Chicago, IL

Mold Inspection Report

PREPARED FOR:

Sample Client

INSPECTED BY:

William Cales / Attentive Home Inspection

Attentive
HOME INSPECTION LLC
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ATTACHMENTS

Lab Analysis
Chain of custody
Shipping label

Inspection Details

INSPECTOR 1

William Cales
Attentive Home Inspection

Phone	(773) 368-7835
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CLIENT

Sample Client

ADDITIONAL INFO

Inspection date

Reason for Inspection / Client Concerns	The owner reported ongoing moisture intrusion, including water entering at most exterior entry doors during rain. The owner asked for an evaluation for mold and moisture conditions, and confirmation that remediation at the second-floor master bathroom ceiling was effective.
Building Type	Single Family
Year Built	2022
Foundation Type	Concrete, finished basement
Property Occupied	Occupied
Known Water Events / Prior Remediation	The owner reports repeated water entry at exterior doors during rain. Ceiling drywall has been removed in several areas because of past leaks, and those openings are covered with plastic. The second-floor master bathroom ceiling was previ-

	ously water-damaged and remediated.
• Others Present	**Client**
• Weather	**Sunny, 74.8°F, 22.4% RH**
• Recent Rain / Precipitation	**Measurable rain fell across Chicago the day before the inspection (Friday, [redacted] with 0.92 inches recorded at O'Hare International Airport and 0.42 inches at Midway Airport (Weather Underground). Moisture readings may reflect recent wetting.**
• Closed-House Conditions	**Yes**
• HVAC Operating at Time of Inspection	**Yes, normal operation**

Definitions

No Concern
No visible suspect growth, no elevated moisture, and lab results (if sampled) within normal range compared to the outdoor control.

Conducive Condition
Humidity, condensation, poor ventilation, or old dry staining with no growth found. Monitor and correct.

Moisture Concern
Active moisture or elevated readings without confirmed growth. Find and correct the source.

Suspected Growth – Not Sampled
Visible mold-like growth in an area you didn't sample. Recommend sampling or evaluation by a qualified contractor.

Elevated / Mold Confirmed
Laboratory results indicate a mold condition. A surface sample confirmed mold growth, or an air sample was elevated or atypical compared to the outdoor control samples. See the comment for the recommended next step, which may include further evaluation to locate the source, remediation by a qualified contractor, and correction of the moisture source.

Not Inspected / Limited
Inaccessible or obstructed areas.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

1. Scope & Limitations

This mold inspection is a non-invasive, visual assessment of the readily accessible interior areas of the property, performed on the date and under the conditions noted in this report. The inspection may include moisture readings, environmental measurements, and air and/or surface sampling as indicated. Samples are analyzed by an independent third-party laboratory, and the results apply only to the locations and time at which they were collected. This inspection was performed in general accordance with IAC2 mold inspection standards.
The inspection does not include moving furniture, stored items, or personal belongings. No destructive testing was performed, except for minimally invasive access, such as small holes in walls or ceilings for cavity sampling, made only with the property owner's permission and noted in this report. Walls, ceilings, floors, and other concealed areas were not opened. Mold growth may exist in hidden or inaccessible areas, and this report is not a guarantee or warranty that mold is not present beyond what was observed or sampled.
Indoor mold and moisture conditions can change over time. This report reflects conditions at the time of the inspection only.

This report is not a medical or health assessment. Individuals with health concerns related to mold exposure should consult a qualified medical professional. Any remediation should be performed by a qualified mold remediation contractor, with the underlying moisture source corrected, and post-remediation clearance testing is recommended.

1.1 INSPECTION TYPE

DESCRIPTION: Visual + Air & Surface Sampling

1.2 AREAS INCLUDED

DESCRIPTION: Living / Family Room, Dining Room, Bedrooms, Office / Den, Kitchen, Bathrooms, Laundry Room, Basement, Utility / Mechanical Room, Workout Room, Closets, Hallways, Exterior (door assemblies), Windows / Window Sills

1.3 AREAS NOT INSPECTED / INACCESSIBLE

DESCRIPTION: Not applicable / none

COMMENTS:

The home has no attic. The detached garage was not included in this inspection.

1.4 LIMITATIONS

DESCRIPTION: Furniture, stored items, and personal belongings were not moved, Concealed areas (wall cavities, above ceilings, beneath flooring) were not evaluated, Results reflect conditions at the time of inspection only, Laboratory results apply only to the locations and times sampled, HVAC ductwork interior was not evaluated, No destructive testing was performed. Walls, ceilings, and floors were not opened, except for small

COMMENTS:

The exterior review was limited to the exterior door assemblies. The roof and grading were not evaluated. Framing and materials above the plastic-covered ceiling openings were not fully evaluated.

