

INSPECTION REPORT



For the Property at:
203 CHURCH STREET
SWANSBORO, NC 28584

Prepared for: TANK BATES
Inspection Date: Tuesday, October 15, 2024
Prepared by: Kelly Honeycutt, 4741



Kelly Honeycutt

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Making sure your house becomes your home.

SUMMARY

203 Church Street, Swansboro, NC October 15, 2024

Report No. 1846

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Required Statement

[Priority Maintenance Items](#)

Interior

RECOMMENDATIONS \ Overview

1. Condition: • Click this link to view the certified lab analysis results from the testing that was done on the date of inspection:

https://www.dropbox.com/scl/fi/uz17j7qnc7rba3wxapjv2/24-3128-certs_230ChurchStSwansboroNC_SafeHarbor.pdf?rlkey=gvozlid

Spore counts noted in the air of the property were low due to the installation of the dehumidifiers and the HEPA filters installed on the dehumidifiers. Without the installation of these dehumidifiers, the spore count in the property would most likely be much higher. I recommend continuing to run the dehumidifiers to keep the mold growth at bay until a decision can be made about remediation.

A tape sample of the visible growth showed numerous *Penicillium/Aspergillus* group and numerous Hyphal Elements (the root like system of mold.) These molds are typically present when there is water damage, moisture intrusion or high humidity in a structure.

The remediation of this building should not be performed before addressing the HVAC and unconventional construction practices that were noted during the inspection. The HVAC system has a plenum located in a chase at the rear left side of the building. This plenum appears to be producing heavy condensation that has affected both the drywall and subfloor in the building. The wall around this chase should be torn out to evaluate the condensation issue in the wall and make repairs as necessary to stop the condensation which is contributing to the mold growth. The subfloor at the left rear side of the property should also be evaluated and either HEPA vacuumed, cleaned and dried or removed if it is deteriorated and/or rotted.

The subfloor is not complete down the middle of the property and the drywall from the middle interior wall is exposed to the unconditioned crawlspace. It is not recommended to have drywall exposed to the exterior in any area. I recommend removing the drywall on the middle wall, inspecting the stud wall for signs of moisture damage and mold growth, and removing the wall in order to install subfloor under the wall. This may require some temporary supports be built to support the structure if this middle wall is structural. That should be determined by a licensed general contractor before removing the stud wall.

I also recommend further evaluation of the exterior wall connection to the sill plate and foundation wall. It appears that this area is not sealed properly and moisture from the crawlspace is traveling up the wall and hot and moist air is infiltrating the wall cavities. Evidence of this can be seen at staining around electrical outlets and around windows and doors in the property. Any areas that are not sealed between the wall cavities and the crawlspace or exterior should be corrected. Failure to correct the infiltration of air into the wall cavity can result in reoccurrence of microbial growth in the property.

All water and moisture issues within the property should be addressed and resolved before remediation practices begin. Failing to stop the source of moisture can result in reoccurrence of mold growth in the property.

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OPTIONAL \ Interior

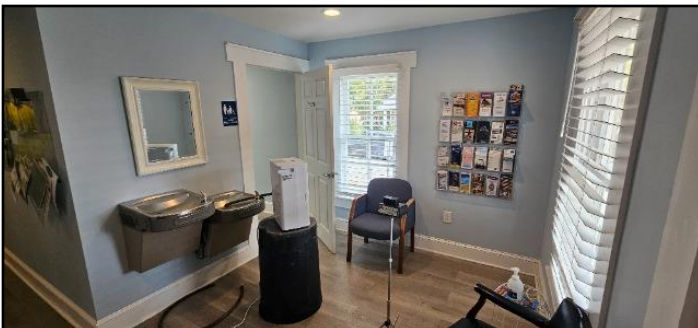
2. Condition: • Areas of air infiltration and visible growth were noted in the left side office areas. The rear wall built around the HVAC plenum was saturated. This is most likely due to condensation and this plenum may not be properly insulated. Condensation from the plenum has wet the drywall. This drywall should be removed so that the HVAC plenum can be evaluated by a licensed mechanical (HVAC) contractor and repaired. Any areas of visible mold growth in the wall cavity should be addressed by removing any wet drywall or drywall showing visible mold growth. As motioned previously, the infiltration of air around the perimeter of the exterior walls should be evaluated by a licensed general contractor. I recommend removing all of the drywall from the exterior walls to inspect the seal around the windows as well. Visible growth and air infiltration were noted at electrical outlets and above and below windows and above baseboards. The concern is that the visible evidence is a sign of more extensive mold growth or moisture issues in the wall cavities. I recommend removing all wet drywall, removing the baseboards, removing drywall and insulation 2 feet up from the floor and removing trim and drywall from around the window casings. If visible mold is discovered, continue to remove drywall and insulation 2 feet past visible mold growth. HEPA vacuum and clean the stud walls with an antimicrobial agent and dry the building materials to industry standards. An areas of air infiltration should be addressed while the wall cavity is open and corrected before remediation begins. If the source of moisture is not corrected, remediation practices and drying may need to be repeated.

