

HYDROSCOUT

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# Diagnostic Inspection Report

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## Diagnostic Inspection Report

DATE OF INSPECTION:	09/18/2024
JOB #:	57516640
CLIENT:	Spectrum Realty Services, LLC Attn: Bianca Vargas
HOMEOWNER'S NAME:	Minnie Street Apartments- Units 821, 823, & 831
PROPERTY INSPECTED:	821 Minnie Street Jacksonville, FL 32204
INSPECTION AND REPORT BY:	Austin Keen
LICENSE NUMBER:	CGC1522600/CFC1428610/HCI-R#202205016

# **Diagnostic Inspection Report**

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## **REPORT CONTENTS**

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## Diagnostic Inspection Report

### SCOPE OF WORK AND QUALIFICATIONS

HydroScout is a state licensed General Contractor, state licensed Plumber Contractor, and certified roofing inspector specializing in leak detection, sewer video inspection and cleaning, and the diagnosis of all types of water-related problems for more than 25 years. HydroScout technicians performing diagnostic inspections possess many years of practical field experience beyond a three-year HydroScout apprenticeship program. Familiar with virtually every type and cause of water-related issues affecting homes and other structures, our technicians are highly skilled at locating pressurized water leaks, sewer leaks/blockages, swimming pool leaks, leaking fixtures, appliances, mechanical systems and assemblies, as well as determining the source, cause, or nature of structural water intrusion and moisture.

A HydroScout Diagnostics Report documents the inspection and testing of a property in response to a request or complaint believed to involve a water leak in the property's plumbing system or pool, structural water or moisture intrusion, or the presence of water and/or moisture of unknown origin.

Pressurized water leaks or plumbing leaks require that the leak be supplied with water to create an active leak state, allowing leak detection by acoustic means with electronic aids or by observing where and when water appears while the leak is active. This may result in the reappearance of water in locations that have previously had the opportunity to dry or cause water to appear in areas that were not wet prior to testing.

Structural water intrusion often requires the deliberate application of water in a controlled fashion to suspect areas in order to simulate rainwater, water from irrigation sprinklers, or other sources, with the intent of recreating a leak and establishing a verifiable cause and effect. The amount of water introduced into the structure as a result of this type of testing is generally not significant when compared to the cumulative, long-term damage that often results from an ongoing water intrusion problem.

Swimming pools, spas, and fountains must be filled and operated normally to recreate the conditions under which they leak. Water must be sufficiently clean to allow visual inspection by diving without posing a health hazard to our technicians. Any water loss resulting from testing procedures is normally no greater than that occurring during routine operation of the system with one or more suspected leaks active, and is required by the leak detection process.

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### ASSIGNMENT, HISTORY, SYMPTOMS

**ASSIGNMENT:** To determine the cause of reported moisture/suspected microbial growth around the windows in Units 821, 823, and 831.

**HISTORY:** As we arrived for our inspection, we met with Sam (the maintenance man) to inspect the reported elevated moisture levels and suspected microbial growth issues that had been ongoing for a few years prior to our inspection. The tenant in Unit 823 mentioned that moisture is observed around the windows.

**SYMPTOMS:**

1. Suspected microbial growth was observed around the inside perimeter of the windows in unit 821.
2. Elevated humidity levels were detected inside the master bedroom of unit 821.
3. Infrared thermography revealed temperature variances (hot spots) around the perimeter of the master bedroom windows in unit 821.
4. Suspected microbial growth was observed around the perimeter of the window in the guest bedroom of unit 823.
5. Elevated humidity levels were detected in unit 823.
6. Infrared thermography revealed higher temperature variances (hot spots) around the perimeter of the guest bedroom window in unit 823.
7. Suspected microbial growth was observed around the perimeter of the window in the master bedroom in unit 831.
8. Elevated humidity levels were detected in unit 831.
9. Infrared thermography revealed higher temperature variances (hot spots) around the perimeter of the master bedroom window.

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## IMAGES: PROPERTY OVERVIEW

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Front Elevation



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Front Elevation



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Left Elevation





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Right Elevation



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Rear Elevation



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### IMAGES: AFFECTED PROPERTY

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Overview of the master bedroom in unit 821.