2. Methodology & Equipment

The inspection began with a visual assessment of the accessible areas listed in this report, looking for visible suspect microbial growth, water staining, and conditions conducive to mold growth. Moisture readings were taken at suspect locations and at representative building materials using the moisture meter(s) noted below. Indoor and outdoor temperature and relative humidity were recorded to help evaluate conditions that can support mold growth.
When sampling was performed, air samples were collected using a calibrated sampling pump and spore trap cassettes, with an outdoor control sample collected for comparison. Surface samples,

when collected, were taken from areas of visible suspect growth. All samples were submitted under chain of custody to an independent third-party laboratory for analysis.
Moisture meter readings are relative indicators of moisture and can be affected by material type, temperature, and surface conditions. Readings should be interpreted along with visual observations and other findings in this report.

2.1 EQUIPMENT USED

DESCRIPTION: Moisture meter, Tramex ME5 (pinless), Thermal imaging camera, TOPDON TC004 SE, Thermo-hygrometer, Extech 445580, Air sampling pump, Sporecyte Professional, Air sampling cassettes, AirTrap XL, Surface sampling, AirTrap Swab, Surface sampling, Bio-Tape lift, Flashlight / visual inspection

INFORMATION:

- Moisture Meter: Tramex ME5 (pinless), Serial No. 260328421. Last calibrated March 27, 2026.
- Thermal Imaging Camera: TOPDON TC004 SE, Serial No. 1D006715J100HX.
- Thermo-Hygrometer: Extech 445580 Humidity/Temperature Pen, Serial No. 1156286. Last calibrated October 2, 2026.
- Air Sampling Pump: Sporecyte Professional Air Sampling Pump. Flow rate field calibrated to 15 LPM prior to each use.
- Sampling Media: AirTrap XL spore trap cassettes (air sampling); AirTrap Swab and Bio-Tape (surface sampling).

2.2 SAMPLING METHOD

INFORMATION:

Air sampling pump was field calibrated to a flow rate of 15 liters per minute (LPM) prior to sampling. Room air samples were collected using AirTrap XL cassettes for 5 minutes (75 liters per sample). Cavity air samples, when collected, were taken for 1 minute (15 liters per sample). Outdoor control samples were collected on the windward and leeward sides of the home for comparison when air sampling was performed.

Surface samples, when collected, were taken from areas of visible suspect growth using AirTrap Swab or Bio-Tape lift samples. Surface samples identify the types of growth present at the sampled location, but they don't indicate airborne concentrations.

COMMENTS:

Samples collected for this inspection included room air samples, cavity air samples, outdoor control samples (windward and leeward), AirTrap Swab surface samples, and a Bio-Tape lift surface sample.
Air sampling pump was field calibrated to 15 LPM before the outdoor and indoor samples were collected. With the property owner’s permission, a small access hole was drilled in the first-floor

dining room ceiling for cavity sampling. A small puncture was made in the plastic sheeting over the second-floor master bathroom ceiling opening for that cavity sample.

Photo removed for privacy



2.3 LABORATORY

INFORMATION:

Samples were submitted for analysis to Sporecyte Lab, a division of Techcyte, Inc., located at 507 W Innes St., Suite 250, Salisbury, NC 28144. The laboratory is accredited to ISO/IEC 17025:2017 (PJLA Accreditation No. 128180).

Sporecyte uses high-resolution digital slide scanning with artificial intelligence-assisted analysis, reviewed by laboratory personnel, to evaluate the entire sample area. Air sample results are compared to the outdoor control sample to help identify elevated or atypical indoor spore levels. The complete laboratory report, including sample images and spore counts, is attached to this report.

3. Environmental Conditions

Temperature and relative humidity were measured indoors and outdoors at the time of the inspection. Indoor relative humidity consistently above 60% can support mold growth. A range of 30% to 50% is generally recommended for homes. These readings reflect conditions at the time of the inspection only, and they can vary with weather, season, occupancy, and HVAC operation.

