



MOLD & MOISTURE INSPECTION REPORT

Sample Report - Limited Assessment of Basement, First Floor and Primary Bedroom

CLIENT & INSPECTION INFORMATION

Report Number	26049821	Report Date	August 11, 2026
Client	Joseph Anyname	Inspection Date	August 10, 2026
Property	1234 Maple Hill Lane Anytown, PA 17315	Client Email	janyname@mail.com
Inspector	Tom Duff, CMI, CMRC	Laboratory	Hayes Microbial #26049821

EXECUTIVE SUMMARY

What Was Inspected: A limited mold and moisture assessment was performed in the unfinished basement, first floor living area and primary bedroom of a two-story residential dwelling with a concrete-block foundation basement. Four air samples were collected from the exterior control location, unfinished basement, first floor living room and primary bedroom. Two surface tape-lift samples were collected from representative floor-joist surfaces in the unfinished basement.

What Was Found: Visible mold-like growth was observed on multiple basement floor joists and on the underside of the subflooring in the rear unfinished basement area. The basement relative humidity was elevated at 68.4% at the time of inspection, and portions of the fiberglass batt insulation were sagging. Accessible wood framing was generally dry by moisture meter at the time of testing, which is consistent with a humidity-driven surface condition rather than an active plumbing leak. Concrete-block foundation walls showed staining, efflorescence, hairline cracking and localized dampness consistent with periodic water intrusion. The basement and first floor living room air samples were elevated when compared to the exterior control. Both surface tape-lift samples confirmed fungal growth on the sampled wood surfaces.

What Needs to Happen: Professional mold remediation is recommended in the unfinished basement to address affected joists, subflooring and nearby impacted surfaces. Corrective moisture work is also recommended to reduce basement humidity and address exterior drainage, foundation cracks and foundation-wall seepage. The first floor living area should receive HEPA air scrubbing and detailed cleaning because the air sample indicated elevated airborne fungal concentrations relative to the outdoor control. Post-remediation verification is recommended after remediation and moisture corrections are complete.

Overall finding: Basement mold growth was confirmed on both tape-lift samples. Basement and first floor living room air samples were elevated compared to the exterior control. The conditions are consistent with basement humidity, foundation-wall water intrusion and limited airborne migration from the basement environment.

INSPECTION FINDINGS AT A GLANCE

Area	Visual / Moisture Condition	Sample Type	Sample Results	Recommended Action
Rear unfinished basement joists	Visible mold-like growth on joists/subfloor; RH 68.4%; insulation sagging	Tape lift / Air	Moderate to heavy surface growth; basement air elevated	Professional remediation; humidity correction; PRV
Basement foundation walls	Efflorescence, staining, hairline cracks and localized dampness on block walls	Moisture screening	Elevated comparative readings	Drainage/foundation evaluation; seal cracks as needed
First floor living room	No visible mold observed; located above basement area	Air	Elevated Asp/Pen-type spores compared to outside	HEPA cleaning and air scrubbing
Primary bedroom	No visible mold, moisture staining or musty odor observed	Air	Normal relative to exterior control	No corrective action indicated by air result
Exterior	Control location	Air control	620 spores/m3 total	Comparison only

PROPERTY & INSPECTION BACKGROUND

The property is an occupied and furnished two-story, single-family residence constructed in 1996. The Client requested the inspection due to musty basement odors, visible discoloration on basement floor joists, prior periods of elevated basement humidity and concern that basement conditions may be affecting the first floor living area.

The agreed inspection scope was limited to the unfinished basement, first floor living room and primary bedroom sampling locations. The inspection was non-invasive. Finished wall cavities, concealed floor assemblies, covered foundation-wall surfaces and inaccessible portions of the building were outside the scope unless specifically described in this report.

Stored belongings, shelving, insulation, utilities and mechanical equipment obstructed portions of the basement. The visible foundation-wall conditions described in this report apply only to accessible surfaces observed at the time of inspection. No structural engineering evaluation, waterproofing design, code-compliance inspection or invasive wall/floor cavity investigation was performed.

