



HOME CHECK INSPECTION GROUP

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MOLD INSPECTION

1234 Main Street
Kyle, TX 78640

Buyer Name

08/15/2026 9:00AM



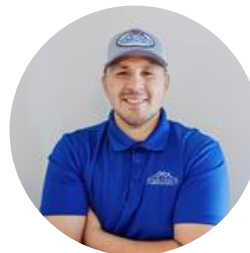
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MOLD SAMPLES COLLECTED WILL BE MAILED TO THE LAB FOR ANALYSIS.

LAB RESULTS WILL BE DELIVERED VIA EMAIL IN APPROXIMATELY 3 BUSINESS DAYS.

This inspection for mold or fungi is performed for a fee to visually inspect for signs of a mold-like substance, fungi, or microbial-like staining. The inspection should not be considered to be technically exhaustive. The results of the assessment should not be considered a warranty or guarantee of any kind that microbial growth is not present.

The Inspector shall not be held responsible or financially liable for unseen/hidden signs of mold, future mold concerns, or associated future repair costs. The inspector is only liable for the cost of the assessment minus lab fees. Normally, 2 to 4 samples are included in the assessment, but it may also include more samples unless there are no visual signs of mold, smell of mustiness, or complaints of health problems. Certain situations may call for more or less or no sampling. IAC2 mold inspection standards shall be the guidelines for the assessment. Any comments made in the report outside the SCOPE or SOP should be considered informative only to help educate the client to minimize the potential for moisture intrusion.

- ⊖ 2.1.1 Moisture & Mold Inspection - Exterior : Observations/Improvement Recommendations
- ⊖ 2.2.1 Moisture & Mold Inspection - Interior: Observations/Improvement Recommendations
- ⊖ 2.3.1 Moisture & Mold Inspection - HVAC: Observations/Improvement Recommendations
- ⊖ 2.3.2 Moisture & Mold Inspection - HVAC: Possible Microbiol Growth
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- ⊖ 3.2.1 Spore Samples & Results - Lab Findings : Further Evaluation/Remediation Recommended

1: GENERAL INFORMATION

Information

Mold Inspection Information

The scope of this inspection is limited to the readily accessible areas of the property and is based on the condition of the property at the precise time and date of the inspection and on the laboratory analysis of the samples collected. Mold can exist in inaccessible areas, such as behind walls and under carpeting. Furthermore, mold grows. As such, the report is not a guarantee that mold does or does not exist. The report is only indicative of the presence or absence of mold. As a courtesy, the Inspector may point out conditions that contribute to mold growth, but such comments are not part of the report and are for educational purposes only.

Your Licensed Mold Assessment Technician is: John Nunez: MAT 1588	Type of Building Single Family, 1 Story	In Attendance Nobody
	Weather Conditions Cloudy, 65° +	Client Concerns Client noted no specific concerns.
Health Problems Noted No	Odor Complaints No	Previous Leaks No
Previous Remediation No		

Understanding Household Mold

Mold is a type of fungus that grows naturally in the environment and plays an important role in breaking down organic matter outdoors. Inside the home, however, mold growth is a problem. It spreads through microscopic spores that float through the air and settle on surfaces — and when moisture is present, those spores can begin to grow within 24 to 48 hours.

Mold is ubiquitous—it exists everywhere in the natural environment, both indoors and outdoors. Spores travel through the air and are brought inside on clothing, pets, and through open windows. While completely eliminating mold is impossible, it only becomes an indoor issue when moisture is present.

Common Mold Types Found in Homes

- Cladosporium — often olive-green or black; commonly found on fabrics, wood surfaces, and window sills
- Penicillium — typically blue or green; frequently found on water-damaged materials and insulation
- Aspergillus — varies widely in color; found in HVAC systems, on walls, and on food products
- Stachybotrys chartarum (black mold) — dark greenish-black; associated with chronic moisture and water damage
- Alternaria — dark brown or black; often found in showers, bathtubs, and under leaking sinks

IMPORTANT: You cannot reliably identify mold species by color or appearance alone. Multiple species can appear similar, and different species may require different remediation approaches. Professional testing is recommended for accurate identification.