3.1 OUTDOOR TEMPERATURE & RELATIVE HUMIDITY

INFORMATION:

Temperature: 74.8°F
Relative Humidity: 22.4%

LOCATION: Outdoor readings

3.2 INDOOR TEMPERATURE & RELATIVE HUMIDITY

DESCRIPTION: Slightly elevated (50–60%)

INFORMATION:

Second Floor:

- Master Bathroom 72.3°F / 59.4% RH
- Master Bedroom 72.6°F / 58.1% RH
- Workout Room 70.7°F / 59.1% RH
- Hallway 71.2°F / 59.2% RH

First Floor:

- Kitchen 70.3°F / 53.2% RH
- Dining Room 71.2°F / 52.2% RH
- Foyer 69.2°F / 55.5% RH

Basement:

- Bedroom 66.7°F / 55.4% RH
- Living Room 68.7°F / 56.2% RH

COMMENTS:

Indoor relative humidity ranged from 52.2% to 59.4% at all locations measured. All readings were above the recommended range of 30–50% but below 60%. The second floor had the highest readings. Monitor indoor humidity over time and improve humidity control as needed, such as with dehumidification or ventilation. Lowering humidity alone will not fix the material moisture documented in this report. Those sources need to be found and corrected separately.

Conducive Condition

4. Area-by-Area Findings

Each accessible area listed below was visually inspected for visible suspect microbial growth, water staining, and conditions conducive to mold growth. Moisture readings were taken at representative and suspect locations, and samples were collected where noted. Each area is rated based on observed conditions and, where applicable, laboratory results.
Mold growth requires moisture. Any mold or moisture condition noted in this report should have its moisture source identified and corrected, whether or not remediation is recommended. Areas concealed by finished surfaces, stored items, or furniture could not be fully evaluated.

4.1 EXTERIOR

INFORMATION:

The exterior door assemblies were observed for conditions that may contribute to moisture intrusion. This was a limited review of moisture sources only, not a full exterior or roof inspection.

COMMENTS:

Exterior entry doors, general

Several exterior door assemblies have gaps, deteriorated seals, or worn bottom sweeps. The owner reports water entering at most entry doors during rain, and elevated moisture was found in the flooring inside the first-floor front door, rear door, and dining room sliding door. These conditions suggest deficient weather sealing and possible flashing or installation defects that could let wind-driven rain in. Concealed flashing could not be confirmed. Recommend evaluation of all exterior doors by a qualified contractor, including alignment, weatherstripping, thresholds, sill-pan drainage, and integration with the wall flashing.

Conducive Condition

Second-floor master bedroom rear door (west), exterior

Flashing over the threshold appears to have been modified, and heavy sealant was applied around it. The trim is separating from the jamb, and there are open gaps at the left side of the threshold with cracked or missing sealant and exposed wood. These are likely water-entry points, and they sit directly above the elevated moisture and confirmed mold growth documented inside at this door. The second-floor deck attachment at this wall could not be evaluated for flashing continuity. Recommend evaluation and repair by a qualified building-envelope or door contractor, including the threshold, sill pan, flashing, trim, and the deck ledger connection.

Moisture Concern



Trim separating from the jamb



Gap at the left threshold corner



Threshold flashing and sealant (overview)

4.2 INTERIOR

DESCRIPTION: Ceilings, Walls, Floors, Windows / Sills, Laundry Area, Closets, Exterior Doors / Thresholds (interior side)

INFORMATION:

The accessible interior living areas, including the kitchen, bathrooms, laundry, bedrooms, and common areas, were observed for visible suspect microbial growth, water staining, condensation, and moisture conditions. Moisture readings were taken at representative and suspect locations, with attention to areas around plumbing fixtures, exterior walls, windows, and ceilings below bathrooms or roof areas. Furniture, stored items, and wall and floor coverings may limit visibility.

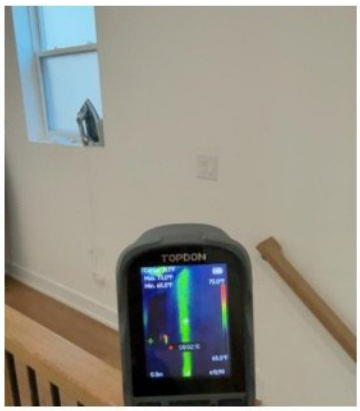
COMMENTS:

North walls at the stairs

Thermal imaging showed narrow vertical temperature differences on the first-floor north wall beside the basement stairs and the second-floor north wall at the top of the stairs. The patterns suggest missing or displaced insulation. Moisture readings at both locations were normal, so these appear related to insulation, not moisture. They are noted for the owner's information. Recommend evaluation by an insulation contractor if desired.



First floor, beside the basement stairs



Second floor, top of the stairs

Ceiling openings covered with plastic

Ceiling drywall has been removed because of past leaks, and the openings are covered with plastic, at these locations: the second-floor master bathroom, the second-floor hallway, several areas of the first-floor kitchen, and the first-floor dining room above the exterior sliding door. The framing and materials above these openings were not fully evaluated. Testing at the master bathroom ceiling showed normal results (see that finding). Recommend confirming the leak sources have been repaired and the exposed materials are dry and free of growth before the ceilings are closed.

