



Mold Inspection Report



123 Main St ~ Hometown, TX 71032

Prepared for Penny Smith
Date of Inspection - Friday, October 31

By Lester

Mold Assessment Consultant: TDLR License # ACO1001, E

For Mold Inspection Sciences Texas, Inc.

TDLR License # ACO1001, E

Mold Inspection Sciences
Mailing Address: PO Box 27060
Corporate Office: (504) 270-6000
www.MoldInspectionTexas.com

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This comprehensive inspection report demonstrates our detailed written summary & conclusions from a full investigation completed by our licensed consultant.

SUMMARY AND CONCLUSIONS

Based on the findings of our visual assessment and the laboratory analysis of the samples collected, the recommendation for professional mold remediation of the Dining Room, Living Room, Entry, Kitchen, Utility Closet, Northeast Bedroom, Southeast Bedroom, Hall Bathroom, Primary Bedroom, Primary Bathroom and Attic areas of the home is supported. The air samples collected showed suspect/elevated airborne mold spore counts as compared to our outdoor control sample, mold growth was confirmed in each area and water damaged building materials were present. Additional hidden mold growth is possible in all affected areas. Consider engaging with Mold Inspection Sciences in developing a Mold Remediation Protocol.

GENERAL RECOMMENDATIONS

Engage a licensed professional to evaluate and repair, as necessary, the following items related to water intrusion:

- DINING ROOM – Humidity / condensation due to utilities off for a year
- LIVING ROOM - Leak from attic/ Humidity / condensation due to utilities off for a year; and Burst water supply line in attic
- KITCHEN - Burst water supply line in attic
- UTILITY CLOSET - Humidity / condensation due to utilities off for a year
- NORTHEAST BEDROOM - Humidity / condensation due to utilities off for a year
- SOUTHEAST BEDROOM - Humidity / condensation due to utilities off for a year
- HALL BATHROOM - Humidity / condensation due to utilities off for a year
- PRIMARY BEDROOM - Humidity / condensation due to utilities off for a year
- PRIMARY BATHROOM - Humidity / condensation due to utilities off for a year
- ATTIC - Water intrusion, deteriorated paint/sealant; Missing rain gutters; and Missing rain

Based on our conclusions from your inspection, Mold Inspection Sciences Texas provides a complete report reviewing the results and next steps.

CONTINUED MOLD GROWTH IS POSSIBLE IF ISSUES ARE NOT CORRECTED.

FOR PROFESSIONAL MOLD REMEDIATION

Texas Mold and Remediation Rules (Rules): Regardless of the level of mold contamination, if a licensed Mold Remediation Contractor is hired, the Mold Remediation Contractor must follow the Rules. This includes a protocol which follows a protocol developed by a licensed Mold Remediation Contractor.

The protocol is a detailed scope of work for the mold remediation work that

Room/Area	Location within Room/Area and/or Affected Materials
Dining Room	Mold Impacted and Water Damaged Materials. The air sample collected showed suspect airborne mold spore counts and mold growth was confirmed at the Ceiling / Wall Sheetrock. Additional hidden mold growth is possible within the ceiling plenum and/or within the wall cavities.
Living Room	Mold Impacted and Water Damaged Materials. The air sample collected showed elevated airborne mold spore counts and mold growth was confirmed at the Ceiling and Wall Sheetrock / Ceiling, Framing Members. Additional hidden mold growth is possible within the ceiling plenum, within the wall cavities and/or in association with the flooring materials.
Entry	Mold Impacted and Water Damaged Materials. The air sample collected showed elevated airborne mold spore counts and mold growth was confirmed at the Entry and Hall Closet Doors, Ceiling, and Wall, Drywall, Flooring. Additional hidden mold growth is possible within the ceiling plenum, within the wall cavities and/or in association with the flooring materials.
Kitchen	Mold Impacted and Water Damaged Materials. The air sample collected showed elevated airborne mold spore counts and mold growth was confirmed at the Ceiling and Wall Sheetrock. Additional hidden mold growth is possible within the ceiling plenum, under/around the cabinetry, within the wall cavities and/or in association with the flooring materials.
Utility Closet	Mold Impacted and Water Damaged Materials. The air sample collected showed elevated airborne mold spore counts and mold growth was confirmed at the Ceiling and Drywall Sheetrock and Wall. Additional hidden mold growth is possible within the ceiling plenum, within the wall cavities and/or in association with the flooring materials.
Northeast Bedroom	Mold Impacted and Water Damaged Materials. The air sample collected showed elevated airborne mold spore counts and mold growth was confirmed at the Ceiling and Wall Sheetrock / Door. Additional hidden mold growth is possible within the ceiling plenum and/or within the wall cavities.
Southeast Bedroom	Mold Impacted and Water Damaged Materials. The air sample collected showed elevated airborne mold spore counts and mold growth was confirmed at the Ceiling and Wall Sheetrock. Additional hidden mold growth is possible within the ceiling plenum and/or within the wall cavities.