Do All Molds Produce Toxins?

No — only certain mold species produce mycotoxins (toxic compounds). Common household molds like *Cladosporium* typically do not. However, even non-toxigenic molds can trigger allergic reactions, respiratory irritation, and asthma symptoms, particularly in sensitive individuals. Any mold growth indoors warrants attention regardless of species.

Where Does Mold Grow?

- Basements, crawl spaces, and any area with high humidity or water intrusion
- Bathrooms — around grout, caulk, and under sinks
- Around leaking pipes, roofs, or windows
- HVAC systems and air ducts where condensation collects
- Behind walls and under flooring following flooding or prolonged leaks
- Attics with inadequate ventilation

TIP: A persistent musty or earthy odor — even without visible mold — is a strong indicator of hidden mold growth. Do not ignore unexplained odors.

How do I Know if Results are Normal?

The general guideline is that the concentration and types of spores in the inside sample should be similar to or lower than the concentration in the baseline/reference sample. Due to the high variability in results, this test is mainly used to alert one to potential problems that may have been missed by visual inspection. Accurate measurement of true airborne concentrations require multiple samples taken during different times and can involve complex statistical analysis. Currently there are no dose-response relationship statistics for allowable or safe levels of aeroallergens. However, if spores are found at higher levels than outside, or if certain concerning spore types such as *Stachybotrys* are found inside, even at low concentrations, further investigation of the source should be conducted by an IAQ professional.

Health Risks & Symptoms

Mold affects health primarily through inhalation of airborne spores and, in some cases, through skin contact. The severity of health effects depends on the mold species, the concentration of spores in the air, the duration of exposure, and the sensitivity of the individual.

Common Symptoms of Mold Exposure

- *Respiratory issues: chronic coughing, wheezing, or shortness of breath*
- *Nasal and sinus congestion or a runny nose*
- *Eye irritation: redness, watering, or itching*
- *Skin irritation or rashes*
- *Persistent headaches or fatigue*
- *Sore throat*
- *Aggravation of existing asthma or allergy symptoms*

Who Is Most at Risk?

- *Infants, children, and the elderly*
- *Individuals with asthma, allergies, or hay fever*
- *People with compromised immune systems*
- *Those with pre-existing respiratory conditions (COPD, bronchitis)*
- *Pregnant women*

IMPORTANT: If occupants are experiencing unexplained or recurring health symptoms — especially respiratory or neurological — consult a physician and arrange a professional mold inspection promptly. Symptoms often improve once the source of mold is removed.

Long-Term Exposure

Prolonged exposure to elevated mold levels, particularly for vulnerable individuals, has been associated with worsening asthma, chronic respiratory conditions, and persistent fatigue. Some toxin-producing species carry additional long-term health concerns. Early identification and remediation is the best way to minimize risk.

Mold Prevention

Mold prevention comes down to one principle: control moisture. Mold cannot survive without a water source, so eliminating excess humidity and addressing water intrusion quickly are the most effective protective measures available.

Moisture Control

- *Maintain indoor relative humidity between 30–50% (use an inexpensive hygrometer to monitor)*
- *Use exhaust fans in bathrooms and kitchens during and after use*
- *Ensure clothes dryers are vented to the outside*
- *Fix leaking pipes, roofs, and windows promptly — do not delay*
- *Inspect and maintain caulking and grout in wet areas regularly*
- *Direct rainwater away from the foundation with proper grading and gutters*

Ventilation & Airflow

- *Ensure adequate airflow in basements, attics, and crawl spaces*
- *Open windows when outdoor humidity is low to improve air exchange*
- *Service HVAC systems annually and replace filters on schedule*
- *Use a dehumidifier in below-grade or persistently humid areas*
- *Avoid carpeting in basements or other moisture-prone areas*

After Any Water Event

- *Dry all wet materials within 24–48 hours of any water intrusion*
- *Remove and discard water-damaged porous materials (drywall, insulation, carpet) that cannot be fully dried*
- *Clean and disinfect hard, non-porous surfaces after flooding*
- *Never simply paint over mold-affected surfaces — the mold must be removed first*

TIP: Check under sinks, around water heaters, and in basement corners at least twice a year. Catching moisture problems early dramatically reduces remediation costs and health exposure.