ENVIRONMENTAL SAMPLING METHODOLOGY

Air Sampling

Four air samples were collected using a Zefon Bio-Pump operating at 15 liters per minute for 10 minutes through Allergenco-D spore-trap cassettes, producing a laboratory-listed sample volume of 150 liters per location. Samples were collected outside, in the unfinished basement, in the first floor living room and in the primary bedroom.

Surface Sampling

Two tape-lift samples were collected from representative basement floor-joist/subfloor surfaces and submitted for direct microscopic analysis. Surface results apply only to the specific surfaces and areas sampled and do not establish the full extent, age, viability or depth of fungal growth on all building materials.

LABORATORY RESULTS SUMMARY

Six mold samples were collected on August 10, 2026. Hayes Microbial Consulting received and reported the samples on August 11, 2026 under laboratory report #26049821. The sample results below are fabricated for sample-report demonstration purposes only.

Sample	Type	Location	Laboratory Result
#1 / 41492011	Air	Exterior control	620 spores/m3 total; Cladosporium 360, Ascospores 160, Basidiospores 100. Control Sample
#2 / 41492028	Air	Unfinished basement	8,980 spores/m3 total; Asp/Pen-type 6,800, Cladosporium 1,450, Ascospores 550. Elevated compared to outside
#3 / 41492036	Air	First floor living room	1,740 spores/m3 total; Asp/Pen-type 1,240, Cladosporium 260, Ascospores 240. Elevated compared to outside
#4 / 41492044	Air	Primary bedroom	210 spores/m3 total; Cladosporium 120, Ascospores 90. Normal Airborne Fungal Ecology
#5 / Tape Lift 1	Surface tape	Rear basement floor joist	Aspergillus/Penicillium-like growth: Moderate; Cladosporium: Few; mycelium present. Surface mold confirmed.
#6 / Tape Lift 2	Surface tape	Basement subfloor/joist bay	Cladosporium: Numerous; Aspergillus/Penicillium-like growth: Moderate; mycelium present. Surface mold confirmed.

Interpretation

The unfinished basement air sample contained substantially higher total airborne fungal concentrations than the exterior control and showed elevated Aspergillus/Penicillium-type spores. The first floor living room air sample was also elevated relative to the exterior control, primarily due to Aspergillus/Penicillium-type spores. This pattern suggests that the basement condition was not fully isolated to visible surface growth at the time of testing and may have contributed to airborne fungal particulate migration into the first floor living area.

The primary bedroom air sample was lower than the exterior control and did not indicate an elevated airborne fungal condition at the sampled location during the sampling period. Both tape-lift samples confirmed fungal growth on the sampled wood surfaces, including mycelium, which supports active or previously active surface colonization of the affected basement framing/subfloor surfaces.

MOISTURE ASSESSMENT

Moisture screening was performed with a Protimeter MMS3 and infrared thermography. The basement temperature was approximately 72 degrees F and relative humidity was 68.4%. Accessible wood moisture-content readings ranged from approximately 9.8% to 13.6%, which is generally dry for wood framing at the tested locations. No active plumbing leak was identified. The observed conditions are more consistent with sustained elevated humidity and periodic foundation-wall moisture than with active wet wood framing at the time of inspection.

Comparative meter-scale readings along portions of the concrete-block foundation walls ranged from approximately 42 to 96, with the highest readings located near visible cracks and stained lower block courses. Readings taken from masonry are not equivalent to true wood moisture-content percentages and may be influenced by salts, density, coatings, contact, meter mode and material composition. The readings are used to compare locations and identify areas that may warrant drainage correction, foundation repair or continued monitoring.

Location	Material / Condition	Reading	Interpretation
Basement	Ambient air	72 F / 68.4% RH	Elevated humidity; favorable for fungal growth on dust/wood surfaces
Accessible basement framing	Wood joists/subfloor	9.8%-13.6% MC	Dry at tested locations
Lower block walls	Concrete block with staining/efflorescence	42-96 comparative scale	Elevated relative response consistent with periodic dampness
Foundation cracks	Hairline vertical/step cracks	Elevated adjacent readings	Further drainage/foundation evaluation recommended
Accessible inspected areas	Infrared screening	No major active leak pattern	No significant active wetting pattern identified

AREA-BY-AREA DISCUSSION

Unfinished Basement

Visible mold-like growth was observed on the underside and sides of multiple floor joists and on portions of the exposed subflooring in the rear unfinished basement. The visible condition was most concentrated in the rear half of the basement beneath the first floor living/kitchen side of the home and was estimated to affect approximately 300 to 450 square feet of overhead framing surfaces. Both tape-lift samples collected from representative joist/subfloor surfaces confirmed fungal growth and mycelium.

