SAFELINE HOME INSPECTIONS LLC
813-777-8851
info@safelineinspections.com
https://www.safelineinspections.com

YOUR MOLD ASSESSMENT REPORT

1234 Main Street
Brandon, FL 33511

Buyer Name
04/09/2026 9:00AM

Inspector
Corey Richardson
InterNACHI CPI, RPI, LMA
813-777-8851
info@safelineinspections.com

Agent
Agent Name
555-555-5555
agent@spectora.com

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My name is Corey Richardson, and I am the owner and lead inspector at Safeline Home Inspections LLC. I am a licensed Home Inspector, Mold Assessor, and Certified Thermographer with over 9 years of experience in the inspection industry. My expertise in identifying structural, environmental, and moisture-related issues allows me to conduct thorough assessments that provide actionable insights.

Safeline Home Inspections LLC has completed an assessment for moisture intrusion and potential microbial growth at the above-referenced property. This assessment aimed to identify the source of water intrusion, evaluate the extent of any moisture damage, and assess for conditions that could contribute to microbial growth. This report was requested because the homeowner found water pooling in the family room after a recent storm. The homeowner has taken steps to dry the affected area, and I have been asked to investigate the cause of the water intrusion and provide recommendations for any necessary corrective actions.

1: GENERAL INFORMATION

Information

Information: **Inspection Date**
03/31/2026

Information: **Elevation Pictures**




Limitations

Information

USE OF PHOTOS AND VIDEO

Your report includes photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas. These are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

2: MOISTURE LEVELS

Information

Moisture Meter Information: Moisture Reading References

Moisture measurements were obtained using thermal imaging as well as direct moisture analyses with a handheld moisture meter.

Moisture meters work by inserting the pins of the moisture meter into the material being evaluated, or by placing the flat surface of the meter onto the material being evaluated. These values are rated as a percentage.

- 15% is considered to be dry.
- 16-19% is considered to be at risk for microbial growth.
- 20% or greater is considered to be wet.

For more information on equipment used and how it works, see the limitations tab for this section.

3: VISUAL OBSERVATIONS

Information

Mold and/or Water Damage: Mold Observed

Garage Air Duct

Possible mold growth was observed in the garage on the outside of the supply air duct.

Mold - Air Handler Duct

Other Observations: Excessive Dust/Debris

Refrigerator

- **Excessive dust and debris were observed at the time of the assessment.** Dust and debris are important factors to minimize when improving overall air quality, as they can harbor many different allergens and attract dust mites and other bugs.

Limitations

Mold and/or Water Damage

EQUIPMENT

Thermal Imaging Device: FLIR E5
Handheld Moisture Meter: General Tools MMD7NP
Hygrometer: Protmex PT6508

How they work and understanding the values

Thermal Imaging
When searching for elevated moisture content in walls, ceilings, etc., using a thermal imager can be an effective tool. The reason for this is because of *evaporative cooling*. When a liquid changes into a gas, it costs energy to make this transition. Because of this energy expenditure, this area can become cooler (because heat is energy). In the case of water, when it is evaporating at a high enough rate inside your wall, in your ceiling, etc., we see that area in our thermal imager as being cooler than other surfaces.

Handheld Moisture Meter
Pin-type moisture meters function by measuring the electrical resistance between two electrodes. When moisture is present within wood, for example, electricity flows more easily from one pin to the other. Conversely, wood that is becoming dryer will resist electrical flow. This resistance is actually measured in ohms and then converted to a percentage we call either WC% or WME%
For wood, the moisture content is expressed as percent moisture content (%MC). For other materials, the measurement is expressed as a wood moisture equivalent (%WME).
Please note, some moisture meters have a pinless mode that does not use pins to stick in the wall, ceiling, etc. We use moisture meters that have both options (pinned or pinless). There are two simple reasons we use these.

> **Pinless meters are not as intrusive.** The pins can put tiny holes in the wall. However, if there is an area we want to check where even tiny pins would be noticeable, we have the option to use pinless.
> **Pinless meters can check materials that cannot be easily penetrated.** This includes things like tile, ceramic, plaster walls, etc.