Remediation

Mold remediation is the process of safely containing, removing, and treating mold-affected materials. The appropriate scope of work depends on the extent and location of the contamination.

Small Areas (Less Than 10 sq. ft.)

Limited mold growth on hard, non-porous surfaces (such as tile, glass, or metal) may be addressed by a homeowner using appropriate safety precautions:

- Wear an N-95 respirator, rubber gloves, and protective eyewear
- Seal off the work area with plastic sheeting to prevent spore spread
- Clean the surface with a detergent solution, scrubbing thoroughly
- Apply an EPA-registered disinfectant or a diluted bleach solution (1 cup bleach per 1 gallon of water) on non-porous surfaces only
- Allow all surfaces to dry completely before repainting or sealing
- Bag and dispose of all contaminated materials in heavy-duty sealed plastic bags

IMPORTANT: Do NOT use bleach on porous materials such as wood, drywall, or insulation. Bleach cannot penetrate porous surfaces and will not eliminate mold at the root. These materials typically need to be physically removed and replaced.

Large or Hidden Mold (10+ sq. ft.)

Significant mold growth, hidden contamination behind walls or under floors, or mold in HVAC systems requires a licensed professional remediation contractor. Professional remediation typically includes:

- Containment of the affected area using negative air pressure
- HEPA air filtration to capture airborne spores during work
- Physical removal of all affected porous materials
- Antimicrobial treatment of structural surfaces
- Post-remediation clearance testing by an independent party

Choosing a Remediation Professional

- Look for contractors certified by the IICRC (Institute of Inspection Cleaning and Restoration Certification) or NORMI
- Request a written scope of work and a post-remediation testing protocol before work begins
- The same company should not perform both the remediation and the post-clearance air quality testing
- Obtain at least two to three quotes before proceeding

TIP: Request written clearance documentation when remediation is complete. This record is valuable for insurance purposes and future property transactions.

When to Call a Professional

Contact a certified mold inspector or remediation specialist if you observe any of the following:

- Visible mold covering an area larger than 10 square feet
- A persistent musty odor without visible mold (possible hidden growth)
- Mold returns repeatedly after cleaning
- Mold is present in HVAC systems, air ducts, or insulation
- Occupants are experiencing unexplained, recurring health symptoms
- Water damage that was not addressed within 24–48 hours
- Mold is growing on structural elements such as floor joists or wall framing
- You are preparing to sell or refinance the property and require documentation

What is Black Mold

Black mold (*Stachybotrys chartarum*) is a greenish-black fungus that thrives in damp, cellulose-rich materials such as drywall, wood, ceiling tiles, and insulation. It is one of the most well-known molds found in homes and buildings, particularly after water damage, flooding, or persistent moisture problems.

Where Does It Grow?

- *Basements and crawl spaces with high humidity or water intrusion*
- *Bathrooms, especially around grout, caulk, and under sinks*
- *Areas around leaking pipes, roofs, or windows*
- *HVAC systems and air ducts that accumulate condensation*
- *Behind walls and under flooring following flooding or leaks*

What Does It Look Like?

Black mold typically appears as dark greenish-black patches with a slimy or powdery texture. It often has a musty, earthy odor. Because it can grow behind walls and under flooring, visible growth may only represent a fraction of the actual affected area.

⚠ WARNING: Not all dark-colored mold is *Stachybotrys*. Accurate identification requires professional testing. Do not attempt to identify mold species by appearance alone.

2: MOISTURE & MOLD INSPECTION

Information

Exterior : Inspection Method

A general inspection of the site / exterior regarding potential moisture intrusion related concerns shall be conducted. No representation of the components condition shall be made. Only moisture intrusion related comments shall be made.

Interior: Inspection Method

A general inspection of the attic and interior regarding potential moisture intrusion or ventilation related concerns shall be conducted. No representation of the components condition shall be made. Only moisture intrusion or microbial related comments shall be made. Insulation will not be disturbed and stored items will not be moved.

HVAC: Inspection Method

A general inspection of the HVAC system regarding potential moisture intrusion or air quality related concerns shall be conducted. No representation of the components condition shall be made. Only moisture intrusion or air quality related comments shall be made.