The sampled wood framing was not wet at the time of inspection. However, the elevated basement relative humidity, sagging insulation, musty odor and observed foundation-wall moisture indicators support a chronic humidity/water-intrusion condition capable of supporting mold growth on wood framing, dust and other cellulose-containing materials. Because insulation and stored contents concealed portions of the overhead framing and walls, the actual extent of impacted surfaces may differ from the exposed conditions described in this report.

Foundation Walls / Water Intrusion Indicators

Accessible concrete-block foundation walls displayed staining, efflorescence, hairline cracks and localized dampness. These conditions are consistent with periodic water intrusion or moisture migration through the masonry wall assembly. Correction should focus on exterior drainage, gutters/downspouts, grading, crack repair and management of interior basement humidity. Interior cleaning alone may not prevent recurrence if humidity and foundation moisture remain uncontrolled.

First Floor Living Room

No visible fungal growth or water staining was observed on accessible exposed first floor living room surfaces at the time of inspection. However, the first floor living room air sample contained elevated *Aspergillus*/*Penicillium*-type spores compared to the exterior control. The basement access door is immediately adjacent to the open plan living room. This suggests that airborne fungal particulate from the basement likely migrated into the first-floor environment or that another hidden source may exist outside the limited scope of this assessment.

Primary Bedroom

No visible mold, moisture staining, musty odor or meaningful infrared anomaly was observed in the primary bedroom at the time of inspection. The primary bedroom air sample was lower than the exterior control and did not indicate an elevated airborne fungal condition at the sampled location during the sampling period.

CONCLUSIONS

1. Mold growth was confirmed on both surface tape-lift samples collected from basement joist/subfloor surfaces. Mycelium was identified in both surface samples.
2. The unfinished basement air sample was elevated relative to the exterior control, primarily due to *Aspergillus*/*Penicillium*-type spores, with additional *Cladosporium*.
3. The first floor living room air sample was elevated relative to the exterior control, primarily due to *Aspergillus*/*Penicillium*-type spores. This may indicate airborne migration from the basement or a concealed source not identified during the limited visual inspection.
4. The primary bedroom air sample was within normal comparative parameters relative to the exterior control during the sampling period.
5. Accessible basement wood framing was dry at tested locations; however, basement relative humidity was elevated at 68.4%, and foundation-wall conditions support periodic moisture intrusion.
6. Visible block-wall staining, efflorescence, hairline cracking and elevated comparative masonry readings indicate that moisture correction and monitoring are needed in addition to mold remediation.
7. Normal or lower air results in one area do not rule out localized surface growth, concealed fungal reservoirs or conditions that may vary with weather, HVAC operation, occupancy, humidity or disturbance.
8. This inspection does not determine medical causation or whether any observed condition explains an individual health concern.

RECOMMENDATIONS & SCOPE OF WORK

Basement Mold Remediation

- Have a qualified mold-remediation contractor remediate the affected unfinished basement framing/subfloor surfaces using proper containment, HEPA filtration, worker protection and dust-control practices.
- Remove or temporarily detach insulation within the remediation work area as needed to access affected joists and subflooring. Discard insulation that is mold-contaminated, damaged or cannot be effectively cleaned.
- HEPA vacuum, clean and detail affected joists, subflooring and adjacent structural surfaces. Re-HEPA vacuum after cleaning to remove residual particulate. Additional cleaning methods may be required if staining/growth remains after standard cleaning.
- Inspect newly exposed wood framing after insulation and obstructions are removed. Expand the work area only if additional affected materials are uncovered during remediation.