4: BUILDING ENVELOPE

Information

Air Infiltration: What is a Building Envelope?

A **building envelope** is described as the building materials that separate the inside of the house from the outside. A building envelope should have three things to successfully separate the indoors and outdoors:

- A **thermal barrier** (reducing heat exchange.)
- An **air barrier** (preventing air exchange.)
- A **moisture barrier** (preventing moisture from entering into the building envelope.)

Laws of physics tell us that moisture wants to go from **wet to dry.**

Laws of physics tell us that heat wants to go from **hot to cold.**

Issues with air infiltration could lead to high humidity levels in the home, condensation issues, decreased energy efficiency, pests, increased dust, and generally lower air quality.

Issues with missing insulation could lead to condensation on building materials and decreased energy efficiency, and discomfort from uneven temperatures throughout the home.

Issues with improper or missing moisture barriers could lead to major water damage issues and high humidity in the home.

5: MECHANICAL SYSTEMS

Information

General: Contaminated HVAC Blower Fan

The HVAC blower fan was observed to be dirty and showed signs of contamination and possible mold growth. A contaminated blower fan can reduce system efficiency, circulate allergens, and contribute to poor indoor air quality.



6: TEMPERATURE AND HUMIDITY

Information

Temperature and Humidity: Temperature and Humidity

The normal range for interior Relative Humidity is 30%-55%. Relative Humidity above **60%** in any indoor space is typically considered "inappropriate" according to EPA, ASHRAE and ACGIH guidelines. Elevated humidity raises the dew point and creates more condensation on cool surfaces, which can provide a moisture source needed to support microbial growth.

Dampness from high humidity generally is not suitable for the indoor environment because it promotes many other contaminants such as:

- Allergens and Chemicals, such as VOCs, stay airborne easier
- Bacteria grows more easily
- Mold grows more easily
- Viruses travel more easily
- Insects are attracted to damp environments
- Dust mites spread more easily

Maintaining good humidity levels in the home is one of the best ways to achieve good indoor air quality.

Please note: *The readings below are only a snapshot in time. Humidity levels can change based on many factors and should be monitored continuously over a long period to make more accurate determinations.*

Location	Temperature	Humidity	Dew Point	Observation
Outside	89.6°F	45 %	65 °F	Normal
Master Bedroom	77.1 °F	56.7 %	60 °F	Normal
South Bedroom Hallway	75.5 °F	56.5 %	58 °F	Normal
Southwest Bedroom Hallway	76.2 °F	56.5 %	59 °F	Normal
Family Room	75.3 °F	58 %	59 °F	Normal

Inspector notes: The air temp and humidity levels inside the house were all in acceptable range.

7: SPORE TRAP AIR SAMPLING

Information

Results: Spore Trap Air Sampling Results

The purpose of spore trap air sampling is to provide an approximation of the indoor *airborne* microbial spore concentration. A sample is also taken outside as a baseline which can be viewed in the lab analysis.
A copy of the laboratory results is attached to this report. For more information on spore trap air sampling, visit the limitations tab.

Results

It's important to note that air samples are only a snapshot in time and may not convey the true levels of airborne spores over a longer period.

Location	Result	Genus
Control	Normal	**None**
SW Bed Hallway	Normal	None
South Bedroom Hallway	Normal	None
Master Bedroom	Normal	None
Family Room	Normal	None

Inspector notes: All air samples that were taken came back in acceptable range.

Limitations

Results

HOW DOES SPORE TRAP AIR SAMPLING WORK?

Spore trap air samples are collected by actively drawing air through a sampling cassette that contains a glass slide coated with an adhesive to collect airborne particulate that impacts the slide. If debris in the air is minimal during air sampling, samples are collected at a flow rate of 15 liters per minute for either 5 or 10 minutes, depending on the cleanliness of the environment. If debris seems to be heavier, sampling will be taken for a shorter amount of time to ensure spores can be easily identified during analysis.

At the completion of the sampling period, the cassettes are sealed until prepped for microscopy.

Last note: EnviroHealth performs aggravated sampling. This method consists of us disturbing the environment while testing is taking place. (simple disturbances such as lightly fluffing pillows, getting up and down on the couch, opening and closing doors, cabinets, etc.) This helps replicate realistic exposure and living conditions. If other inspectors that sampled the home did not perform aggravated samples, our label results likely cannot be compared side by side.