Implication(s): Risk of deterioration of the structural components behind the wet drywall, risk of microbial growth in the wall cavity.

Location: Left Side Office Areas

Task: Tear our drywall and insulation as described above, correct the sources of moisture, remediated the wall cavities and dry the structure

Time: As soon as possible



1. Front room - Dehumidifier installed



2. Visible growth at wall outlet



3. Visible growth at corner of wall



4. Visible growth or infiltration above window

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5. Visible growth or infiltration below window



6. Left Office Area



7. Left Office Area



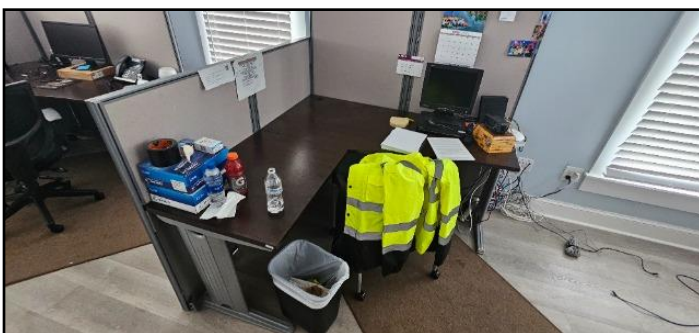
8. Visible growth around outlet



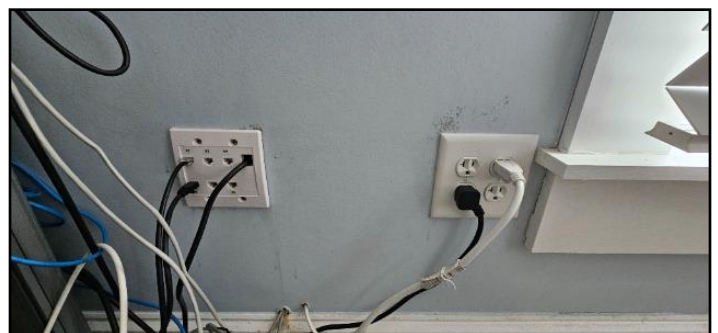
9. Visible growth at baseboard



10. Crack in drywall



11. Left Office Area



12. Visible growth around outlets

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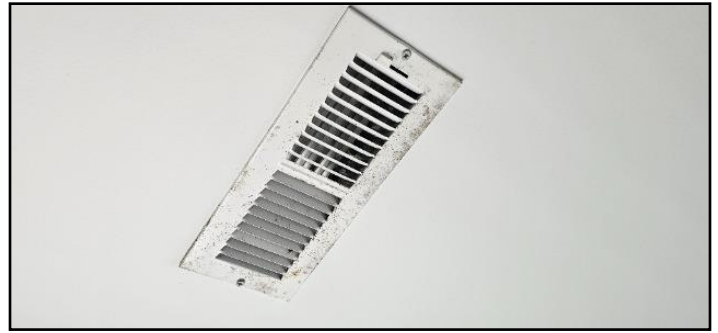
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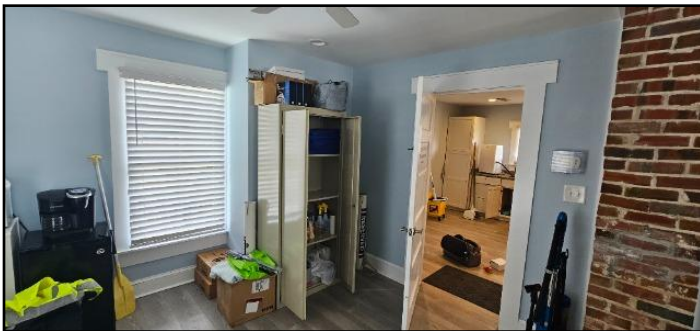
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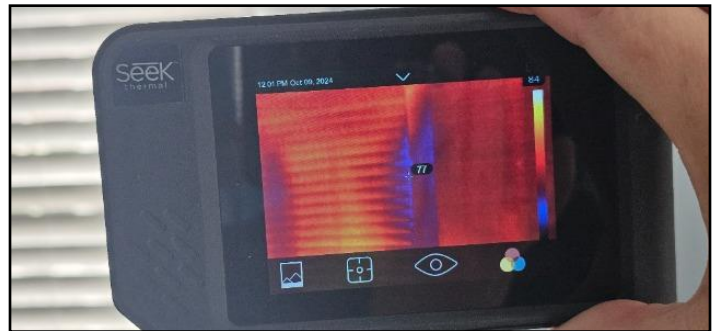
13. Visible growth above window



14. Visible growth around return



15. Rear left wall



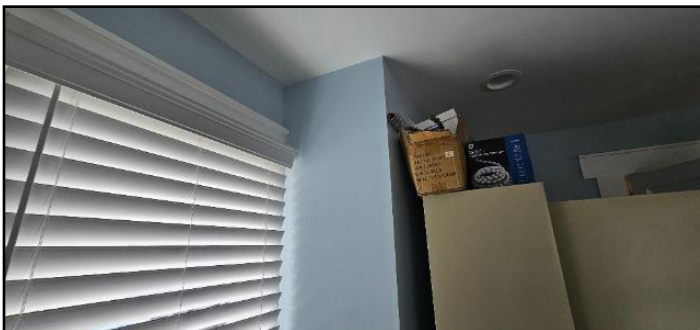
16. Moisture noted around window



17. Picture for location reference



18. Moisture noted at drywall around plenum



19. Picture for location reference



20. Moisture noted at drywall around plenum

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21. Picture for location reference



22. Visible growth on drywall near plenum