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Overview of the affected window in the master bedroom of unit 821.



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Suspected microbial growth observed around inside perimeter of the windows in unit 821.



# Diagnostic Inspection Report

Elevated humidity levels were detected inside the master bedroom of unit 821.



# Diagnostic Inspection Report

Infrared thermography revealed temperature variances (hot spots) around the perimeter of the master bedroom windows in unit 821.



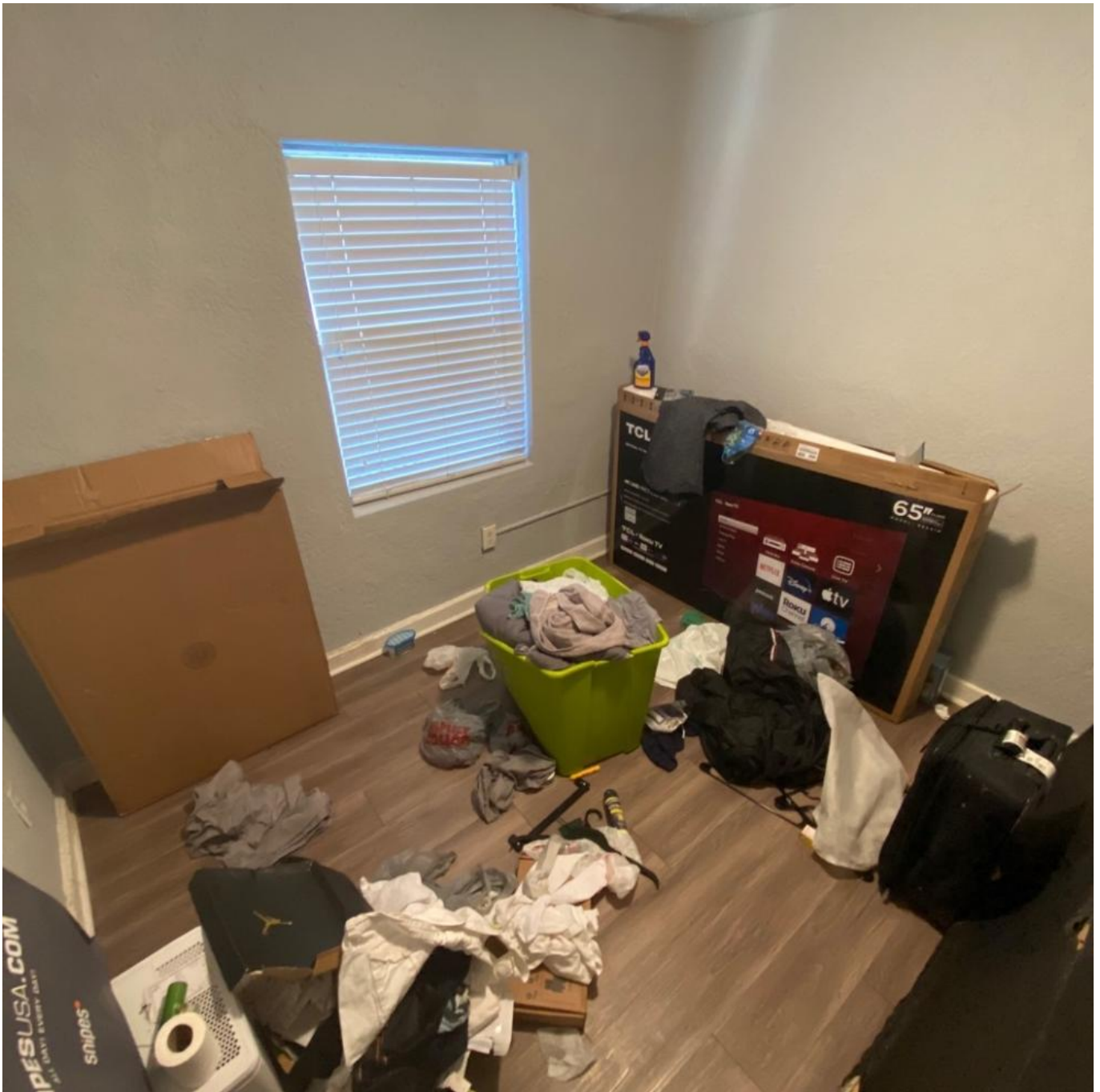
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Overview of the guest bedroom in unit 823.