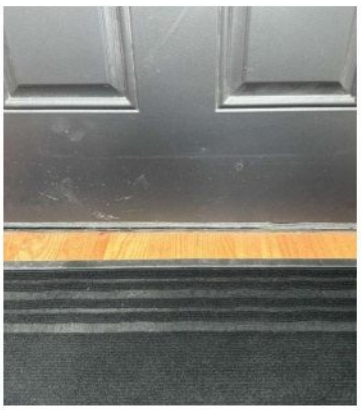
Not Inspected / Limited



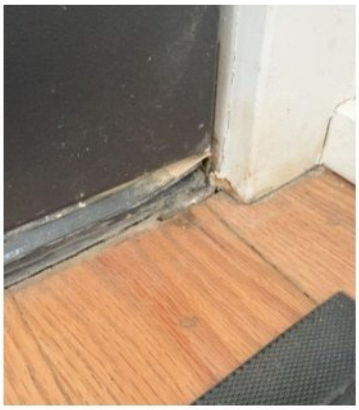
First-floor rear entry door (west)

Peeling paint, exposed wood, and discoloration at both lower jambs, with a worn bottom seal and gaps at the corners. Flooring readings were elevated (about 21–30% on the wood scale, highest at the right jamb). A swab of the lower right jamb and threshold [redacted] confirmed light Cladosporium growth with hyphae. Recommend correcting the water entry at this door, then remediating the affected jamb, trim, and flooring.

Elevated / Mold Confirmed



Door and bottom seal (overview)



Deteriorated right lower jamb



Deteriorated left lower jamb



Highest reading, right jamb



Swab sample location

First-floor front entry door (east)

Discoloration and worn finish at the threshold, elevated flooring readings near both jambs (about 17–20% on the wood scale), and cool air felt around the door perimeter. Thermal imaging showed cooler temperatures at the base of the jamb. The owner reported that the exterior sill slopes toward the door threshold instead of away from it. If so, rainwater would be directed toward the door instead of draining away, which is consistent with the moisture found at this threshold. A swab of brown discoloration on the lower trim [redacted] found no mold growth. The foyer air sample [redacted] was normal. Recommend that a qualified contractor check the sill slope and correct it as needed, repair the door seal and weatherstripping, and correct the water entry.

Moisture Concern



Threshold (overview)



Elevated reading at the jamb



Discoloration on the lower trim



Thermal image of the door perimeter

First-floor dining room, west wall flooring and baseboard

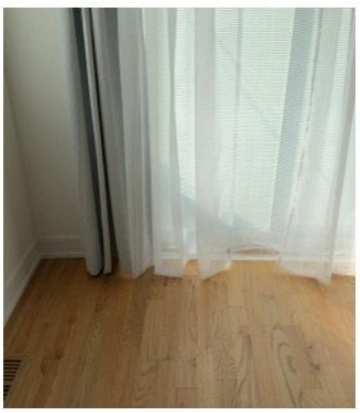
The solid wood flooring along the west wall shows visible warping at the board seams and at the baseboard, with elevated moisture readings (about 20% on the wood scale), directly below the damaged ceiling. Warping at the seams is typical of wood flooring that has absorbed moisture from below or from the edges. Brown discoloration at the baseboard corner was tape-lift sampled [redacted] and no mold growth was found. Elevated readings (about 18%) were also found in the flooring next to the west sliding door. Recommend investigating moisture in the wall cavity and subfloor, correcting the source, and evaluating the affected flooring for repair or replacement once it dries.

Moisture Concern









Warping hardwood floor

Elevated flooring reading

Baseboard discoloration (tape-lift location)

Sliding door (overview)

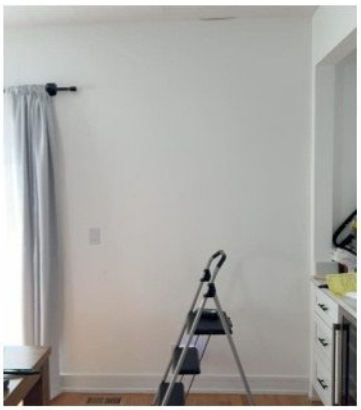


Reading at the sliding door

First-floor dining room, west wall ceiling

Visible water damage and separating drywall joint tape at the west wall ceiling, with elevated moisture readings near the recessed light. The ceiling cavity air sample [redacted] showed a slightly elevated mold level, mainly Aspergillus/Penicillium (667 spores/m^3 compared with 40 outdoors). The lab noted the sample was overloaded with dust and debris, so actual levels may be higher than reported. This ceiling is directly below the second-floor master bedroom rear door, where mold growth was confirmed. The dining room air sample [redacted] was normal. Recommend further evaluation by a qualified mold professional to locate the source and extent of growth in this cavity, followed by remediation and correction of the moisture source.

