

JJP Inspection Report

The inspection report will tell you what needs to be replaced or repaired, what safety concerns exist, and what routine ongoing maintenance tasks you should plan to perform as the new owner.

Multifamily Home Inspections by John James Properties will reduce the risk of costly surprises with what is likely to be a significant business decision. Our goal is to help you feel secure and confident about your decision.

Consider that...

The quality of tenants you can attract to a rental property is often dependent upon the cleanliness and appearance of the rental unit and property. When you purchase it, keep in mind the cost of repairs and upgrades to the building that may be needed to make it attractive. Good tenants reduce the inconvenience of collecting delinquent rent, minimize building maintenance, reduce repairs from intentional damage, and reduce possible evictions.

Thinking about selling...

As you prepare to sell your multifamily property, Seller's Multifamily home Inspections are just as important and relevant as when you bought. You are in a better business and negotiating position if you know what the issues are with the property before you list it. You have the time to consider how you want to handle them.

Are you happy with the property but are wondering what needs to be done?

And Owner's Inspections of your multifamily property is a great way to see exactly what's going on with the property. Should you be planning some repairs? Do you know what the more important ones are? Which ones can be deferred? Do you know what ongoing maintenance can save you large repair costs in the future? These are all questions that can keep you up at night. Fortunately, an Owner's Inspection can help you with the answers, and help you sleep.

COMMERCIAL & HOME MOLD INSPECTIONS

Molds produce tiny spores to reproduce. Mold spores waft through the indoor and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on to survive. There are molds that can grow on wood, paper, carpet, and foods. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or un-addressed. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control mold.

Toxic Black Mold Allergy, Respiratory Problems, & Mold Health Issues "Molds are usually not a problem indoors, unless mold spores land on a wet or damp spot and begin growing. **Molds have the potential to cause health problems.** Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins). Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Allergic reactions to mold are common. They can be immediate or delayed. Mold can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can

irritate the eyes, skin, nose, throat, and lungs of both mold-allergic and non-allergic people. Symptoms other than the allergic and irritant types are not commonly reported as a result of inhaling mold. Research on mold and health effects is ongoing” advises the **U.S. Environmental Protection Agency**.

“All molds have the potential to cause health effects. Molds can produce allergens that can trigger allergic reactions or even asthma attacks in people allergic to mold. Others are known to produce potent toxins and/or irritants. Potential health concerns are an important reason.” The **U.S. EPA**, March, 2001. The **EPA** warns people that “Most people are aware that outdoor air pollution can damage their health but may not know that indoor air pollution can also have significant effects. EPA studies of human exposure to air pollutants indicate that indoor air levels of many pollutants may be 2-5 times, and occasion more than 100 times, higher than outdoor levels. These levels of indoor air pollutants are of particular concern because it is estimated that most people spend as much as 90% of their time indoors. In recent years, comparative risk studies performed by EPA and its Science Advisory Board (SAB) have consistently ranked indoor air pollution among the top five environmental risks to public health.” Ninety four percent (94%) of all respiratory ailments are caused by polluted air according to the American Medical Association, which also reported that one-third of the U.S.A.’s national health bill is for causes directly attributable to indoor air pollution. **Adult-Onset Asthma from Workplace Mold Exposure.** The present [health study] results provide new evidence of the relation between workplace exposure to indoor molds and development of asthma in adulthood. Our findings suggest that indoor mold problems constitute an important occupational health hazard, reported the Finnish Institute of Occupational Health, in *Environmental Health Perspectives*, May, 2002. The Finnish workplace mold study estimated that the percentage of adult-onset asthma attributable to workplace mold exposure to be 35.1%. **We were able to find sufficient evidence that certain respiratory problems, including symptoms in asthmatics who are sensitive to mold, are associated with exposure to mold and damp conditions.** Excessive dampness influences whether mold, as well as bacteria, dust mites and other such agents, are present and thrive indoors, the committee noted. In addition, the wetness may cause chemicals and particles to be released from building materials. A rare ailment known as hypersensitivity pneumonitis also was associated with indoor mold exposure in susceptible people,” as reported in the almost [300 page report by the Institute of Medicine \[division of U.S. Government’s National Academy of Sciences\], Tuesday, May 25, 2004. The study was financed by the U.S. Government’s Centers for Disease Control and Prevention.](#) Just a few hours of unprotected exposure to elevated levels of airborne mold spores can start mold growing inside one’s body, and then possibly require medical intervention to cleanse the body of internal mold growth. Learn the various unhealthy [Mold Species](#). Sample indoor mold spores with a **Certified Mold Inspector**.