Plumbing Supply/Drains: Inspection Method

A general inspection of the Plumbing systems regarding potential moisture intrusion related concerns shall be conducted. No representation of the components condition shall be made. Only moisture intrusion or air quality related comments shall be made.

Limitations

Exterior

BEHIND WALL COVERINGS

The inspector could not see behind the wall covering materials.

Interior

FURNISHED OR CUTTERED AREAS

Furnished

Inspection was limited due to the area noted above. Furnishings or clutter may be hiding defects.

Attic

LIMITED ACCES

Access to the attic was limited. It was viewed from the accessible platform areas only.

Observations

2.1.1 Exterior

OBSERVATIONS/IMPROVEMENT RECOMMENDATIONS

The following observations and improvement recommendations are noted as a caption in the photos below.



Left side of home. Ridge cap flashing not properly installed. Water can get underneath.



Right Side Of Home. High soil lines.



Right Side Of Home. Exterior sealant needed.



Right Side Of Home. Add exterior sealant.



Back Right Corner Of Home. Add exterior sealant



Right Side Of Home. Add exterior sealant



Front Of Home. Negative grade and soil line too high.

2.2.1 Interior

OBSERVATIONS/IMPROVEMENT RECOMMENDATIONS

The following observations and improvement recommendations are noted as a caption in the photos below.



Garage Ceiling Stain



Garage Ceiling Stain



Garage Ceiling Stain



Clean under kitchen sink



Clean under kitchen sink



Clean under kitchen sink



Near back sliding door



Near back sliding door



Window to left of back doors



Window to left of back doors



Hallway



Hallway



Hallway Bathroom



Hallway Bathroom



Hallway Bathroom. Loose toilet

2.3.1 HVAC

OBSERVATIONS/IMPROVEMENT RECOMMENDATIONS

The following observations and improvement recommendations are noted as a caption in the photos below.



Dirty supply grill. Laundry Room



Dusty supply. Kitchen



Excessive condensation at HVAC refrigerant line penetration



Excessive condensation on HVAC unit

2.3.2 HVAC
POSSIBLE MICROBIOL GROWTH

Potential Microbiol Growth was observed on the HVAC unit and the wall in the HVAC closet. Elevated moisture readings were captured as well. If requested, samples were gathered and sent for analysis. We recommend remediation of these areas.



On HVAC unit



HVAC Closet wall



HVAC Closet wall. Elevated moisture reading.

2.5.1 Attic

OBSERVATIONS/IMPROVEMENT RECOMMENDATIONS

The following observations and improvement recommendations are noted as a caption in the photos below.



Range hood not sealed through the roof



Dryer vent terminates to attic

3: SPORE SAMPLES & RESULTS

Information

Lab Information: Lab used for Sample Analysis

Moldlab, Ltd.
2501 Mayes Rd., Suite #110
Carrollton, TX 75006
(866) 416-6653
info@moldlab.com
www.moldlab.com

Lab Information: Air Exam FAQ's

How do I know if the air sample results are normal?

The general guideline is that the concentration and types of mold in the inside sample should be similar to or lower than the concentration in the Outside sample.

Currently there are no dose response relationship statistics for allowable or safe levels of aeroallergens.

What is the Air Calculated Concentration?

*The Calculated Concentration is a measure of the concentration of mold spores in the air, and is listed as spores per cubic meter of air. It is useful for comparing samples and understanding how many spores are in a given section of air. This is calculated based on the air flow rate of the pump, the time the pump was run for, the proportion of the sample enumerated, and the raw count. It is calculated as $(100/\text{Proportion of Sample Analyzed})/(\text{Air Flow Rate} * \text{Pump Run Time}) * (\text{Raw Count})$. This number is then rounded to two significant figures. The calculated concentration is useful for comparing samples with different volumes, sample types, and counting methods. It is also useful for understanding how many spores there are in a given section of air. If you believe that the air flow rate and pump run time may be incorrect for some or all of your samples, please contact the lab and we can correct this for you.*

What is the Raw Count on the Report?

