

Scenario 1

Background

You enter the apartment of a resident who has been complaining of mold issues in her Kitchen. The resident informs you that the mold has been cleaned and painted over 3 times in the last year. The walls are constructed of plaster over steel framing, and the ceilings are constructed of concrete.

Observations

You notice mold on the ceiling above the sink. You also notice that there is mold and water damage on the wall directly on Sink backsplash [Wall 2]. You estimate the mold growth is approximately 15 square feet.

You observe what appears to be rodent droppings near the base of the kitchen cabinet. You do not observe cockroaches in the Kitchen.

The caulking at the base or rim of the sink and the ceramic floor tile is missing.

Measurements/Findings

The water damaged area of the wall of the backsplash reads as wet. The backsplash itself contains visible condensation on its exterior. Based on the wet reading of the wall, you perform a wall break and observe that the water pipes for the sink are not insulated and show visible condensation.

The face of the exhaust grill appears to be dirty. You take measurements at the face of the exhaust grill, which indicates that airflow of the face of the exhaust grill is 15 cubic feet per minute.

Scenario 2

Background

You enter the apartment of a resident who has been complaining of mold issues in her bathroom. The resident informs you that the mold has been a recurring issue in her apartment for some time. The walls and ceilings are constructed of sheetrock over wood framing.

Observations

You notice mold and water damage on the wall next to the bathtub [Wall 2]. You measure the mold growth and note that it is about 13 square feet.

You do not observe what appears any signs of rodents. However, during your inspection, you notice several small cockroaches in the bathroom.

The caulking at the base of the toilet bowl and the ceramic floor tile is missing.

Measurements/Findings

The water damaged area of the wall next to the bathtub measures as wet. Based on the wet reading of the wall, you perform a wall break and observe that the pipes do not appear to be leaking. However, you also notice that there appears to a leak originating from the apartment above.

The face of the exhaust grill appears to be dirty. You take measurements at the face of the exhaust grill, which indicates that airflow of the face of the exhaust grill is 6 cubic feet per minute.

Scenario 3

Background

You enter a top floor apartment of a resident who has been complaining of mold and water damage issues in her kitchen. The resident informs you that they have been suffering from recurring mold and leak issues. The resident complains the leaks are particularly prevalent when it rains. The walls are constructed of plaster over steel framing, and the ceilings are constructed of concrete.

Observations

You notice mold on the ceiling above the sink. You also notice that there is mold and water damage on the backsplash wall behind the sink [Wall 3] where the window is located. You measure the mold growth and note that it is about 5 square feet.

You do not observe any signs of pests or rodents.

The caulking at the base or rim of the sink and the ceramic floor tile is missing.

Measurements/Findings

The water damaged area of the wall above the window measure as wet. The ceiling and other walls in the bathroom measure as dry.

The window located above the dishwasher appears jammed. Upon further inspection, you note that the window is inoperable. The kitchen does not have any mechanical ventilation.

Scenario 1 - QA

Background

You enter the apartment of a resident where a mold work order was recently completed. You note the scope of work order included cleaning of mold, fan repair, vent cleaning, plumbing, painting, and plastering. **The resident of the apartment claims that the mold issue is starting to return.** The walls are constructed of plaster over steel framing, and the ceilings are constructed of concrete.

Observations

You notice a small amount of mold growth and water damage on the ceiling above the sink. You measure the mold growth and note that it is about 1 square foot.

You do not observe any signs of pests or rodents.

The caulking at the base of the sink and the ceramic floor tile is not missing.

Measurements/Findings

The water damaged area measures as wet.

The face of the exhaust grill appears to be clean. You take measurements at the face of the exhaust grill, which indicates that airflow of the face of the exhaust grill is 30 cubic feet per minute.

Scenario 2 - QA

Background

You enter the apartment of a resident where a mold work order was recently completed. You note the scope of work order included mold removal, fan repair, vent cleaning, and painting. **The resident of the apartment claims that the mold issue has been resolved.** The walls are constructed of sheetrock over steel framing, and the ceilings are constructed of concrete.

Observations

You do not observe any signs of mold, water damage. None of the walls measure as wet.

You do not observe any signs of pests or rodents.

The caulking at the base of the toilet bowl and the ceramic floor tile is not missing.

Measurements/Findings

Upon inspection, you note that there are several splotchy areas on the wall where paint was not applied correctly.

Scenario 3 - QA

Background

You enter the apartment of a resident where a mold work order was recently completed. You note the scope of work order included mold removal, fan repair, vent cleaning, and painting. The resident of the apartment claims that the mold issue has been resolved. The walls are constructed of sheetrock over wood framing.

Observations

You do not observe any signs of mold or water damage. None of the walls measure as wet.

You do not observe any signs of pests or rodents.

The caulking at the base of the sink and the ceramic floor tile is not missing.

Measurements/Findings

Upon inspection, you notice several small holes in the drywall that were not patched.

Scenario 1 – Re-Inspection

Background

You enter the apartment of a resident where a mold work order was recently completed. You note the scope of work order included cleaning of mold, fan repair, vent cleaning, plumbing, painting, and plastering. **The resident of the apartment claims that the mold issue is starting to return.** The walls are constructed of plaster over steel framing, and the ceilings are constructed of concrete.

Observations

You notice a small amount of mold growth on the ceiling above the dishwasher. You measure the mold growth and note that it is about less than 1 square foot.

You do not observe any signs of pests or rodents.

The caulking at the base of the sink and the ceramic floor tile is not missing.

Measurements/Findings

The water damaged area measures as wet.

The face of the exhaust grill appears to be clean. You take measurements at the face of the exhaust grill, which indicates that airflow of the face of the exhaust grill is 30 cubic feet per minute.

Scenario 2 – Re-Inspection

Background

You enter the apartment of a resident where a mold work order was recently completed. You note the scope of work order included mold removal, fan repair, vent cleaning, and painting. **The resident of the apartment claims that the mold issue has been resolved.** The walls are constructed of sheetrock over steel framing, and the ceilings are constructed of concrete.

Observations

You do not observe any signs of mold, water damage. None of the walls measure as wet.

You do not observe any signs of pests or rodents.

The caulking at the base of the toilet bowl and the ceramic floor tile is not missing.

Measurements/Findings

Upon inspection, you note that there are several splotchy areas on the wall where paint was not applied correctly.

Scenario 3 – Re-Inspection

Background

You enter the apartment of a resident where a mold work order was recently completed. You note the scope of work order included mold removal, fan repair, vent cleaning, and painting. The resident of the apartment claims that the mold issue has been resolved. The walls are constructed of sheetrock over wood framing.

Observations

You do not observe any signs of mold or water damage. None of the walls measure as wet.

You do observe some signs of pests or rodents.

The caulking at the base of the sink and the ceramic floor tile is loose missing.

Measurements/Findings

Upon inspection, you notice several small holes in the drywall that were not patched.