



a subsidiary of Freelance Enviro-Tech Services LLC

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Transmitted via email only: [REDACTED]

January 20, 2016

Mr. [REDACTED]
[REDACTED]
Hazel Park, MI 48030

Re: Limited Attic Inspection
[REDACTED], Hazel Park, MI 48030

Dear Mr. [REDACTED]:

Tri-Tech Building Hygiene Services (Tri-Tech) was retained to perform a limited non-intrusive mold inspection of the attic of residence. You indicated that the roof had been replaced in about 2003 and there were no known leaks. However, there were concerns about mold staining from condensation and improper venting. The inspection was performed on January 18, 2016 during dry sub-freezing conditions.

Tri-Tech visually examined the southern two-thirds of the attic. The northern third of the attic could not be closely inspected due to the absence of floorboards but conditions observed from a distance appeared to be similar.

Tri-Tech observed that the wood sheathing on the roof was coated with frozen condensation extending several feet above the soffit on the west side of the house. Fiberglass batting insulation was observed to be pushed over the soffit vents. Several static box vents were observed. The bathroom exhaust was vented through a box vent. No gable vents were observed and the ridge was reportedly unvented. Overall, the attic appeared to be insufficiently vented. Based on Tri-Tech experience, houses of this construction typically have soffit vents placed 8 feet apart with either gable or ridge venting.

Surficial green mold was observed on the wood framing in a few areas. Surficial black mold-like staining was observed on the wood sheathing. The wood framing did not appear to be compromised by the mold. No warping of the wood sheathing was observed but substantial mold-like staining was present.

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Asbestos • Lead Paint • Mold

Conclusions

The problematic condensation and surficial mold attack of the roof sheathing may have reduced the effective life of the roof but no obvious structural damage has been observed at this time. In the professional opinion of Tri-Tech, the mold growth will cease and degrade once the attic has been properly vented and dried out. Mold staining of wood will persist and be a cosmetic reminder of the past problems. Some cracking or warping of ceilings or peeling of paint may occur after changes in ventilation occur in the attic. This is a possible side-effect due to the changes in temperature and moisture levels in the attic. No disinfection or mold abatement is recommended at this time but it is recommended that the condition of the roof sheathing be monitored.

Recommendations

The insulation blocking the soffits should be removed and an attic insulation professional should be consulted to make additional corrective actions to improve venting. In the professional opinion of Tri-Tech, the mold on the wood framing is surficial and not of apparent concern as long as corrective actions are performed promptly.

Please feel free to contact me if you need further assistance or if you have any questions regarding this report.

Respectfully submitted,

Tri-Tech Building Hygiene Services



Joseph Burley
Principal Consultant/Building Hygienist