In this report, Mold Inspection Sciences Texas gives suggestions to help avoid the possibility of continued or future issues.

	Ceiling and Wall Drywall / Doors and Cabinetry Material. Additional hidden mold growth is possible within the ceiling plenum, within the wall cavities, under/around the cabinetry and/or in association with the flooring materials.
Hall Bathroom	Mold Impacted and Water Damaged Materials. The air sample collected showed elevated airborne mold spore counts and mold growth was confirmed at the Ceiling and Wall Sheetrock / Cabinetry / Tile. Additional hidden mold growth is possible within the ceiling plenum, within the wall cavities, under/around the cabinetry and/or in association with the flooring materials.
Primary Bedroom	Mold Impacted and Water Damaged Materials. The air sample collected showed elevated airborne mold spore counts and mold growth was confirmed at the Ceiling and Wall, Drywall, Tile. Additional hidden mold growth is possible within the ceiling plenum, within the wall cavities and/or in association with the flooring materials.
Primary Bathroom	Mold Impacted and Water Damaged Materials. The air sample collected showed elevated airborne mold spore counts and mold growth was confirmed at the Ceiling and Wall Sheetrock / Tile / Cabinetry. Additional hidden mold growth is possible within the ceiling plenum, within the wall cavities, under/around the cabinetry and/or in association with the flooring materials.
Attic	Mold Impacted and Water Damaged Materials. Mold growth was confirmed at the HVAC Air Handler Cabinet and Ductwork. Additional hidden mold growth is possible in association with the HVAC system and components.

Mold Inspection Sciences Texas consultants investigate the hard-to-reach places like the attic and crawlspaces.

... is complete, but before new building materials are installed, the project should be inspected, tested, and approved by Mold Inspection Sciences Texas. The client move forward with a Mold Remediation Protocol. After the Remediation Contractor perform the work, a Post Remediation Inspection is required to obtain a passing clearance report and Certificate of Completion.

... - Engage a licensed HVAC contractor to evaluate and repair the following items should be included:
 - HVAC system(s) for proper functioning and airflow balancing.
 - Cause of excessive condensation and/or high relative humidity
 - Addressed with the system(s)

- Remove and replace mold impacted insulation from supply register boxes or replace the supply boxes.
- Check condition of interior of main supply plenum and replace if impacted.
- Clean, if possible, or replace mold impacted ductwork
- Clean or replace all mold impacted and/or rusty supply grills.
- Clean the return plenum(s) and replace all filters.

CAUTION: Any time water infiltrates ceilings and/or wall cavities and/or under/behind cabinetry or flooring, hidden mold growth is possible. Inform non-licensed contractors of the possibility of hidden mold growth.