8: DIRECT SAMPLING

Information

Direct Sampling: Direct Sampling Results

A direct exam allows for the immediate determination of the presence of fungal spores as well as what types of fungi are present.

A copy of the laboratory results is attached to this report. For more information on spore trap air sampling, visit the limitations tab.

Results

Location	Type of Sample	Results	Genus
	Swab	**Heavy** **Heavy**	**Hypha** Cladosporium

Inspector notes:

Direct Sampling: Cladosporium Detected

Cladosporium is a common airborne mold species frequently found in indoor and outdoor environments. This fungus typically appears as dark green, brown, or black colonies and thrives in damp conditions. Cladosporium can be present on various building materials and surfaces where moisture accumulates. While some mold species require immediate remediation, the presence of Cladosporium warrants understanding its source and extent to determine appropriate response measures. Professional mold assessment can help identify whether detected levels represent normal environmental exposure or indicate an underlying moisture problem requiring attention.

Direct Sampling: Hypha Detected

Hypha refers to the thread-like filaments that make up the structure of mold organisms. These microscopic tubular cells grow and branch to form the visible mycelium network that characterizes mold colonies. Understanding hypha is fundamental to mold assessment because the presence and type of hyphal structures help identify mold species, assess growth patterns, and determine the extent of mold colonization within a property. Direct sampling and microscopic analysis of hyphal characteristics provide valuable information about mold contamination levels and the potential health implications for occupants.

Limitations

Direct Sampling

MORE ABOUT TAPE-LIFT SAMPLING

Method of use

The central inch of the tape is applied to the suspect area (one that is free of extraneous debris). Light pressure is applied to the non-adhesive side. The tape is then pulled off the surface with a slow, steady pressure, holding the tape edges only and sealing for preparation to be analyzed via microscopy.


Bio-Tape
Exp Date : 08 / 2020
PEEL THEN DISCARD

9: RECOMMENDATIONS

Information

HVAC Systems Repairs: HVAC System Contamination and Cleaning Recommendation

The presence of Cladosporium, hypha at the air handler in the unit **confirms active mold growth and contamination within the HVAC system.** This can negatively impact indoor air quality and pose health risks, especially for individuals with respiratory sensitivities. **Professional cleaning of the air handler** is recommended to remove mold, spores, and other contaminants. A qualified HVAC cleaning and mold remediation specialist should complete this work, ensuring all components are sanitized and any underlying moisture issues are corrected to prevent recurrence. We also recommend **installing UV bulbs at the air handler** to help inhibit future microbial growth and maintain improved indoor air quality.

Remediation Recommendations: -

This assessment was conducted following standard practices and guidelines. Regardless of the thoroughness of an assessment, it is possible that some areas containing visible mold growth, water damage, mechanical systems outside of our scope, areas of infiltration and/or elevated moisture content or other indicators of poor indoor air quality were inaccessible or not evident during the assessment. The findings and recommendations included represent conditions evident at the time of the assessment. Building conditions related to indoor air quality, microbial growth, and moisture intrusion may be subject to change on a daily basis, particularly after catastrophic events. Therefore, the conditions observed and reported herein may not be evident in the future. If additional information becomes available which may affect Safeline Home Inspections LLC findings and recommendations, we request the opportunity to evaluate the information and modify our findings and recommendations as appropriate. Safeline Home Inspections LLC has endeavored to meet what it believes is the applicable standard of care ordinarily exercised by others in conducting this assessment. No other warranty, express or implied, is made regarding the information contained in this report. This report has been prepared for the sole and exclusive use of the client, subject to previously agreed-upon terms and conditions.

10: MOLD REMEDIATION PROTOCOL

Information

Remediation Recommendations: Mold Remediation Protocol for Cleaning Mold from the Air Handler and Air Diffusers

1. Containment and Safety

- Isolate the Area: Seal off the work area around the air handler and air diffusers using plastic sheeting to prevent mold spores from spreading to other parts of the home. If possible, establish a negative air pressure zone using a HEPA-filtered air scrubber.
- Personal Protective Equipment (PPE): All personnel involved should wear appropriate PPE, including gloves, goggles, an N95 or higher-rated respirator, and disposable coveralls.