Humidity and Moisture Correction

- Install and operate a properly sized and rated commercial-grade basement dehumidifier equipped with continuous drainage.
- Maintain basement relative humidity at approximately 35%-50% when practical and below 60% at minimum. Confirm performance with a reliable hygrometer.
- Evaluate and correct exterior drainage, gutters, downspout extensions and grading conditions that may contribute to foundation-wall moisture.
- Have visible foundation cracks and damp block-wall areas evaluated and repaired by an appropriate foundation/waterproofing contractor as needed.

First Floor Cleaning / Air Scrubbing

- Perform HEPA air scrubbing and detailed HEPA vacuuming/damp wiping of accessible horizontal surfaces in the first floor living room and adjacent common areas.
- Replace HVAC filters with an appropriately rated pleated media filter compatible with the system and operate the HVAC system only as appropriate during remediation planning.

Post-Remediation Verification

Independent post-remediation verification is recommended after the basement remediation, first floor cleaning/air scrubbing and moisture-control corrections are complete. PRV should include a visual inspection, moisture/humidity review and representative air/surface sampling as warranted to help confirm that affected areas are clean, dry and consistent with normal environmental parameters at the time of verification.

LIMITATIONS & DISCLAIMER

- This is a mock sample report prepared for formatting and demonstration purposes only. Names, addresses, sample numbers, laboratory values and photographs are fabricated or illustrative and should not be interpreted as actual inspection findings.
- This was a limited, non-invasive mold and moisture assessment restricted to the unfinished basement, first floor living room and primary bedroom sampling locations. It was not a whole-property mold survey, home inspection, structural evaluation, waterproofing design or code-compliance inspection.
- Stored belongings, insulation, equipment, wall finishes and other materials concealed portions of the basement and building assemblies. Hidden fungal growth, moisture or damage may be discovered when obstructions or finishes are moved or removed.
- Findings and measurements reflect mock conditions represented as observed on August 10, 2026. Moisture, humidity, odor and airborne fungal conditions may change with weather, occupancy, HVAC operation, ventilation, cleaning and building use.
- Moisture meters and infrared cameras are screening tools. Masonry readings are comparative and are not true wood moisture-content percentages. Readings can be affected by material composition, density, salts, coatings, temperature, metal, depth and operating mode.
- Air samples represent short-duration conditions at specific locations. Low or normal results do not prove that mold is absent and do not rule out localized, concealed, dormant or intermittently aerosolized fungal growth.
- Surface-sample results apply only to the exact surfaces sampled. Similar-appearing material elsewhere was not individually tested. Surface-sample classifications do not establish the full area, depth, viability, age or health significance of a condition.
- There are no generally applicable federal health-based pass/fail limits for airborne mold in residential buildings. Laboratory comparisons do not establish an individual safe or unsafe exposure threshold.
- Mastertech Environmental does not provide medical diagnosis, determine medical causation or provide individualized occupancy advice. Health concerns should be discussed with a qualified healthcare professional familiar with the individual's history.
- Testing for asbestos, lead-based paint, silica, bacteria, sewage organisms, chemicals and other hazardous materials was outside the scope. Contractors must determine whether regulated-material testing is required before disturbing existing materials.
- Remediation recommendations are performance-based objectives. Contractors remain responsible for means, methods, containment design, worker protection, product selection, disposal, building-code requirements and changes required by conditions exposed during the work.

- This report, photographs, laboratory summary and signed inspection agreement should be read together. Isolated excerpts may be incomplete or misleading.

REGULATORY & INDUSTRY REFERENCES

Recommended work should follow applicable federal, state and local requirements; product manufacturer instructions; and current relevant industry guidance, including ANSI/IICRC S520, EPA Mold Remediation in Schools and Commercial Buildings guidance, and OSHA requirements applicable to worker protection and construction activities. These references provide guidance and do not replace project-specific contractor judgment or legal requirements.

Respectfully submitted,

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PHOTOGRAPHIC DOCUMENTATION



Photo 1 - Example overview of basement floor-joist bottoms and fiberglass insulation in the unfinished basement.



Photo 2 - Example closer view of darker/chalky surface condition along accessible basement joist bottoms.

LABORATORY REPORT APPENDIX

The laboratory values in this sample report are mock values created for demonstration purposes. They are not associated with an actual Hayes Microbial Consulting laboratory report. For a real inspection report, the complete laboratory report would be attached in this appendix under report #26049821.