3. Condition: • Visible growth was noted on the wall behind the cabinets in the kitchen. There was also visible mold inside the cabinets. Moisture was detected in the wall cavity behind the cabinets indicating there may be infiltration coming from air leaks at the base of the wall. No water leaks were detected under the sink and no water leaks were noted in the crawlspace however, the plumbing lines under the house were contained above a sheet of vapor barrier that has been stapled to the joists. It is my hypothesis that air is infiltrating the wall cavity through unsealed areas under the home. This would cause moisture to be trapped in the wall behind the cabinets and, unlike other areas of the property, the cabinets area preventing the drywall from drying out and the trapped moisture behind the cabinets is causing heavy mold growth on the drywall. HVAC registers had visible signs of mold growth. Areas of moisture were detected around windows and above baseboards. An area of missing insulation was noted around the exhaust fan in the bathroom. I recommend further evaluation of the base of the wall cavity to see if there are open areas where air is able to infiltrate the wall. The vapor barrier that is stapled up under the plumbing for the kitchen should be removed and the plumbing lines and subfloor in this area should be evaluated. I recommend tearing out drywall 2 feet up from the floors and around windows and doors. The seal around windows and doors should be evaluated and corrected if necessary. Any drywall with visible mold growth should be torn out along with the insulation behind the drywall. The wall cavities should be HEPA vacuumed and cleaned with an antimicrobial agent and dried. Air scrubbers should be run during remediation practices. Again, the source of moisture and/or air filtration into the wall cavities should be corrected to prevent reoccurrence of the mold growth.

Implication(s): Risk of deterioration of the structural components behind the wet drywall, risk of microbial growth in the wall cavity.