AIR SAMPLES

Lab Code	Location	Conclusion (Inside vs. Outside Ratio)	Comments
OS01	Outdoor Control Sample	Baseline	Recommended by inspector and approved by client
ST01	Dining Room	Suspect: <i>Chaetomium</i> (33/0), <i>Stachybotrys</i> (7/0), "Other" spore types (477/631)	Recommended by inspector and approved by client
ST02	Living Room	Elevated: <i>Penicillium/Aspergillus</i> (1900/<7), <i>Stachybotrys</i> (100/0), <i>Chaetomium</i> (93/0)	Recommended by inspector and approved by client
ST03	Entry	Elevated: <i>Penicillium/Aspergillus</i> (1600/<7), <i>Chaetomium</i> (1000/0), <i>Stachybotrys</i> (27/0)	Recommended by inspector and approved by client
ST04	Kitchen	Elevated: <i>Penicillium/Aspergillus</i> (3300/<7), <i>Chaetomium</i> (6200/0), <i>Stachybotrys</i> (13/0)	Recommended by inspector and approved by client
ST05	Utility Closet	Elevated: <i>Penicillium/Aspergillus</i> (15000/<7), <i>Cladosporium</i> (23000/14000), <i>Chaetomium</i> (20000/0), <i>Stachybotrys</i> (27/0)	Recommended by inspector and approved by client
ST06	Northeast Bedroom	Elevated: <i>Penicillium/Aspergillus</i> (110000/<7), <i>Chaetomium</i> (3900/0), <i>Stachybotrys</i> (7/0)	Recommended by inspector and approved by client

Our mold specialists take air samples, cavity air samples, and air surface samples if needed to assess your current mold situation.*

*NOTE: Number and type of samples will vary depending on the issue present on your property.

ST07	Southeast Bedroom	Elevated: Penicillium/Aspergillus (96000/<7), Chaetomium (5700/0), Stachybotrys (13/0)	Recommended by inspector and approved by client
ST08	Hall Bathroom	Elevated: Penicillium/Aspergillus (99000/<7), Chaetomium (7800/0), Stachybotrys (7/0)	Recommended by inspector and approved by client
ST09	Primary Bedroom	Elevated: Penicillium/Aspergillus (37000/7), Chaetomium (3100/0), Stachybotrys (13/0)	Recommended by inspector and approved by client
ST10	Primary Bathroom	Elevated: Penicillium/Aspergillus (39000/7), Chaetomium (1900/0)	Recommended by inspector and approved by client

DIRECT SURFACE SAMPLES

Lab Code	Location	Conclusion	Comments
DE01	Dining Room (Ceiling/wall Sheetrock)	Mold Growth: Chaetomium species Penicillium/Aspergillus group	Recommended by inspector and approved by client
DE02	Living Room (Ceiling and Wall)	Mold Growth: Chaetomium species	Recommended by inspector and approved by client
		Mold Growth: Cladosporium Penicillium/Aspergillus	Recommended by inspector and approved by client
		Mold Growth: Chaetomium species	Recommended by inspector and approved by client

Our air and surface samples are sent off to the lab so you will get 100% accurate results of what is or isn't growing in your home or building with Mold Inspection Sciences Texas scientific testing solutions.

	and Wall Sheetrock)		
DE05	Kitchen (Cabinetry Material)	Mold Growth: Chaetomium species	Recommended by inspector and approved by client
DE06	Utility Closet (Ceiling and Drywall Sheetrock and Trim/Flooring)	Mold Growth: Stachybotrys species Aspergillus species Chaetomium species	Recommended by inspector and approved by client
DE07	Attic (HVAC Air Handler Cabinet and Ductwork)	Mold Growth: Cladosporium species Penicillium/Aspergillus group Stachybotrys species	Recommended by inspector and approved by client
DE08	Northeast Bedroom (Ceiling and Wall Sheetrock/Door and Door Trim)	Mold Growth: Aspergillus species	Recommended by inspector and approved by client
DE09	Southeast Bedroom (Ceiling and Wall Drywall/Doors and Cabinetry Material)	Mold Growth: Aspergillus species	
DE10	Hall Bathroom (Ceiling and Wall Sheetrock/	Mold Growth: Cladosporium species Penicillium/Aspergillus group	

Mold is found outdoors and indoors. It can enter your home in a variety of ways but it thrives in places with a lot of moisture. Our consultant will do a walk-through and compile photographs and a written document of the findings as evidence.