Elevated / Mold Confirmed



West wall (overview)



Ceiling damage near the recessed light



Ceiling moisture reading at the cavity sampling hole

Second-floor workout room, east windows

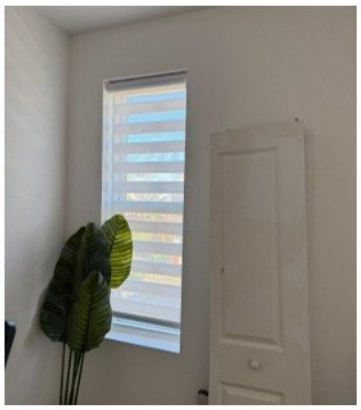
Slightly elevated moisture was found at the upper-left corner of the large east window group, and a thermal anomaly was noted above the smaller northeast window. The room air sample

[redacted] was normal. Recommend evaluating the window flashing and seals, and monitoring for moisture.

Moisture Concern



East window group (overview)



East window



Elevated reading at the upper-left corner



Moisture reading by the left window



Thermal image at the northeast window

Second-floor master bathroom ceiling, previously remediated

The owner reports this ceiling was previously water-damaged and remediated. The drywall opening is covered with plastic, and the ceiling cavity sample was collected through a small puncture in the plastic. No adverse conditions were seen in the cavity, and moisture readings around the opening were normal. The room air sample [redacted] and ceiling cavity sample [redacted] both showed no elevated mold compared to the outdoor controls. The results do not indicate a remaining mold problem at this location as of the inspection date.

No Concern



Plastic-covered ceiling openings



Bathroom air sampling setup



Bathroom ceiling cavity air sampling

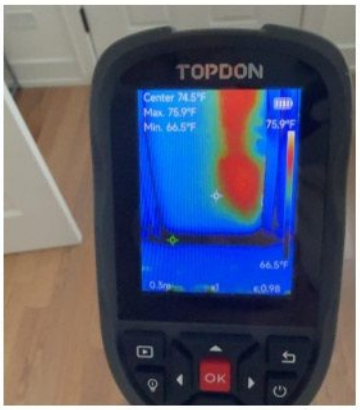
Second-floor master bedroom, rear exterior door

Elevated moisture was found in the wall on the latch side of the door, between the trim and the adjacent window, and in the wood flooring just inside the door. There is dark discoloration at the threshold, and thermal imaging showed temperature differences at the latch side and threshold. Direct sun on the door may have affected the thermal image. A swab of the threshold discoloration [redacted] confirmed light Cladosporium and Chaetomium growth. Chaetomium is commonly linked to materials that have stayed wet for a long time. The room air sample in this bedroom [redacted] was normal. Recommend correcting the water entry at this door (see Exterior), then remediation of the affected flooring, trim, and wall materials by a qualified contractor, including checking the concealed materials below the door.

Elevated / Mold Confirmed



Flooring reading and discoloration at the threshold



Thermal image of the exterior door and threshold



Swab sample location

4.3 BASEMENT

DESCRIPTION: Closets, Musty odor noted, Finished Walls / Ceilings, HVAC / Furnace Area, Floors

INFORMATION:

The accessible areas of the basement were observed for visible suspect microbial growth, water staining, efflorescence, and moisture conditions. Basements are prone to mold growth because they sit partially or fully below grade, where soil moisture, foundation seepage, plumbing leaks, and higher humidity are common. Moisture readings were taken at representative and suspect locations, including the bases of foundation and finished walls. Finished surfaces, stored items, and insulation may limit visibility.

COMMENTS:

Basement bedroom closet flooring

The engineered wood flooring in the bedroom closet was damp, with visible surface moisture, and a musty odor was noted in the closet. Meter readings were elevated compared with the same flooring in the basement living room, using the same meter setting. No visible mold was seen, and the basement bedroom [redacted] and living room [redacted] air samples were both normal. A musty odor with damp materials can indicate hidden microbial growth that room air sampling may not detect. This closet is below the dining room, which is below the second-floor master bedroom door. Water may be entering at the second-floor door or deck attachment and traveling down the wall cavity to the basement, but this could not be confirmed without invasive investigation. Recommend further evaluation to find the moisture source and the source of the odor, including checking the materials under the flooring and inside the adjacent wall.