MOISTUREHOME INSPECTIONS

Moisture is the most destructive force of all of the defects we look for in a home inspection. This is why moisture home inspections and detection is so important. Moisture is always the one that causes the most concern. Moisture is one of the worst enemies your home can have. It can cause your clothes and furnishings to mildew, ruin interior surfaces, reduce the insulating value of your insulation, cause squeaky floors and nail popping, cause paint peeling and stains on the walls and ceilings, and can ruin the structural frame of your house through fungus growth and rot.

Moisture home inspections reveal detection levels in a home that depend on a variety of different factors such as lifestyle (showering, cooking, heating and cooling), number of occupants, leaks and ground/atmospheric moisture. Moisture wants to move from areas of high vapor pressure to areas of low vapor pressure. Vapor pressure is the pressure exerted by water molecules in a mixture of air. When a home is being heated, moisture wants to move outside, and when it is being air-conditioned, moisture wants to move inside.

Since Sacramento’s climate is generally dry, moisture in homes is usually caused by plumbing problems or building envelope (roof, window and wall) failures. The most destructive leaks are the slow leaks that go unnoticed for a long time. These can occur under sinks, behind dishwashers and refrigerators, and in bathrooms, or long term exposure to sprinklers. This creates a perfect environment for bacterial growth. While not all mold is toxic, it can lead to musty odors, deterioration of the house, and aggravate people with allergies.

Moisture in building materials can destroy structural integrity and nurture mold. The first step in a moisture problem remediation is to quickly and accurately locate through moisture detection and remove all sources of moisture. Moisture home inspections using Infrared cameras can show you what's wet and what's dry by highlighting differences in temperature due to thermal mass variations. IR cameras can help find the ultimate source with little or no physical disassembly of the premises and minimal disturbance of inhabitants.

What can you do to control moisture?

Bathroom vents can remove excess moisture from showers and baths. Often people do not use the bathroom fan because it is noisy, or they don't want to let it run while they are gone from the house. We recommend using it! If not, leave the door open when you are done. Closing the door traps moisture in your bathroom which can cause a lot of problems. One great solution is to install a timer switch to control the fan after you exit the bathroom.

Kitchen vents, if vented to the outside, can remove excess moisture from cooking. Range hood fans that vent back into the room can remove smoke and odor by passing the exhaust through a filter, but they do not remove moisture from steam. If your house or condo is small, and you have a recirculating vent (one that blows back into the kitchen), be sure to leave a window open.

Clothes dryers that are not vented properly can produce large amounts of moisture in a house or garage. We recommend that you do not use a lint trap. These are considered a fire hazard, and they allow lots of warm, moist air into your house or garage. Even if your dryer vents to the outside, periodically check the duct for obstructions or built-up lint. This is a fire hazard, and can lead to blockage which will force the dryer to vent into the house.

Ventilation of your garage, crawlspace and attic are a must. Do not block the vents in your garage. There are several reasons for this. In many houses the furnace, water heater, and washer and dryer are located in the garage. These all create heat in addition to parking a car in the garage. If there is evidence of moisture present you can create a perfect environment for mold. Be sure you have enough ventilation for your crawlspace and attic. The general rule is that you should have one square foot of ventilation of every 150 square feet of crawlspace or attic space. If you have had a room addition added to your house, be sure proper ventilation was installed.

Another big help in avoiding moisture problems is drainage, both around and under the house. This includes rain gutters and proper grading which direct water away from the structure. Good drainage will get rid of surface water and high groundwater before they become a moisture problem. If your house has a raised foundation, consider installing a vapor barrier on top of the dirt.

Many homeowners will experience high humidity conditions in a new home the first year it is occupied. One reason for this is the amount of water that is present in the paint, plaster, concrete and other building materials. This moisture must be evaporated before the house thoroughly dries out. This problem usually corrects itself after the first year. If it does not and moisture problems persist, look for other causes of moisture problems and then correct them.