	Cabinetry/ Tile)		
DE11	Primary Bedroom (Ceiling and Wall, Drywall, Tile)	Mold Growth: Aspergillus species	Recommended by inspector and approved by client
DE12	Primary Bathroom (Ceiling and Wall Sheetrock/ Tile/ Cabinetry)	Mold Growth: Penicillium/Aspergillus group	Recommended by inspector and approved by client

For additional detailed information on the sample results, please see the independent laboratory report included with this inspection report.

The first step in any inspection is a discussion with you about what your concerns are and where you think the issues are. Then, your consultant will begin with the outside of the home; here they are looking for any avenues for water to enter your home.

APPENDIX I

INSPECTION PHOTOS AND COMMENTS

DINING ROOM

Suspect mold growth was observed in this area.

*This condition existed multiple times.
Not all occurrences are shown.*



Moisture Content: Dry
Humidity this area: 52%
Humidity Outdoor: 40%
Area Affected: 100 SF
Suspected source(s)/cause(s):
Humidity / condensation due to utilities off for a year



Mold-like growth on drywall on both sides of this area.

All areas of potential moisture penetration will be reported, such as places where there have been leaks, flooding, around windows, or pipes.

LIVING ROOM

Suspect mold growth was observed in this area.

*This condition existed multiple times.
Not all occurrences are shown.*



Moisture Content: Dry

Humidity this area: 53%

Humidity Outdoor: 40%

Area Affected: 600 SF

Suspected
source(s)/cause(s):
Leak from attic and
Humidity / condensation
due to utilities off for a
year



Mold-like growth was observed on the ceiling and wall drywall in this area.

Our full and limited property inspection services include moisture readings, hygrometer readings, and thermal imaging with top-of-the-line equipment. This technology and specialized equipment helps detect active leaks, missing insulation, and duct maintenance issues.

LIVING ROOM

Staining or visible signs of water damage was/were observed in this area.

*This condition existed multiple times.
Not all occurrences are shown.*



Moisture Content: Dry

Humidity this area: 53%

Humidity Outdoor: 40%

Area Affected: 300 SF

Suspected
source(s)/cause(s):
Burst water supply line in
Attic



There were
damage to

While some visible signs of mold include staining, discoloration and water damage, not all indicators of mold can be seen or smelled. That's why it is critical to get in touch with a professional that has the experience and tools to detect mold beyond the surface.

KITCHEN

Suspect mold growth was observed in this area.



Moisture Content: Dry

Humidity this area: 55%

Humidity Outdoor: 40%

Area Affected: 500 SF

Suspected
source(s)/cause(s):
Burst water supply line in
Attic



Mold - Lake growth was observed on the ceiling and wall sheetrock.

Did you know that mold likes to grow where it's warm, dark and wet? Did you also know it can be seen in as little as 24 hours? Our moisture and air quality audits are proven to detect the most likely places for mold growth.

UTILITY CLOSET

Suspect mold growth was observed in this area.

*This condition existed multiple times.
Not all occurrences are shown.*



Moisture Content: Dry

Humidity this area: 55%

Humidity Outdoor: 40%

Area Affected: 120 SF

Suspected
source(s)/cause(s):
Humidity / condensation
due to utilities off for a
year



*Mold-like growth
flooring and dryw*

Our scientific inspections and testing will let you see the data, clearly understand your results and learn what to do next to address your mold issue.

NORTHEAST BEDROOM

Suspect mold growth was observed in this area.