Moisture Concern



Damp closet flooring



Closet reading



Comparison reading, basement living room

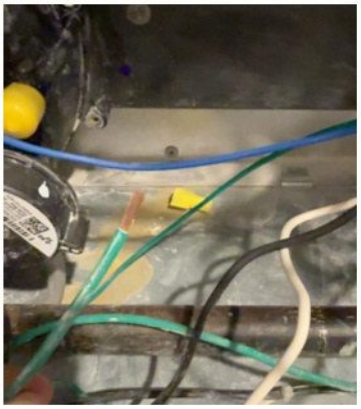
Basement closet under the stairs

A musty odor was noted in the closet under the basement stairs. No source was identified during the inspection. A musty odor can indicate hidden moisture or microbial growth. Recommend further evaluation to identify the source.

Conducive Condition

Other observations, outside mold scope

A disconnected grounding conductor was seen at the furnace. Recommend prompt evaluation by a qualified electrician.



Disconnected furnace ground

5. Sampling & Lab Results

Air and surface samples were analyzed by an independent laboratory. Air sample results are compared to outdoor control samples collected at the time of the inspection. Indoor results similar to outdoor levels are considered normal, while elevated indoor levels may indicate a mold source within the home. Surface samples indicate whether mold growth is present on the sampled material. There are currently no EPA or federal standards for acceptable indoor mold levels. The complete laboratory report, including spore counts and sample images, is attached and should be reviewed with this summary.

5.1 OUTDOOR CONTROL SAMPLES

DESCRIPTION: Windward control collected, Leeward control collected

INFORMATION:

Outdoor control samples were collected on the windward and leeward sides of the home. Control locations are identified in the attached laboratory report.

COMMENTS:

Outdoor Control Samples

Rear/West/Windward [redacted] and Front/East/Leeward [redacted] each collected for 5 minutes at 15 LPM.

5.2 AIR SAMPLE RESULTS

INFORMATION:

See individual results below. Each air sample is compared to the outdoor control samples.

COMMENTS:

Basement Living Room

[redacted] Similar to outdoor controls. No indication of an airborne mold issue.

Basement Bedroom

[redacted] Similar to outdoor controls. No indication of an airborne mold issue.

1st Floor Foyer

[redacted] Similar to outdoor controls. No indication of an airborne mold issue.

1st FL Dining Room Cavity

[redacted] Slightly elevated, mainly Aspergillus/Penicillium (667 spores/m^3 compared with 40 outdoors). The lab noted the sample was overloaded with dust and debris, so actual levels may be higher than reported. Recommend further evaluation to locate the source.

1st Floor Dining Room

[redacted] Similar to outdoor controls. No indication of an airborne mold issue.

2nd FL Workout Room

[redacted] Similar to outdoor controls. No indication of an airborne mold issue.

2nd FL Master Bedroom

[redacted] Similar to outdoor controls. No indication of an airborne mold issue.

2nd FL Master Bathroom Cavity

[redacted] Similar to outdoor controls. No indication of remaining mold at the previously re-mediated ceiling.

2nd FL Master Bathroom

[redacted] Similar to outdoor controls. No indication of an airborne mold issue.

5.3 SURFACE SAMPLE RESULTS

INFORMATION:

See individual results below. Surface samples indicate whether mold growth is present on the sampled material.

COMMENTS:

1st FL Rear Door

[redacted] Swab - Light mold growth confirmed (Cladosporium, with hyphae).

1st FL Front Entry Door

[redacted] Swab - No mold growth found.

Dining Room Base Board

[redacted] Tape - No mold growth found.

2nd FL Bedroom Door

[redacted] Swab - Light mold growth confirmed (Cladosporium, Chaetomium).

5.4 LABORATORY REPORT

INFORMATION:

Sporecyte Lab [redacted] See attached laboratory report for complete results.

6. Summary & Recommendations

This section summarizes the overall results of the inspection and recommended next steps. Individual findings, photos, and laboratory results are detailed in the sections above and in the attached laboratory report.

6.1 OVERALL FINDINGS

COMMENTS:

Summary of Findings

Mold growth was confirmed at two exterior doors: the second-floor master bedroom rear door and the first-floor rear entry door. A slightly elevated, likely under-reported mold level was found in the first-floor dining room ceiling cavity. All room air samples were similar to outdoor levels, so there is no indication of a widespread airborne mold problem. The previously remediated master bathroom ceiling tested normal.
The main concern is ongoing water entry at the exterior doors. Moisture damage lines up vertically along the west wall, from the second-floor master bedroom door, to the dining room ceiling (including the opening above the sliding door) and flooring, to the damp, musty-smelling basement bedroom closet below. Water may be entering at the second-floor door or deck attachment and traveling down the wall cavity, but this could not be confirmed without invasive investigation. A musty odor was also noted in the closet under the basement stairs. Moisture readings taken the day after measurable rain point to active water entry, not only past damage. Indoor humidity was above the recommended range throughout the home.