Location: Right Side of Building

Task: Correct areas of air infiltration and moisture intrusion and remediate the property as necessary

Time: As soon as possible



23. Kitchen



24. Visible growth on register

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25. Visible growth on wall behind cabinet



26. Visible growth on cabinets



27. Visible growth on cabinets



28. Visible growth on cabinets



29. Moistuer behind wall



30. Moisture above window



31. Moistuer in wall beside window



32. Moisture in wall above baseboards

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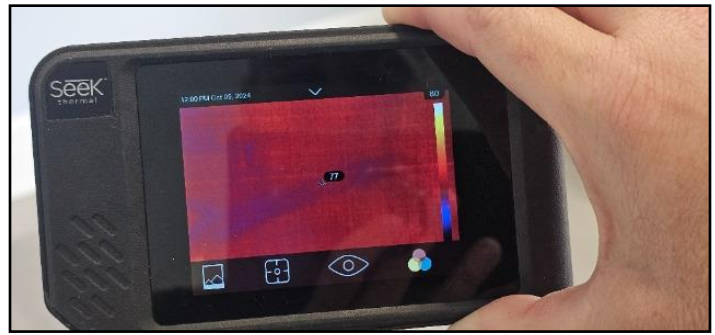
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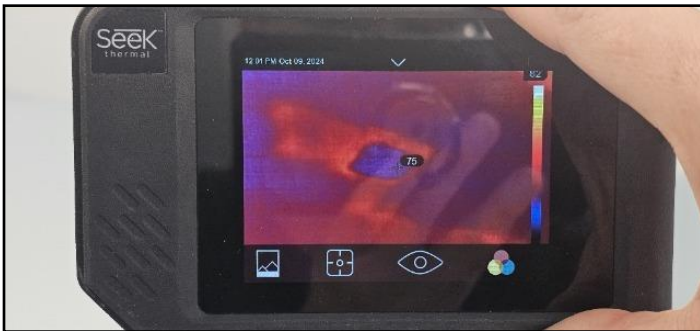
SUMMARY



33. Picture for location reference



34. Moisture at baseboards



35. Missing insulation around exhaust fan



36. Picture for location reference

CEILINGS \ General notes

4. Condition: • The attic space was inspected as part of the investigation. Plywood boards had been installed over the gable vents. Holes were drilled into the plywood, however, the ventilation in the attic is inadequate. The drilled holes area not enough to properly ventilate the attic. The gable vents should be opened back up for proper ventilation. You can install screening behind the vents to prevent pest entry. There were also gaps noted between the siding boards and daylight was visible in the attic space. No sheathing is installed behind the wood siding. This may be an area where water can enter into the property. The ridge vent was open and appeared to be properly installed. The exhaust vent for the bathroom was not vented to the exterior and insulation around the vent was compressed. The exhaust fan should terminate to the exterior of the property to prevent high humidity in the bathroom. Duct tape (not proper mechanical grade duct tape) was installed on various ducts in the attic indicating there may have been some air leaks that were attempted to be repaired; however, black duct tape is not the correct material for this repair. When the tape gets hot, the glue can melt, and the tape can detach from the ducts. There may be air leaks from the duct lines that are leaking into the attic resulting in loss of heating and cooling, risk of high utility costs and risk of condensation formation in the attic that can raise the humidity of the air being pumped into the conditioned space. The water heater is installed in the attic and a hole has been drilled in the side of the pan, however, the drain line is capped. This does not allow water to drain out of the pan. I recommend installing a drain line from the line at the water heater pan that terminates to the exterior to prevent water damage in the property if the water heater fails. The edge of the top of the drywall from the exterior and interior walls was visible in the attic and mold growth was noted on the drywall. This is not typical building practice and should be evaluated by a general contractor. Once the damaged drywall in the property is removed, new drywall should be installed according to industry practices. I recommend further evaluation of the ventilation in the attic space and correction as necessary, installing a duct line from the bathroom exhaust fan that terminates to the exterior and replacing the compressed insulation around the exhaust fan, and having the ductwork in the attic further evaluated by a mechanical (HVAC) contractor and repaired as necessary to prevent air leaks into the attic space. The gaps in the wood siding should be addressed. There is no sheathing installed behind the siding. I recommend further evaluation by a general contractor and correction as necessary to prevent water entry into the attic from the siding. I also recommend further evaluation of the siding once the exterior walls from the interior of the property have been removed to see if there

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Implication(s): Risk of water entry and air infiltration into the attic and wall space, risk of HVAC air leaks that can cause high humidity in the attic space, improper ventilation that can cause high humidity in the attic space and improper discharge point of the bathroom exhaust fan and drain line for the water heater.