*This condition existed multiple times.
Not all occurrences are shown.*



Moisture Content: Dry

Humidity this area: 48%

Humidity Outdoor: 40%

Area Affected: 200 SF

Suspected
source(s)/cause(s):
Humidity / condensation
due to utilities off for a
year



*Mold-like growth was observed on the
ceiling and wall drywall, and also the
doors and trim.*

Not only does
Mold Inspection
Sciences Texas use special
tools and instruments to take
readings, but our consultants
will walk you through what
they are doing and
communicate
initial findings
to you.

SOUTHEAST BEDROOM

Suspect mold growth was observed in this area.

*This condition existed multiple times.
Not all occurrences are shown.*



Moisture Content: Dry

Humidity this area: 48%

Humidity Outdoor: 40%

Area Affected: 200

Suspected
source(s)/cause(s):
Humidity / condensation
due to utilities off for a
year



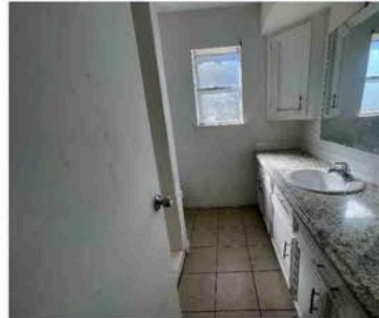
Mold-like
ceiling and
desk in the

Mold and moisture
in your home or office may
be responsible for your health
problems. Protect your liability,
property and health by hiring
a licensed professional that
has expertise in identifying
areas of risk or that may
already be sick within
your property.

HALL BATHROOM

Suspect mold growth was observed in this area.

*This condition existed multiple times.
Not all occurrences are shown.*



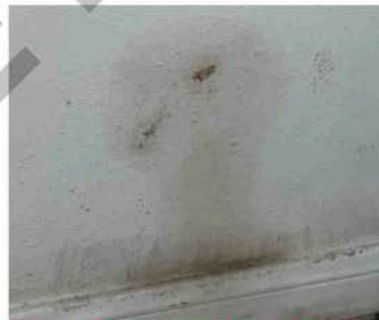
Moisture Content: Dry

Humidity this area: 48%

Humidity Outdoor: 40%

Area Affected: 300 SF

Suspected
source(s)/cause(s):
Humidity / condensation
due to utilities off for a
year



Mold-like growth was observed on the drywall, and the cabinetry.

Over the past 19 years, we've performed thousands of investigations for a variety of clients and structures. Our testing services will determine the type of mold in your property and how much of it you are breathing.

PRIMARY BEDROOM

Suspect mold growth was observed in this area.

*This condition existed multiple times.
Not all occurrences are shown.*



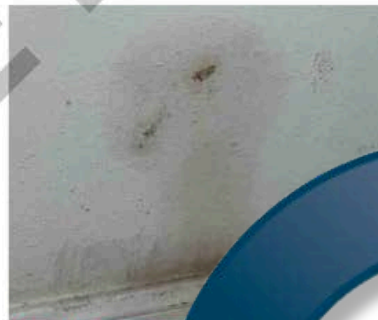
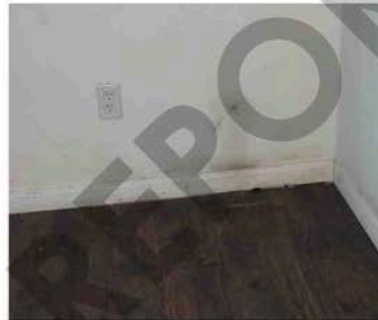
Moisture Content: Dry

Humidity this area: 48%

Humidity Outdoor: 40%

Area Affected: 200 SF

Suspected
source(s)/cause(s):
Humidity / condensation
due to utilities off for a
year



*Mold-like growth
wall and ceiling
ceiling fan.*

Why do you
need to take action in
identifying a potential mold
issue? Because houses, like
people, can become "sick"
and infected. When
concentrations become
excessive, your property
becomes harmful.