6.2 RECOMMENDATIONS

DESCRIPTION: Correct identified moisture sources, Further evaluation to locate the mold source, Remediation by a qualified mold remediation contractor, Post-remediation clearance testing, Improve ventilation or humidity control

COMMENTS:

Recommended Order of Repairs

Repair the exterior door assemblies first, starting with the second-floor master bedroom door and deck attachment, then the first-floor rear, front, and sliding doors. Then have the west wall cavity investigated from the second-floor door down to the basement closet before remediating. Remediation done before the water entry is fixed is likely to fail. Confirm that the plastic-covered ceiling openings are dry and free of growth before they are closed. Because the home was built in 2022, the owner may wish to contact the builder about the exterior door and flashing conditions noted in this report.

6.3 NEXT STEPS / CONTACT

INFORMATION:

If you have questions about this report or would like to schedule post-remediation clearance testing, contact Attentive Home Inspection at 773-368-7835 or ahinspection.com/schedule-now.

Summary

MOLD INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client readthe complete report.

No Concern
No visible suspect growth, no elevated moisture, and lab results (if sampled) within normal range compared to the outdoor control.

Conducive Condition
Humidity, condensation, poor ventilation, or old dry staining with no growth found. Monitor and correct.

Moisture Concern
Active moisture or elevated readings without confirmed growth. Find and correct the source.

Suspected Growth – Not Sampled
Visible mold-like growth in an area you didn't sample. Recommend sampling or evaluation by a qualified contractor.

Elevated / Mold Confirmed
Laboratory results indicate a mold condition. A surface sample confirmed mold growth, or an air sample was elevated or atypical compared to the outdoor control samples. See the comment for the recommended next step, which may include further evaluation to locate the source, remediation by a qualified contractor, and correction of the moisture source.

Not Inspected / Limited
Inaccessible or obstructed areas.

3. Environmental Conditions

3.2 INDOOR TEMPERATURE & RELATIVE HUMIDITY

COMMENTS:

Indoor relative humidity ranged from 52.2% to 59.4% at all locations measured. All readings were above the recommended range of 30–50% but below 60%. The second floor had the highest readings. Monitor indoor humidity over time and improve humidity control as needed, such as with dehumidification or ventilation. Lowering humidity alone will not fix the material moisture documented in this report. Those sources need to be found and corrected separately.

Conducive Condition

4. Area-by-Area Findings

4.1 EXTERIOR

COMMENTS:

Exterior entry doors, general

Several exterior door assemblies have gaps, deteriorated seals, or worn bottom sweeps. The owner reports water entering at most entry doors during rain, and elevated moisture was found in the flooring inside the first-floor front door, rear door, and dining room sliding door. These conditions suggest deficient weather sealing and possible flashing or installation defects that could let wind-driven rain in. Concealed flashing could not be confirmed. Recommend evaluation of all exterior doors by a qualified contractor, including alignment, weatherstripping, thresholds, sill-pan drainage, and integration with the wall flashing.

Conducive Condition

Second-floor master bedroom rear door (west), exterior

Flashing over the threshold appears to have been modified, and heavy sealant was applied around it. The trim is separating from the jamb, and there are open gaps at the left side of the threshold with cracked or missing sealant and exposed wood. These are likely water-entry points, and they sit directly above the elevated moisture and confirmed mold growth documented inside at this door. The second-floor deck attachment at this wall could not be evaluated for flashing continuity. Recommend evaluation and repair by a qualified building-envelope or door contractor, including the threshold, sill pan, flashing, trim, and the deck ledger connection.

Moisture Concern



Trim separating from the jamb



Gap at the left threshold corner



Threshold flashing and sealant (overview)

4.2 INTERIOR

COMMENTS:

Ceiling openings covered with plastic

Ceiling drywall has been removed because of past leaks, and the openings are covered with plastic, at these locations: the second-floor master bathroom, the second-floor hallway, several areas of the first-floor kitchen, and the first-floor dining room above the exterior sliding door.

The framing and materials above these openings were not fully evaluated. Testing at the master bathroom ceiling showed normal results (see that finding). Recommend confirming the leak sources have been repaired and the exposed materials are dry and free of growth before the ceilings are closed.