The 'raw' count is how many spores the technician actually viewed on your sample while looking through the microscope. We use this number to generate the calculated concentration. Moldlab stops counting spores at 100 and reports the raw count as '>100'.

Can you tell me a little more about mold air samples?

This type of sample is a non-cultured air sample, which means the lab did not grow the samples in a Petri dish, and is commonly referred to as a "snapshot" of the air at the exact time of sampling. The test works by pumping a controlled volume of air through a collection container called a spore trap. The spore trap has a sticky substance on its surface which captures any particles from the air, including mold spores. Test results account for both live and dead spores.

What is the 'Debris Field Rating'?

The 'debris field rating' is a visual estimate made by the technician of how much non-fungal debris there is on the sample. The rating includes all non fungal particulate (fibers, debris, pollen, insects, skin, etc.). The scale includes ratings of 'None Detected', 'Trace', 'Minor', 'Moderate', 'Heavy', and 'Occluded'. None Detected indicates no sample was detected on the sample (possibly due to a bad sample). Trace indicates trace amounts of debris are present. Minor indicates small amounts of debris are present. Moderate indicates an average amount of debris is present. Heavy indicates a high concentration of debris particulate. Lastly, Occluded indicates the amount of particulate on the sample is so concentrated that the technician could not see through it to count and identify spores accurately. The higher the debris rating, the greater the negative bias of results.

What is a 'Significant Figure'?

Significant figures are used in science to give a better representation of the accuracy of a number. All non-zero digits in a number are significant. Additionally, any digits to the right of a decimal are significant, whether they are zero or not, and all digits in between two non-zero digits are also significant. Significant figures give an understanding of what decimal place a number is accurate to. For example, if 43 is given as 43.0, it is assumed that the "true" value is somewhere between 42.95 and 43.049. If it is given as 43.00, it is assumed the "true" value is somewhere between 42.995 and 43.0049, which is much more precise. Similarly, if 431 is shown as 431, it is assumed that the analysis is accurate to between 430.5 and 431.49, while if it is given as 430, it is only assumed to be accurate to between 425 and 434.9. In this report, all calculated numbers such as the minimum reporting limit and the calculated concentration are rounded to two significant figures. All numbers that were not calculated are given without rounding.

What is the 'Minimum Reporting Limit'?

*A minimum reporting limit is exactly what it sounds like - the minimum number that must be reported for the calculated concentration if any spores are detected. This is calculated as $(100/\text{Proportion of Sample Analyzed})/(\text{Air Flow Rate} * \text{Pump Run Time})$. This number is essentially the amount a single spore increases the calculated concentration by. All spore types that are not listed as having a raw count of 1 or greater have a calculated concentration of less than the minimum reporting limit. It cannot be said based upon a raw count of zero that the true concentration of that spore type is 0, however, because the testing procedure is not sufficiently precise. For this reason, the minimum reporting limit gives a useful measure of the minimum detectable concentration of mold types. Bear in mind that any negative bias due to the debris field rating IS NOT accounted for in this minimum reporting limit.*

Exterior Control Air Sample

Exterior, Air-O-Cell

An exterior control sample is gathered upon arrival at the home to establish a baseline. An effective interpretation is based on the comparison of indoor and outdoor samples. An outdoor sample will help demonstrate whether spore amplification is occurring indoors.



Interior Air Sample (Location and Information)

Air-O-Cell, Living Room



Location & Type of Sample 3 (photo)	Location & Type of Sample 4 (photo)
Tape Lift, HVAC Unit	Tape Lift, HVAC Closet Wall

Lab Findings : Sampling Results

The lab samples revealed:
Air samples taken inside compared to the outside control did not reveal any concerning information. Levels were lower inside as one would want.

Observations

3.2.1 Lab Findings

FURTHER EVALUATION/REMEDIATION RECOMMENDED

Lab results indicated elevated mold levels in the home when compared to the exterior control sample. We recommend further evaluation to determine causal factors and any necessary steps for removal. A Mold Protocol may need to be done by a licensed Mold Assessment Consultant.

The tape lift sample taken on the wall in the HVAC closet showed high levels of mold. We recommend repair/remediation of this area and correction of the source of moisture/humidity.