PRIMARY BATHROOM

Suspect mold growth was observed in this area.

*This condition existed multiple times.
Not all occurrences are shown.*



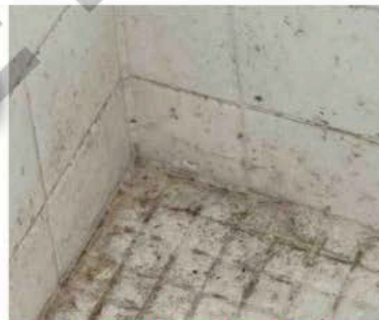
Moisture Content: **Dry**

Humidity this area: **48%**

Humidity Outdoor: **40%**

Area Affected: **600 SF**

Suspected
source(s)/cause(s):
**Humidity / condensation
due to utilities off for a
year**



*Mold-like growth was observed in the
tile, shower, surround, the cabinetry,
and on the ceiling and wall drywall.*

A proper mold investigation requires both a mold inspection and testing. If you pay for sampling and not an inspection, you could be missing hidden moisture penetration that an inspector would detect with tools like a moisture meter or infrared technology.

ENTRY

Suspect mold growth was observed in this area.

*This condition existed multiple times.
Not all occurrences are shown.*



Moisture Content: Dry

Humidity this area: 54%
Humidity Outdoor: 40%

Area Affected: 300 SF

Suspected
source(s)/cause(s):
Humidity / condensation
due to utilities off for a
year



Mold-like growth
entry and on
the ceiling

Looking for
a qualified mold inspection
company? Ask for a sample
report like this one from us.

Our reports are
comprehensive and easy to
read with clear
information to help
understand your mold
issues

ATTIC

Suspect mold growth was observed at the HVAC unit, on the ductwork and/or around the main supply plenum.

*This condition existed multiple times.
Not all occurrences are shown.*



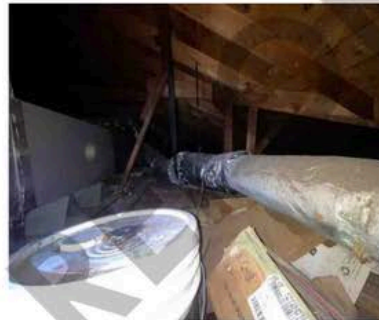
Moisture Content: Dry

Humidity this area: 55%

Humidity Outdoor: 40%

Area Affected: 200 SF

Suspected
source(s)/cause(s):
Severe roof damage



Mold-like growth was observed on the ductwork, and on the air handler cabinet.

Do you notice
a musty or damp smell?
Sometimes our consultants
notice suspect conditions
but see no signs of the
odor-causing culprit until
the consultant goes
beneath the floors, walls,
or ceiling.

EXTERIOR

The structure does not have rain gutters and/or gutters are missing from one or more appropriate locations.

*This condition existed multiple times.
Not all occurrences are shown.*



Rain gutters
recommended

Moisture Content: Dry
Humidity Outdoor: 40%
Area Affected: 60 LF
Suspected
source(s)/cause(s):
Missing rain gutters

Did you know?
You need a licensed
professional expertise from
an inspection company
like Mold Inspection
Sciences to discover and
understand if you have a
mold issue and what the
next steps are.

EXTERIOR

Wood decay present. This condition may be an indicator of a past or present moisture issue or possible insect infestation.

This condition existed multiple times. Not all occurrences are shown.

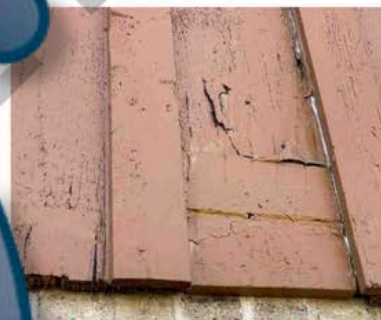


Moisture Content: **Dry**

Humidity Outdoor: **40%**

Area Affected: **30 SF**

Suspected source(s)/cause(s):
Deteriorated paint/sealant



Wood rot/decay was observed around the exterior of the home.