# Diagnostic Inspection Report

Suspected microbial growth was observed around the perimeter of the window in the guest bedroom of unit 823.



# Diagnostic Inspection Report

Suspected microbial growth was observed around the perimeter of the window in the guest bedroom of unit 823.



# Diagnostic Inspection Report

Infrared thermography revealed temperature variances (hot spots) around the perimeter of the guest bedroom window in unit 823.



# Diagnostic Inspection Report

Overview of the master bedroom in the unit 831.



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# Diagnostic Inspection Report

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Overview of the affected window in unit 831.



# Diagnostic Inspection Report

Suspected microbial growth was observed around the perimeter of the window in the master bedroom in unit 831.



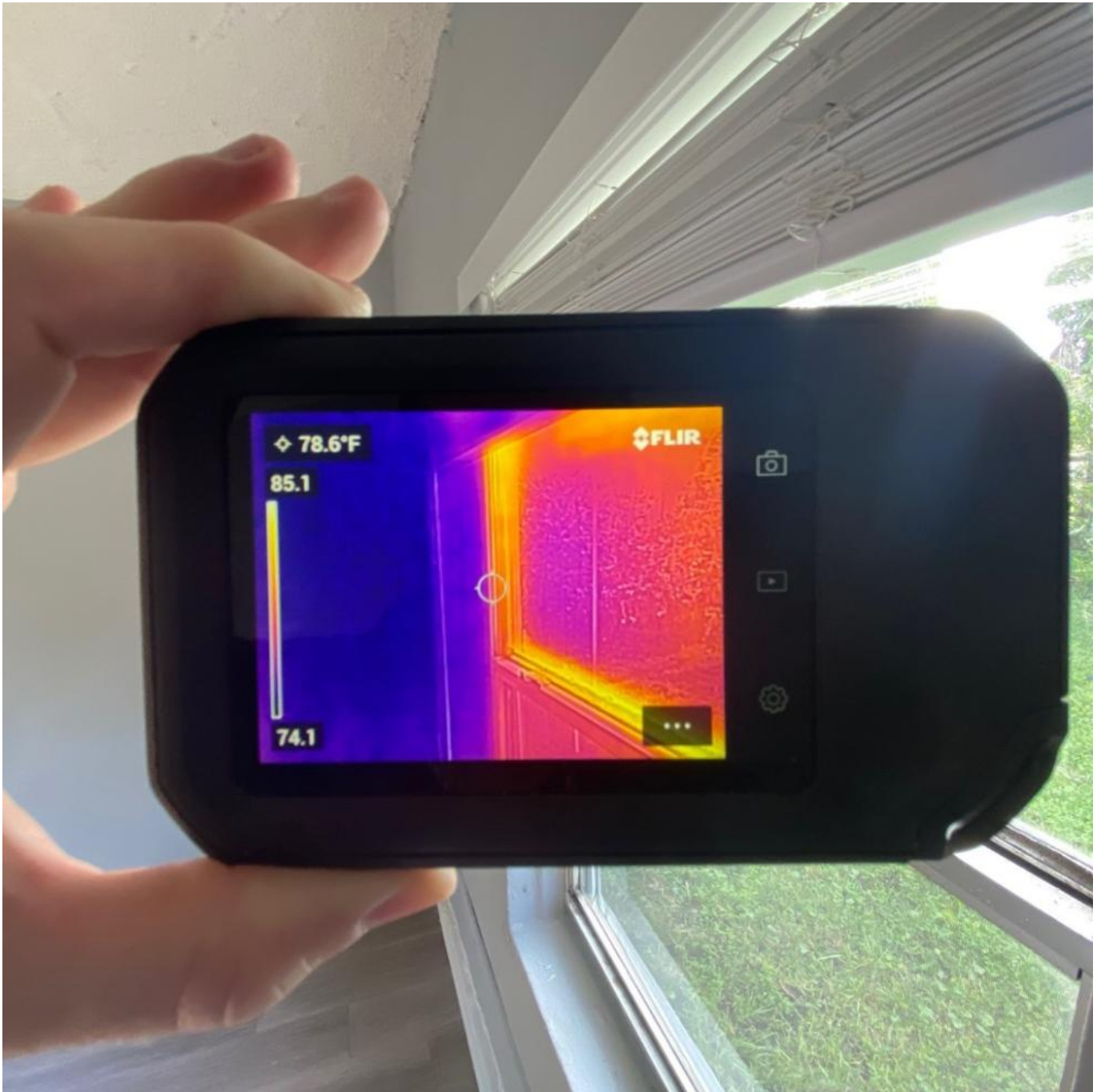
# Diagnostic Inspection Report

Suspected microbial growth was observed around the perimeter of the window in the master bedroom in unit 831.



