redo the sealant around the exterior electric meter can.</p> <p>1.17. *** I am recommending that every location where the end of the gutter stops against the EIFS Surfaces to be removed to seal up the base coat mesh to prevent water intrusion. This issue was found at every one of these locations except for 2 of the gutters were so tight against the surface that I could not verify but suspect.</p> <p>1.18. Always maintain sealant around the wood surfaces of the soffits and fascia boards where they actually protrude into the EIFS surfaces.</p>
--	--	--

ROOF

Page 8 Item: 2	Defects-Roof	<p>2.1. Kick-Out Flashings with STUCCO, Recommend Chuck Kincaid at Stucco Repair at 816-510-6375. Missing Kick Out Flashing's need to be installed at:</p> <p>2.2. Due to issues with the roof that we discovered, we are recommending having the roof inspected and a bid obtained from a roofing company. Recommend Braden Roofing at 913-341-0200.</p> <p>2.3. Missing Kick Out Flashing's need to be installed at:</p> <p>2.4. There's a kick out flashing on the west side above the north corner of the living room windows that was not properly installed. Since the stucco needs to be cut out there needs to be a proper kick out flashing installed.</p> <p>2.5. Improperly installed kick out flashing on the west side above the living room south side windows.</p> <p>2.6. Improperly installed kick out flashing on the west side above the air conditioning condensers that needs to be replaced since the stucco needs repairs anyway.</p> <p>2.7. Several broken roof and pieces missing of the roof tiles noted when doing our inspection.</p>
----------------	--------------	--

LIVING ROOM

Page 10 Item: 2	Wall Condition	<p>2.1. LR NW corner drywall, baseboard trim and probably wall insulation needs to be removed for mold remediation. Mold growth noted behind the west baseboard trim and baseboard trim is swollen.</p> <p>2.2. Doorway between the LR and Kitchen has water damage at the east side door casement trim and both sides at the baseboard trim. Removal needed for mold remediation as needed.</p>
-----------------	----------------	--

MOLD Growth

Page 10 Item: 1

Mold Growth

1.2. Recommend RC Real Estate Solutions (RC Certified Inspections) (913-764-7250) to perform a Moisture/Water Intrusion Investigation and Mold Inspection.

1.3. The home must have the humidity kept well below 50% by installing a properly size pint rated dehumidifier next to the furnace area. Attach a drain hose for continuous draining and drain it into the floor drain (not a sump pump pit). Set it at 40% and allow it to run all year round and it will only operate when it needs to. This will help prevent mold growth, make the **A/C** system more efficient by helping dry the air which will also improve indoor air quality. 70 pint rated unit would be required.

1.4. Mold affected drywall must be cut out at least 12" beyond the mold affected surfaces. Never try to use bleach to clean the surfaces. Living room NW corner and baseboard at corner is also swollen. There is also been moisture add the doorway between the living room and the kitchen at the east side large door casement trim and both sides of that trim at the baseboard trim.

1.5. Visible mold-like growth found on the visible floor joists and or sub-flooring at: White Mold growth on the bottom surfaces of several basement floor joists. Remediation and Treatment needed.

1.6. Mold growth is visible in the basement on the exterior wall sheathing at the south side of the exterior pedestrian doors. This is from water intrusion from above the north side living room windows area. Remediation and Treatment needed.

1.7. There is mold growth throughout the basement on furniture and other personal items due to elevated humidity. ** ALL PERSONAL ITEMS IN THE BASEMENT MUST BE REMOVED THROUGH THE EXTERIOR DOOR ONLY!! DO NOT REMOVE ITEMS BY GOING THROUGH THE MAIN LEVEL OTHERWISE MOLD CROSS CONTAMINATION WILL OCCUR.**

1.8. There is mold growth between the exterior wall insulation and vapor barrier in the basement due to elevated humidity. Remediation and Treatment needed.

1.9. LR NW corner drywall, baseboard trim and probably wall insulation needs to be removed for mold remediation. Mold growth noted behind the west baseboard trim and baseboard trim is swollen. Remediation and Treatment needed.

1.10. Doorway between the LR and Kitchen has water damage at the east side door casement trim and both sides at the baseboard trim. Removal needed for mold remediation as needed. Remediation and Treatment needed.

MOLD REMEDIATION

Page 12 Item: 1

**MOLD
REMEDICATION**

1.2. Mold remediation and clean-up is required based on the visible issues observed and were noted above. It is crucial for the mold remediation activities to be performed in organized phases to ensure reduction of mold spore levels and to prevent cross contamination of other areas. If not handled properly, the initial problem could develop into a larger, costlier project.

The following steps may not be in the order of when they are performed. The purpose of the mold remediation is to remove all affected materials and clean. During our mold remediation, we could find more molds that are not visible. We must remove all mold affected drywall at least 12" beyond the affected area. Wood surfaces will either need to be properly cleaned or removed as needed. *** If we do find more molds that are not part of our initial mold remediation, we will contact you to discuss this before continuing beyond our scope of work.

1.3. * No one is allowed to enter the work areas during the mold remediation process.

* Once the mold remediation is completed, the interior of the work area's will be acceptable and ready for any needed re-construction/remodeling if required. Re-construction is not part of the remediation.

* There are a lot of steps and activity during the process that may not be spelled out below that we will be performing to assure that the process is completed as required.

1.4. We have been performing investigations, testing and mold remediation for the City of Olathe and have since 2005. We can supply numerous referrals. We have been in business since 1996 and mold remediation has been a large part of our business for over 19 years. We will do the job and make sure it is performed right the 1st time!