

NYCHA Mold Inspector/Building Sciences Training

Mold Inspection (CM) Scenario 1

Search: Unassigned & Show CM/DM

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 increasing since last year.

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 that the mold growth and water damage is approximately 15 square feet.

The walls are constructed of plaster over steel framing, and the ceilings are constructed of concrete.

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 moisture reading is 662. The backsplash itself contains visible condensation on its exterior. Based on the wet reading of the wall, maintenance makes a borescope penetration, and you observe that the water pipes for the sink are not insulated and show visible condensation.

The humidity reading is 45%

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.

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Mold Inspection (CM) Scenario 2

Search: Unassigned & Show CMDM

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.

Observations

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

The walls and ceilings are constructed of sheetrock over wood framing.

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 moisture reading is 601. Based on the wet reading of the wall, you perform a penetration 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. The humidity reading is 55%.

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Mold Inspection (CM) Scenario 3

Search: Unassigned & Show CM/DM Work Orders

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.

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.

The walls are constructed of plaster over steel framing, and the ceilings are constructed of concrete.

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 measures 699 using the moisture meter. The ceiling and other walls in the bathroom measure as dry. The hygrometer reading is 45% RH.

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.

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Mold QA Scenario 01 – (IN)

Search: Show Unassigned & Inspection Work Orders

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.

Observations

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

The walls are constructed of plaster over steel framing, and the ceilings are constructed of concrete.

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 625.

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.

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Mold QA Scenario 02 – (IN)

Search: Show Unassigned & Inspection Work Orders

Background

You enter the apartment of a resident where a mold work order was recently completed. You note the scope of work order included vent cleaning, mold removal and painting. **The resident of the apartment claims that the mold issue has been resolved.**

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.

The exhaust grill appears to be clean, and the anemometer reading is 34 CFM.

Measurements/Findings

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

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Mold QA Scenario 03 – (IN)

Search: Show Unassigned & Inspection Work Orders

Background

You enter the apartment of a resident where a mold work order was recently completed. You note the scope of work order included vent cleaning, fan repair a wall break, pipe re-insulation, sheetrock replacement, and painting. **The resident of the apartment claims that the mold issue has been resolved.**

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 sheetrock that were not patched.

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Mold Re-Inspection Scenario 01 – (CM)

Search: Show Re-Inspection & CM/DM Work Orders

Background

You have just completed a QA inspection of this unit and determined that the QA has failed.

Observations

You notice a small amount of mold growth Wall 2 and on the ceiling above the dishwasher. You measure the mold growth and note that it is about less than 1 square foot.

The walls are constructed of plaster over steel framing, and the ceilings are constructed of concrete.

You do not observe any signs of pests or rodents.

You conduct a wall penetration and notice moisture on the wall and a crack in the brickwork

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

Measurements/Findings

The water damaged area measures as 734 with the moisture meter. The hygrometer reading is 58% RH

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.

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Mold Re-Inspection Scenario 02 – (CM)

Search: Show Re-Inspection & CM/DM Work Orders

Background

You have just completed a QA inspection of this unit and determined that the QA has failed.

Observations

You observe about 5 sq ft of mold, water damage on Wall 2. That wall measures as 650 w the moisture meter.

You conduct a wall penetration and notice a leak coming down a pipe from above.

The walls are constructed of sheetrock over steel framing, and the ceilings are constructed of concrete.

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.

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 28 cubic feet per minute. Humidity reading is 48%.

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Mold Re-Inspection Scenario 02 – (CM)

Search: Show Re-Inspection & CM/DM Work Orders

Background

You have just completed a QA inspection of this unit and determined that the QA has failed.

The resident of the apartment claims that the mold issue has begun to return, and gets worse every time it rains.

Observations

You observe mold and water damage on Wall 3 and ceiling. The walls measure as 801.

You notice a crack in the ceiling and some water stains, although the ceiling is not wet.

The walls are constructed of sheetrock over wood framing.

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.

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. The hygrometer reading is 60% RH.

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