# Diagnostic Inspection Report

Infrared thermography revealed higher temperature variances (hot spots) around the perimeter of the master bedroom window.





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**FINDINGS**

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1. The suspected microbial growth observed in all three units has been caused by warm air infiltration, leading to the formation of condensation on the aluminum window frames when the surface temperatures reach the Dew point, resulting in this loss.
2. The HVAC thermostats in the affected units were set at 80 degrees Fahrenheit. This temperature does not provide enough dehumidification, as the units are not in operation for an adequate period of time.
3. The pressure test of the potable water system confirmed there were no active pressurized potable water leaks at the time of our inspection.
4. No other issues were found to be contributing to this loss.

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**DURATION OF LOSS**

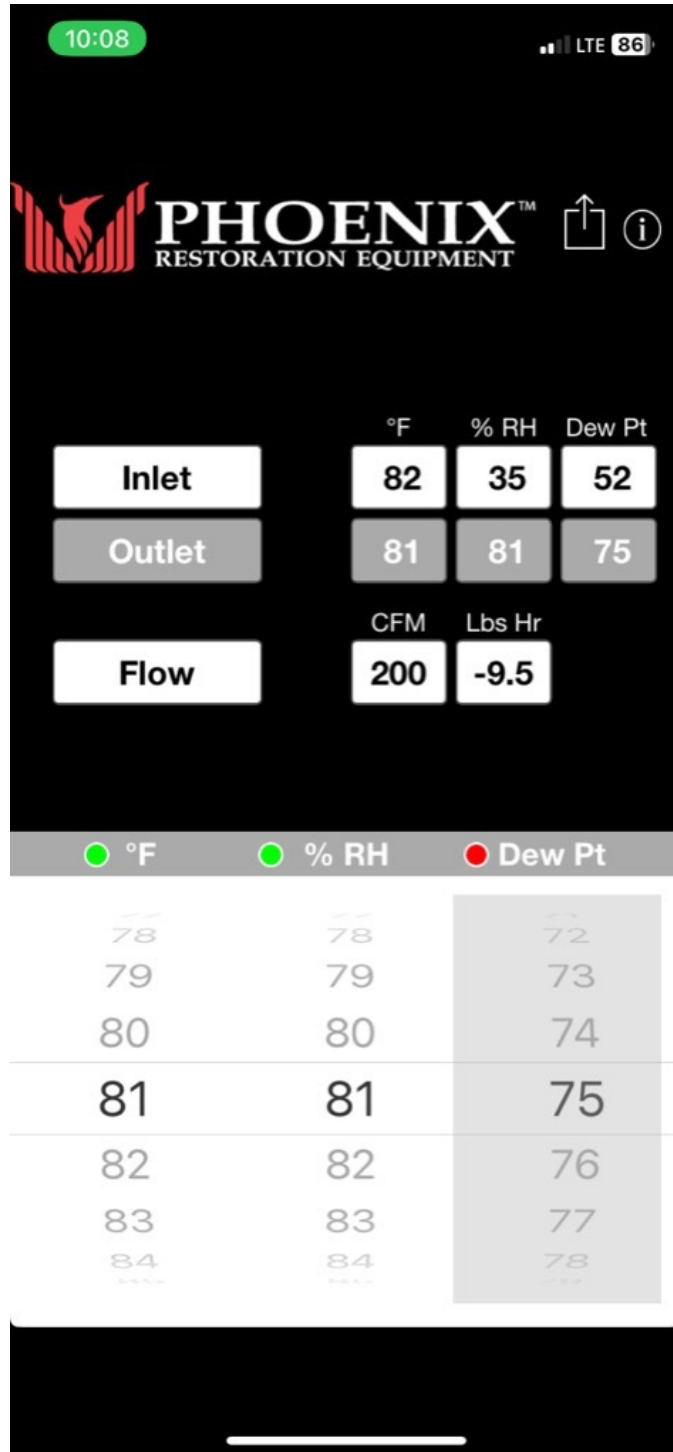
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Not Applicable