Location: Attic

Task: Further evaluation of the attic space, including inspection of the ductwork, installation of siding, amount of ventilation, termination of the exhaust fan and exposed edges of drywall that had visible mold growth on the edges

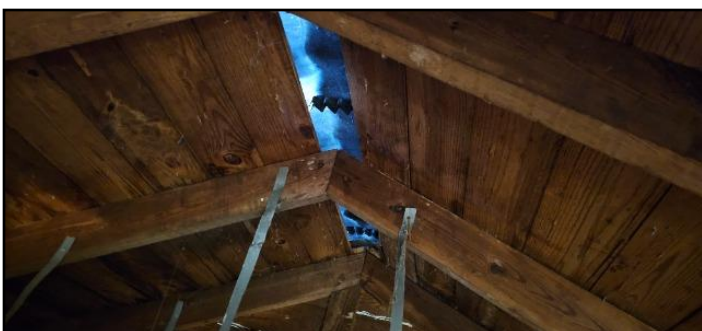
Time: As soon as possible and as these areas become available during the remediation of the property



37. Gable vent covered with plywood



38. Gaps between wood siding



39. Ridge vent looks adequate



40. Exhaust fan not exhausted to exterior



41. Discolored insulation should be removed



42. Gaps in siding - no wall sheathing installed

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43. Drain line capped - improper



44. Ductwork repaired with improper duct tape



45. Ductwork repaired with improper duct tape



46. Edge of drywall visible from the attic

FLOORS \ General notes

5. Condition: • Water damage

The floors throughout the property had moderate to high moisture readings. Due to the wet subfloor noted in the crawlspace and the moisture issue noted throughout the property, I recommend removing the floor covering as part of the remediation process. Once the floor covering has been removed, the subfloor should be evaluated. Any areas of deteriorated or rotted subfloor should be replaced and remaining subfloor in the property should be HEAP vacuumed, cleaned with an antimicrobial agent and dried to industry standards.

Implication(s): Chance of water damage to structure, finishes and contents | Trip or fall hazard

Location: Throughout

Task: Remove floor covering and follow remediation practices as listed above

Time: As soon as possible

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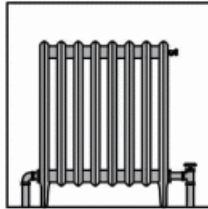
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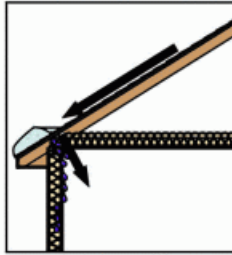
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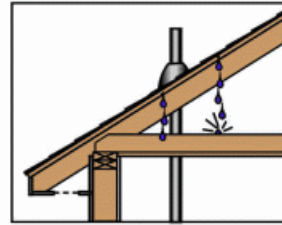
Sources of interior water damage