2. Pre-Cleaning Preparation

- Turn Off the HVAC System: Ensure the HVAC system is completely shut down to avoid spreading mold spores through the ductwork.
- Access the Affected Components: Safely remove air diffusers and access the interior of the air handler, including coils, blower, and internal surfaces.

3. Cleaning the Air Diffusers

- Remove Moldy Diffusers: Take down all air diffusers and place them in sealed plastic bags to prevent contamination during transport.
- Clean Diffusers: Wash the diffusers with a mild detergent or mold-specific cleaner. Scrub thoroughly to remove visible mold.
- Disinfect: Apply a non-toxic mold disinfectant to sanitized diffusers to prevent regrowth.
- Dry Thoroughly: Allow the diffusers to dry completely before reinstallation.

4. Cleaning the Air Handler

- HEPA Vacuum: Use a HEPA vacuum to remove loose mold spores, dust, and debris from all accessible surfaces within the air handler.
- Surfactant Cleaning: Clean the internal components, including the coils, blower, and internal surfaces, using a mold-specific cleaning solution. Follow the manufacturer's guidelines for cleaning sensitive components.
- Disinfecting: Apply a non-toxic disinfectant to all surfaces within the air handler to inhibit mold regrowth.
- UV Light Installation: Consider installing a UV light in the air handler to help prevent future mold growth. UV lights can reduce microbial buildup within the HVAC system, contributing to improved indoor air quality.

5. Ductwork Inspection and Cleaning

- Inspect Ductwork: While only one diffuser tested positive, it is recommended to inspect the entire duct system for signs of mold.
- Clean Ductwork if Necessary: If mold is observed within the ducts, professional duct cleaning using HEPA equipment and EPA-registered disinfectants is recommended.

6. Dehumidification and Drying

- Dehumidifiers: Set up dehumidifiers to maintain indoor humidity below 60% to aid drying and prevent mold from returning.
- Ventilation: Increase ventilation in the affected areas to expedite drying and reduce moisture buildup.

7. Final Cleaning and Air Purification

- HEPA Vacuuming: Perform a final HEPA vacuuming of all cleaned surfaces and surrounding areas to capture any remaining mold spores.
- Air Purification: Run a HEPA air purifier in the affected area for 24-48 hours to remove airborne mold spores and improve indoor air quality.

8. Post-Remediation Testing

- Moisture Testing: Check moisture levels in the HVAC system and surrounding areas to ensure they are within a safe range.
- Air Quality Testing: Conduct an air quality test to verify that mold spore levels are within acceptable limits, confirming successful remediation.

9. Ongoing Maintenance Recommendations

- Regular Filter Changes: Replace HVAC filters regularly, typically every 1-3 months, depending on usage and household conditions.
- Routine HVAC Inspections: Schedule periodic inspections to detect and address mold or dust buildup early.
- Monitor Humidity: Keep indoor humidity levels below 60% using dehumidifiers or HVAC settings.

Remediation Recommendations: -

This assessment was conducted following standard practices and guidelines. Regardless of the thoroughness of an assessment, it is possible that some areas containing visible mold growth, water damage, mechanical systems outside of our scope, areas of infiltration and/or elevated moisture content or other indicators of poor indoor air quality were inaccessible or not evident during the assessment. The findings and recommendations included represent conditions evident at the time of the assessment. Building conditions related to indoor air quality, microbial growth, and moisture intrusion may be subject to change on a daily basis, particularly after catastrophic events. Therefore, the conditions observed and reported herein may not be evident in the future. If additional information becomes available which may affect Safeline Home Inspections LLC findings and recommendations, we request the opportunity to evaluate the information and modify our findings and recommendations as appropriate. Safeline Home Inspections LLC has endeavored to meet what it believes is the applicable standard of care ordinarily exercised by others in conducting this assessment. No other warranty, express or implied, is made regarding the information contained in this report. This report has been prepared for the sole and exclusive use of the client, subject to previously agreed-upon terms and conditions.