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MOLD REPORT

123 Sample Street, Demo City, ST 12345

6/15/2026 4:16AM

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Introduction

Important Notice Regarding Your Mold Report

Please note that this is not your official mold report. A copy may also be available in your Hive Inspection Portal under **"Additional Reports."**

If you have any questions or need the official mold report, please contact us immediately for assistance.

We'd like you for choosing At Ease Inspections to perform your inspection, it was our pleasure to inspect the property! We always endeavor to do our best to ensure that both the property and your investment in it are safe!

Please take a moment to read important information about your report:

DEFECT CLASSIFICATIONS

Observed conditions are categorized to assist with understanding and prioritization. **All findings—regardless of where they appear in the report—should be reviewed.**

- **Information (Green):** General observations or informational notes
- **Maintenance / Monitor / FYI (Blue):** Functional items showing minor wear or routine upkeep needs
- **Defect (Orange):** Items requiring repair or improvement; not an immediate life-safety concern at the time of inspection
- **Safety / Immediate Attention (Red):** Conditions presenting an immediate safety concern

Defects Summary

Mold Results

 1.1.5 - Air Quality Analysis- Mold Growth- 1st Floor Living Room

1.0 Mold Results

SUBSECTION	STATUS	# DEFECTS
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1.1 Mold sample results	● Inspected	1
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1.1 Mold sample results

Information

- 1.1.1 Type(s) Of Samples Taken: Air
- 1.1.2 Location(s) Samples Were Taken: 1st Floor Living Room, 2nd Floor Hallway, Master Bedroom, Control
- 1.1.3 Air Mold Sampling Results Normal

The mold and indoor air quality samples taken in the referenced area(s) revealed that all air mold samplings are normal and within allowable limits, indicating no immediate concern for air quality related to mold at the time of inspection. Normal mold levels suggest that there is no significant airborne mold spore concentration beyond typical background levels, which can be influenced by factors like ventilation, humidity, or outdoor conditions. The inspector recommends maintaining proper ventilation and monitoring humidity levels to keep mold growth in check, as this can help sustain healthy indoor air quality. If these conditions change, it may lead to potential mold growth or air quality issues in the future.

Location: Master Bedroom, 2nd Floor Hallway

1.1.4 Recommendations

Mold spores are everywhere. However, they need the right environment to proliferate. Keeping a home well ventilated and as dry as possible will go a long way to control mold growth. If a plumbing leak has occurred it must be completely dried, this may mean removing small sections of the wall to ensure mold is not a hidden problem in the future.

If the presence of mold was confirmed in the home I always recommend remediation by a qualified professional.

Defects

1.1.5 Air Quality Analysis- Mold Growth- 1st Floor Living Room

Repair Recommended / Moderate Concern

Service: Mold Remediation Contractor

Laboratory analysis of an air sample collected in the 1st Floor Living Room identified elevated levels of Penicillium/Aspergillus spores and classified the sample as a problem area. The concentration measured 1,157 spores/m³, which was higher than the exterior control sample and higher than the other indoor samples collected during testing. These mold types are commonly associated with elevated humidity, condensation, or moisture conditions and may indicate the presence of an indoor mold source. During the inspection, no visible mold growth was observed in the sampled area, and thermal imaging and moisture meter testing did not identify moisture conditions indicative of an active mold source at the time of inspection. Additionally, the home was vacant and the heating and cooling systems were not operating upon arrival and for the radon test conducted. While this may influence indoor environmental conditions. The inspector recommends evaluating the area for conditions conducive to mold growth, identifying and correcting any moisture-related issues if present, and remediating mold-affected materials, if needed. Failure to address the underlying moisture source may result in continued mold growth, reduced indoor air quality, and deterioration of affected building materials.

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