DVE DELAWARE VALLEY ENVIRONMENTAL

Delaware Valley Environmental LLC

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Dear Ms. Whitcomb,

Summary of Findings

Thank you for having us out to 1140 Wendover Court on July 16, 2026. You called us in because of a musty odor coming from the upstairs bedroom, and what we found explains it. The source is the air handler in your attic. The secondary condensate pan beneath that unit overflowed on multiple occasions, and the water traveled downward through the platform the air handler sits on, through the ceiling assembly, and into Bedroom 3, where it soaked into the wall cavity, the bottom plate at the base of the wall, and the carpet pad.

Lab results from air samples collected inside Bedroom 3 and the attic showed certain mold types at levels significantly higher than what we measured outside your home that same morning. The types of mold found, including Chaetomium and Stachybotrys in the attic, are associated with materials that have been wet for an extended period. The air samples collected in your living room and primary bedroom came back within normal range when compared to the outdoor baseline.

A pre-purchase inspection from June 2024 flagged the secondary pan's drain line as capped with no termination point and no automatic shutoff. That condition was not corrected before the pan overflowed. On June 30, 2026, a heating and cooling contractor cleared a blocked primary condensate drain and noted the secondary pan was full at the time of that service call. The wetted materials were not addressed at that visit, and by the time of our inspection on July 16, mold growth was present in both the attic and Bedroom 3.

Attic

The plywood platform the air handler sits on showed a moisture reading of 26.4% in the northeast corner, directly beneath the secondary condensate pan. The ceiling joist below the platform measured 19.6% and the top plate at the Bedroom 3 partition measured 17.1%. Visible staining and rust marks inside the pan show that water stood in it repeatedly. Air sampling in the attic found Aspergillus/Penicillium-like spores at more than 23 times the outdoor level, along with Chaetomium and Stachybotrys, neither of which was detected in the outdoor air. Active mold growth is confirmed on the platform decking.

Severity: urgent

Bedroom 3

A roughly 20-by-14-inch water stain on the ceiling in the rear left corner showed elevated moisture compared to a dry reference point four feet away. When the west partition wall was opened, dark mold growth was found on the inside face of the drywall, running approximately 14 to 15 inches up from the bottom of the panel. The bottom plate measured 22.8% moisture and the carpet pad at the base of the wall was damp. Air sampling found Aspergillus/Penicillium-like spores at nearly 7 times the outdoor level, plus Chaetomium, which was absent from the outdoor air entirely.

Severity: urgent

Hallway

Water traveled from the attic into the ceiling-wall junction adjacent to Bedroom 3 along the hallway. The top plate of the Bedroom 3 and hallway partition, measured from the attic, read 17.1% moisture. The hallway staining itself was assessed visually; no moisture reading or air sample was taken in the hallway.

Severity: significant concern

Living Room

The ceiling here sits directly below Bedroom 3. Moisture readings across that ceiling were dry at the time of inspection, and the air sample collected in the living room came back within the normal range for the area. Water does not appear to have penetrated through the floor assembly above.

Severity: informational

Primary Bedroom

Air sampling in the primary bedroom came back within the normal range for the area. No moisture concerns or mold growth were identified here.

Severity: informational

Basement

The basement was dry and unfinished at the time of inspection. Sill plate moisture on the north wall measured 11.4%, which is within normal range. No visible mold growth, no efflorescence, and no odors were detected.

Severity: informational

What This Means

Levels of certain mold types in Bedroom 3 and the attic are well above the outdoor levels we measured on the same day, and the types of mold found there indicate materials that have been wet for a significant period of time. Bedroom 3 should not be used until professional cleanup is complete and clearance testing has confirmed the work met the required criteria.

Anyone in your household with asthma, allergies, a weakened immune system, or who is pregnant should stay out of Bedroom 3 and speak with their doctor before returning to that space. Your son has already relocated from the room, which was the right call.

The living room and primary bedroom are within the normal range. The problem is contained, based on current findings, to the attic and Bedroom 3, with secondary moisture effects extending into the hallway partition. Getting the heating and cooling system deficiency corrected is essential, because the secondary pan drain line is still capped, and a recurrence is possible until that is fixed.

Recommended Actions

Keep Bedroom 3 unoccupied. Do not use the room until professional cleanup has been completed and clearance testing results have been issued.

Priority: immediate

Have a licensed heating and cooling contractor correct the secondary condensate pan drain line, which is currently capped with no termination point, and install a float switch or automatic shutoff device on the secondary pan. This deficiency allowed the overflow that caused the moisture damage at this property and must be repaired before any cleanup begins.

Priority: immediate

Hire a professional mold cleanup company to address the confirmed mold growth in the attic and Bedroom 3. The scope of work covering all affected areas has been prepared and is included with your report package. The cleanup company should establish a sealed work area before starting and must not take it down until the assessor has completed clearance testing and issued written clearance.

Priority: immediate

After professional cleanup is complete and while the sealed work area is still in place, schedule clearance testing with our office. Clearance testing confirms that the cleanup met the required criteria and that the affected areas can return to normal use. The sealed work area stays up until that confirmation is in writing.

Priority: high

Once clearance is issued, have a contractor repair or replace the damaged platform decking, ceiling assembly, drywall, insulation, bottom plate, and carpet pad as documented in the scope of work.

Priority: high

Going forward, verify annually that the condensate drain lines are clear and that the float switch on the secondary pan is functioning. Peak humidity season in southeastern Pennsylvania runs June through September, which is when condensate volumes are highest.

Priority: low

Next Steps

Your full technical assessment report is attached to this letter. It includes all sample results, moisture readings, and photographs. A remediation scope of work covering all areas requiring professional cleanup is also included in your report package.

If you have questions about anything in the report or need help coordinating next steps, please contact our office at (610) 555-0148 or reports@dvenvironmental.com. We are glad to walk you through the findings or speak directly with your heating and cooling contractor or cleanup company if that is helpful.

We know finding mold in your home is stressful, especially when a family member has already had to leave the room. The good news is that the source has been identified, the affected areas are defined, and there is a clear path forward. The problem is fixable. We are here to support you through the process.

Daniel Marchetti

Daniel Marchetti

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Delaware Valley Environmental LLC

October 16, 2026

Health Effects and Medical Opinion. The inspector is not a medical professional and this letter does not constitute medical advice, diagnosis, or treatment. The presence, absence, or quantity of mold spores reported here cannot be used to predict whether any individual will or will not experience health effects from indoor mold exposure. Occupants with health concerns related to indoor air quality should consult a qualified medical provider. Recommendations in this letter address building conditions, not human health outcomes.

Glossary

A plain-English reference for the technical terms used in this letter.

Mold

A type of fungus that grows on damp surfaces both indoors and outdoors. Visible indoor growth almost always means a moisture problem — controlling moisture is the foundation of any successful remediation. (Source: CDC NIOSH Mold pages.)

Stachybotrys chartarum

A greenish-black mold, often called "black mold," that grows on water-damaged materials high in cellulose such as drywall paper, gypsum board, fiberboard, and wood. Its presence indicates sustained moisture exposure. The CDC notes that all molds should be treated the same with respect to potential health concerns and prompt removal, regardless of species.

Aspergillus & Penicillium

Two of the most common indoor mold genera worldwide. Lab reports often group them together (sometimes written "Asp/Pen") because their spores are visually similar under a microscope. They are routine background organisms outdoors; elevated indoor counts compared to outdoor levels can indicate an indoor source.