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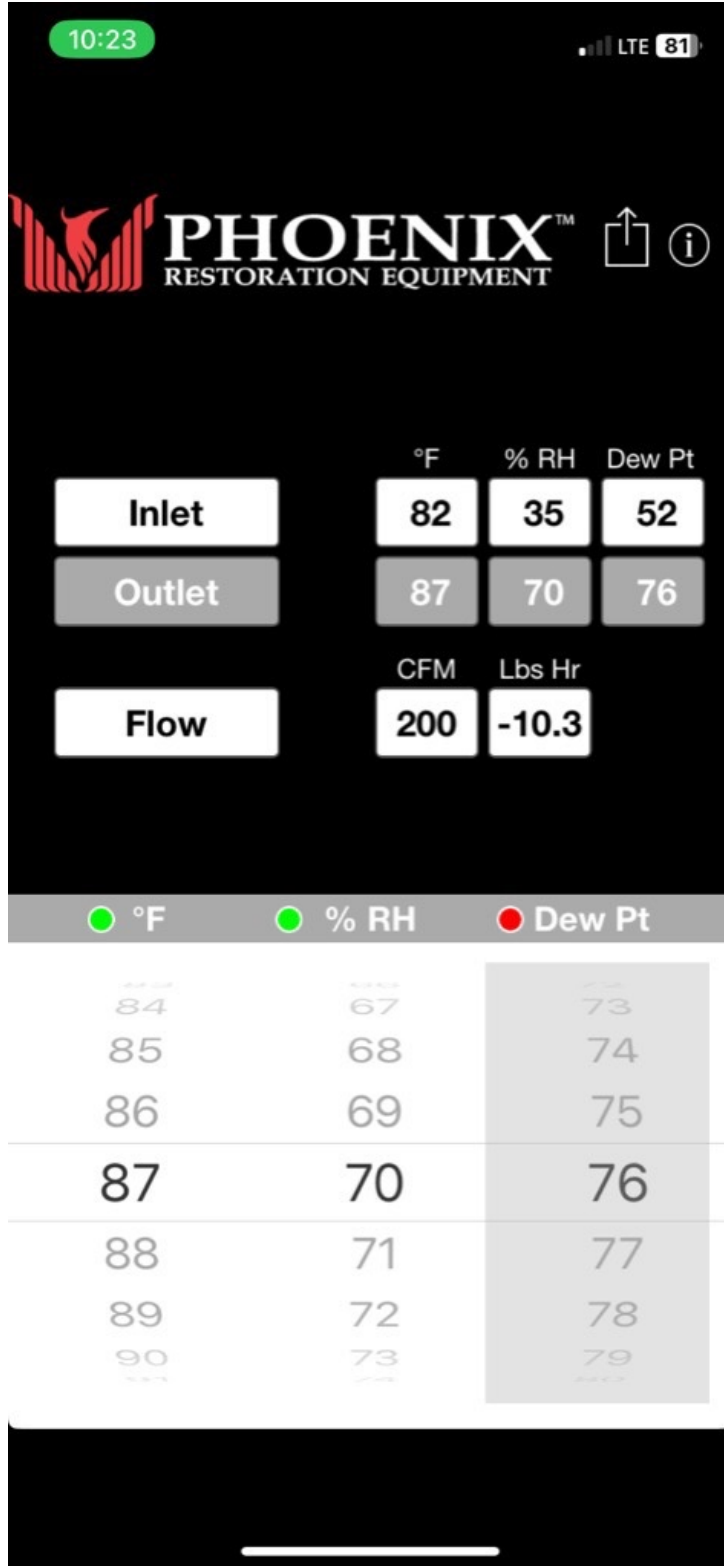
## IMAGES: FINDINGS

The suspected microbial growth observed in all three units has been caused by warm air infiltration, leading to the formation of condensation on the aluminum window frames when the surface temperatures reach the Dew point, resulting in this loss.