The moisture hunt is how we determine if the environment exists for mold to grow. You see, mold needs two primary things to grow, water and food. The water we can find with our moisture meters and other equipment; the food, well, that's the home itself. The primary sources of food for mold in your home are any carbon-based (and particularly any cellulose, or wood-based) substance

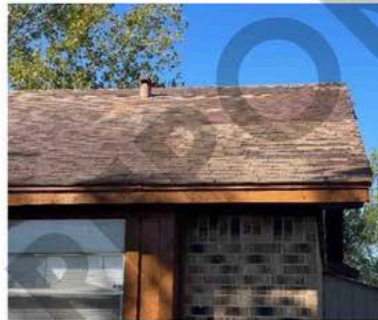
EXTERIOR

Worn or damaged roofing materials, signs of ponding, or previous repairs were noted.

*This condition existed multiple times.
Not all occurrences are shown.*



Moisture Content: **Dry**
Humidity Outdoor: **40%**
Area Affected: **1200 SF**
Suspected source(s)/cause(s):
Damaged roofing materials



When inspecting your property, our consultant will show you why each area investigated is vulnerable to mold, and how it has or could infiltrate the area. Mold Inspection Sciences Texas provides mold inspection and testing results you can trust because of our proven science-based services backed with data to show exactly what's going on.

Applicable Regulations

Asbestos Containing Materials in Single Family Dwellings

Single family dwellings, that are to remain single family dwellings, do not fall under the definition of a “public building” or “commercial building” as defined in the Texas Asbestos Health Protection Rules (TAHPR). Therefore, TAHPR does not require suspect materials to be sampled prior to disturbance or removal. However, federal Occupational Safety and Health Administration (OSHA) and Environmental Protection Agency (EPA) regulations concerning asbestos do apply, and any contractor that will disturb the material must be advised that it contains asbestos. Materials such as sheet rock wall and ceiling systems, and flooring materials and mastics are just some examples of materials that could contain asbestos.

Texas Mold Regulations

Under the *Rules* for Mold Assessors and Remediators, *Administrative Rules* of the Texas Department of Licensing and Regulation, 16 Texas Administrative Code, Chapter 78 (Effective November 1, 2017):

[Texas Administrative Code - MOLD ASSESSORS AND REMEDIATORS](https://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tab_view=4&ti=16&pt=4&ch=78&rl=Y)

([https://texreg.sos.state.tx.us/public/readtac\\$ext.ViewTAC?tab_view=4&ti=16&pt=4&ch=78&rl=Y](https://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tab_view=4&ti=16&pt=4&ch=78&rl=Y))

all companies and individuals who perform mold-related activities must have the appropriate licensing from TDLR. For more information about mold and the *Rules* for Assessors and Remediators, visit the TDLR website: <https://www.tdlr.texas.gov/mld/laws-rules.htm>.

NOTICE: This Report is for a MOLD REMEDIATION PROTOCOL. If there is less than 100 square feet of mold contamination, hiring a licensed Mold Remediation Contractor is required by the Texas Rules.

Remediation Contractors must follow a Mold Remediation Protocol. This includes hiring a Mold Remediation Contractor must follow all Rules. This includes hiring a Mold Remediation Contractor must follow a Protocol developed by a licensed Mold Assessment Contractor. A Mold Remediation Protocol is a detailed scope of work for the remediation project.

Remediation Protocol for this project upon request. We will provide the estimated time it will take to write the Protocol.

We do not perform mold remediation. It is a conflict of interest for a mold company to perform the inspection and the remediation. We will recommend next steps to secure proper mold removal, and we can recommend 3rd party remediation contractors.



Locations

Austin • San Antonio • Dallas • Ft. Worth • Houston



888.335.MOLD (6653)



csr@moldtx.com

www.MoldInspectionTexas.com