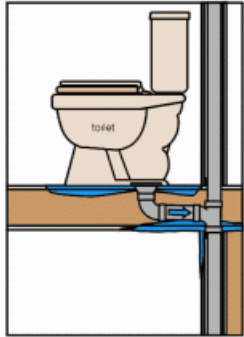
heating leaks



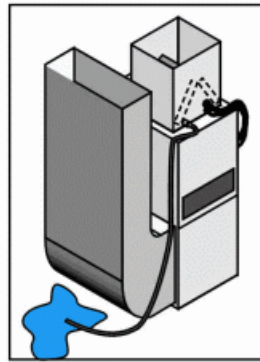
ice damming and condensation



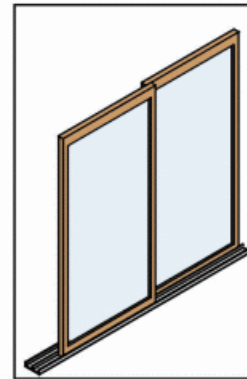
roof or flashing leaks



plumbing leaks



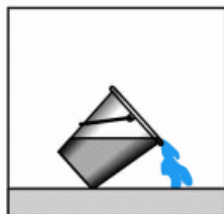
air conditioning leaks



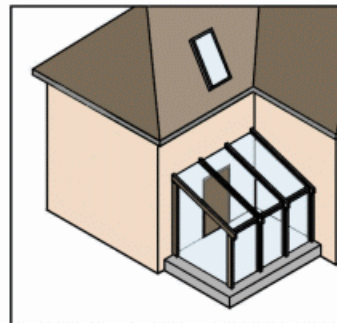
door leaks



melting snow



accidental spills



wall, window, solarium and skylight leaks

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47. Water damage



48. Water damage



49. Water damage



50. Water damage



51. Water damage

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Site Info

RECOMMENDATIONS \ General

6. Condition: • The crawlspace was inspected as part of the investigation. The crawlspace is partially below grade and plastic vapor barrier has been "taped" up around the perimeter of the crawlspace wall to prey to prevent ground water from entering and standing on top of the vapor barrier. The crawlspace is well ventilated but the staggered bricks that allow for ventilation also allow water to enter the crawlspace and sit on top of the vapor barrier. This can cause high humidity in the crawlspace. Two main issues were noted in the crawlspace that are contributing to the mold growth in the property. The drywall from the middle wall was visible in the crawlspace. There is a gap in the subfloor down the middle of the crawlspace that allows the drywall to be exposed and air from the crawlspace to infiltrate into the wall cavity. There was also an area of saturated subfloor at the rear of the crawlspace near the HVAC plenum. This subfloor was saturated and may need to be replaced. Mold growth was noted on the subfloor in this area and in other areas of the crawlspace. Fifty percent of the insulation was missing in the crawlspace. There are several ways to correct the issues in the crawlspace. A vapor barrier can be installed under the floor joists instead of on the floor of the crawlspace. This would be more effective as the crawlspace is below grade and the brick is very open allowing water to sit on top of a vapor barrier that has been installed on the ground. This type of vapor barrier installation is very similar to how belly paper is installed under a mobile home but would be a suitable option in this instance due to the construction of the property. The exposed drywall, missing subfloor, saturated subfloor in the rear of the building and the visible mold growth on the subfloor and joists should all be addressed before making corrections to the installation of the new vapor barrier. I am available to discuss options for correct the moisture issues in the crawlspace if you decide to move forward with the remediation of the property.

Implication(s): Visible mold growth in the crawlspace and an area of saturated subfloor at the rear of the crawlspace from the condensation coming from the plenum that is installed at the back of the property.

Location: Crawl Space

Task: Repair issues with HVAC system, remove insulation from under the floor, evaluate and replace areas of deteriorated or rotted subfloor, clean joists and subfloor throughout the crawlspace, dry the structure and install an effective vapor barrier

Time: As soon as possible



52. Crawlspace access



53. Vapor barrier on crawlspace floor

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54. *Masonry piers*



55. *Crawlspace below grade*



56. *Drywall form middle wall visible*



57. *Subfloor missing*



58. *Exposed drywall in crawl*

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59. Wet Subfloor



60. Microbial growth on drywall exposed in crawl



61. Subfloor incomplete

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62. Wet drywall exposed in crawlspace



63. Microbial growth on drywall



64. Microbial growth on drywall



65. Microbial growth on drywall

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66. Plumbing access limited due to plastic



67. Visible growth on floor joists



68. Vapor barrier "taped" to wall



69. Crawlspace below grade



70. Crawlspace below grade



71. Wet subfloor near HVAC plenum

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72. Wet subfloor near HVAC plenum



73. Visible mold growth



74. Wet subfloor near HVAC plenum



75. Visible mold growth on subfloor

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76. Wet subfloor near HVAC plenum



77. Wet subfloor near HVAC plenum



78. Wet subfloor near HVAC plenum



79. Area of wet subfloor due to condensation HVAC

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80. *Water damaged subfloor*



81. *Visible growth on subfloor*



82. *Visible growth on subfloor*

Short Summary

[Home Improvement - ballpark costs](#)

END OF REPORT