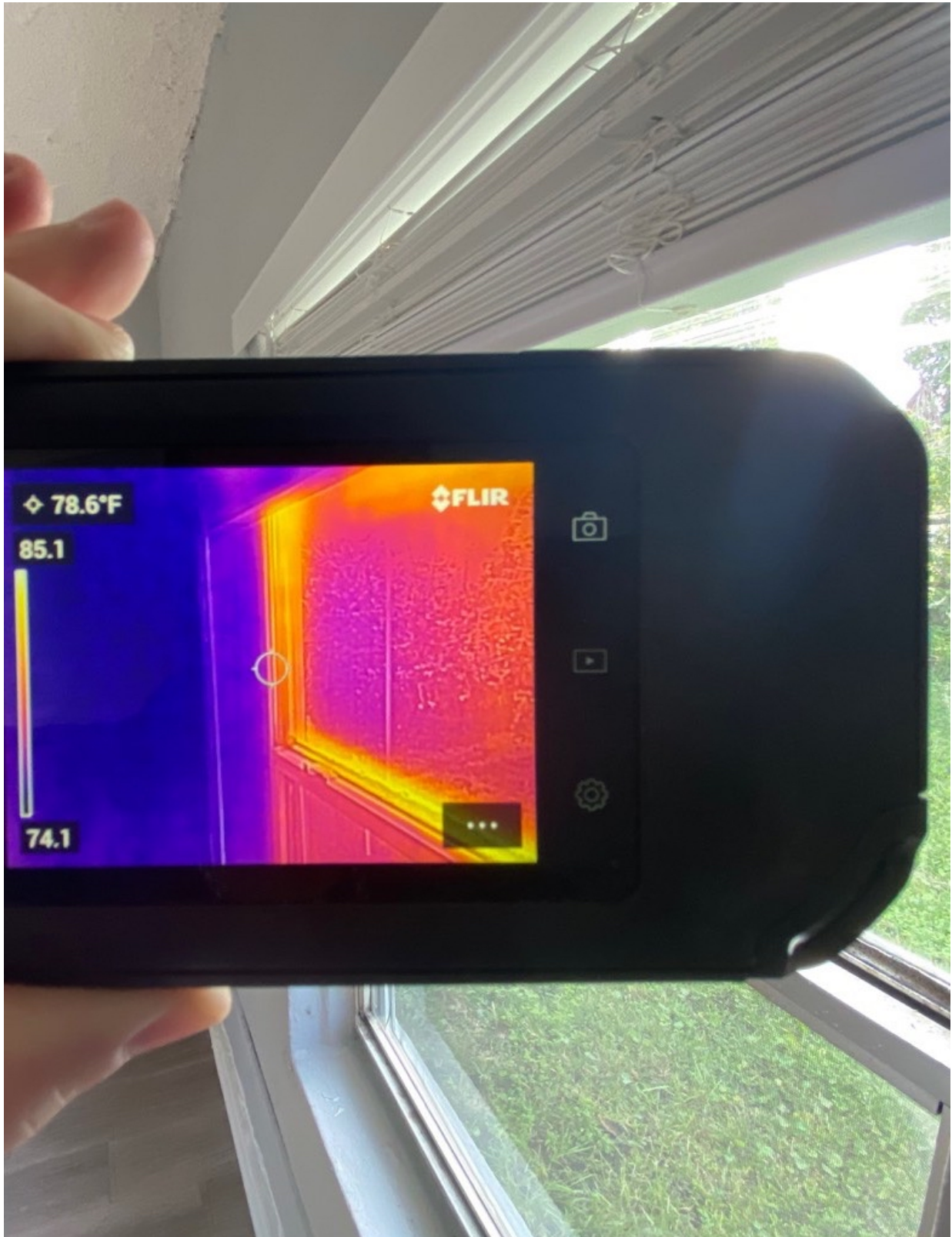
## Diagnostic Inspection Report

The suspected microbial growth observed in all three units has been caused by warm air infiltration, leading to the formation of condensation on the aluminum window frames when the surface temperatures reach the Dew point, resulting in this loss.



# Diagnostic Inspection Report

Infrared thermography revealed temperature variances (hot spots) around the perimeters of the window frames in the affected units consistent with warm air infiltration.



## Diagnostic Inspection Report

The HVAC thermostats in the affected units were set at 80 degrees Fahrenheit. This temperature does not provide enough dehumidification, as the units are not in operation for an adequate period of time.



## Diagnostic Inspection Report

The pressure test of the potable water system confirmed there were no active pressurized potable water leaks at the time of our inspection.



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### SUMMARY & RECOMMENDATIONS

#### Assignment:

To determine the cause of reported moisture/suspected microbial growth around the windows in Units 821, 823, and 831.

#### History:

As we arrived for our inspection, we met with Sam (the maintenance man) to inspect the reported elevated moisture levels and suspected microbial growth issues that had been ongoing for a few years prior to our inspection. The tenant in Unit 823 mentioned that moisture is observed around the windows.

#### Symptoms:

1. Suspected microbial growth was observed around the inside perimeter of the windows in unit 821.
2. Elevated humidity levels were detected inside the master bedroom of unit 821.
3. Infrared thermography revealed temperature variances (hot spots) around the perimeter of the master bedroom windows in unit 821.
4. Suspected microbial growth was observed around the perimeter of the window in the guest bedroom of unit 823.
5. Elevated humidity levels were detected in unit 823.
6. Infrared thermography revealed higher temperature variances (hot spots) around the perimeter of the guest bedroom window in unit 823.
7. Suspected microbial growth was observed around the perimeter of the window in the master bedroom in unit 831.
8. Elevated humidity levels were detected in unit 831.
9. Infrared thermography revealed higher temperature variances (hot spots) around the perimeter of the master bedroom window.

#### Findings:

1. The suspected microbial growth observed in all three units has been caused by warm air infiltration, leading to the formation of condensation on the aluminum window frames when the surface temperatures reach the Dew point, resulting in this loss.
2. The HVAC thermostats in the affected units were set at 80 degrees Fahrenheit. This temperature does not provide enough dehumidification, as the units are not in operation for an adequate period of time.
3. The pressure test of the potable water system confirmed there were no active pressurized potable water leaks at the time of our inspection.
4. No other issues were found to be contributing to this loss.

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Recommendations:

1. Maintain indoor relative humidity levels of 50 percent or less as recommended by industry standards.
2. Repair/replace the weatherstripping/windows to prevent warm air infiltration as per industry standards.



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### WARRANTY DISCLAIMER

HydroScout reserves the right to modify or supplement report findings and conclusions.

HydroScout provides leak detection or determination of water intrusion cause(s) only.

HydroScout, in the course of testing, may cause the introduction of water into the structure under test. The customer accepts and assumes any damages that may result

HydroScout cannot warranty the proper application, execution, or effectiveness of repairs made by any contractor, or other party, enlisted to make those repairs.

HydroScout does NOT provide detection, assessment, or remediation of mold, mildew, fungal, or microbial growth, infestation, hazard, or damage.

HydroScout warrants and represents that it will perform its service in a workmanlike manner and on a timely basis.

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IN NO EVENT SHALL HYDROSCOUT OR ITS VENDORS BE LIABLE FOR ANY OTHER DAMAGES WHATSOEVER, INCLUDING WITHOUT LIMITATION, DAMAGES FOR LOSS OF BUSINESS PROFITS, BUSINESS INTERRUPTION, MOLD OR MILDEW CLAIMS, PROPERTY DAMAGE CLAIMS OF ANY SORT OR ANY OTHER PECUNIARY LOSS CONSEQUENTIAL OR INCIDENTAL TO THE SERVICES PROVIDED BY HYDROSCOUT, OR ITS VENDORS