Not Inspected / Limited



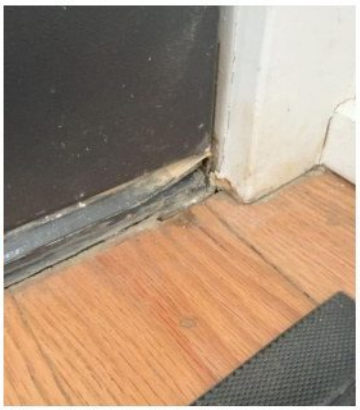
First-floor rear entry door (west)

Peeling paint, exposed wood, and discoloration at both lower jambs, with a worn bottom seal and gaps at the corners. Flooring readings were elevated (about 21–30% on the wood scale, highest at the right jamb). A swab of the lower right jamb and threshold [redacted] confirmed light Cladosporium growth with hyphae. Recommend correcting the water entry at this door, then remediating the affected jamb, trim, and flooring.

Elevated / Mold Confirmed



Door and bottom seal (overview)



Deteriorated right lower jamb



Deteriorated left lower jamb



Highest reading, right jamb

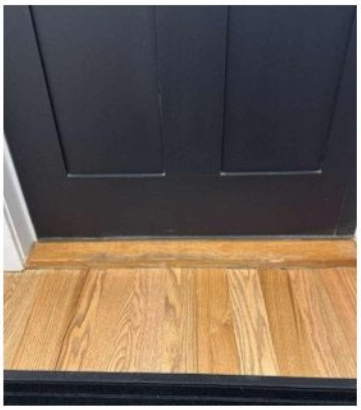


Swab sample location

First-floor front entry door (east)

Discoloration and worn finish at the threshold, elevated flooring readings near both jambs (about 17–20% on the wood scale), and cool air felt around the door perimeter. Thermal imaging showed cooler temperatures at the base of the jamb. The owner reported that the exterior sill slopes toward the door threshold instead of away from it. If so, rainwater would be directed toward the door instead of draining away, which is consistent with the moisture found at this threshold. A swab of brown discoloration on the lower trim [redacted] found no mold growth. The foyer air sample [redacted] was normal. Recommend that a qualified contractor check the sill slope and correct it as needed, repair the door seal and weatherstripping, and correct the water entry.

Moisture Concern



Threshold (overview)



Elevated reading at the jamb



Discoloration on the lower trim



Thermal image of the door perimeter

First-floor dining room, west wall flooring and baseboard

The solid wood flooring along the west wall shows visible warping at the board seams and at the baseboard, with elevated moisture readings (about 20% on the wood scale), directly below the damaged ceiling. Warping at the seams is typical of wood flooring that has absorbed moisture from below or from the edges. Brown discoloration at the baseboard corner was tape-lift sampled [redacted] and no mold growth was found. Elevated readings (about 18%) were also found in the flooring next to the west sliding door. Recommend investigating moisture in the

wall cavity and subfloor, correcting the source, and evaluating the affected flooring for repair or replacement once it dries.

Moisture Concern



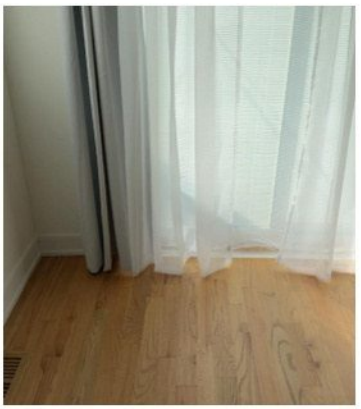
Warping hardwood floor



Elevated flooring reading



Baseboard discoloration (tape-lift location)



Sliding door (overview)

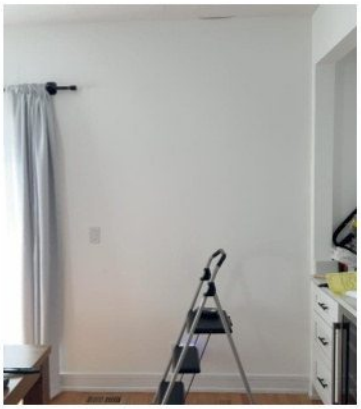


Reading at the sliding door

First-floor dining room, west wall ceiling

Visible water damage and separating drywall joint tape at the west wall ceiling, with elevated moisture readings near the recessed light. The ceiling cavity air sample [redacted] showed a slightly elevated mold level, mainly Aspergillus/Penicillium (667 spores/m^3 compared with 40 outdoors). The lab noted the sample was overloaded with dust and debris, so actual levels may be higher than reported. This ceiling is directly below the second-floor master bedroom rear door, where mold growth was confirmed. The dining room air sample [redacted] was normal. Recommend further evaluation by a qualified mold professional to locate the source and extent of growth in this cavity, followed by remediation and correction of the moisture source.

Elevated / Mold Confirmed



West wall (overview)



Ceiling damage near the recessed light



Ceiling moisture reading at the cavity sampling hole

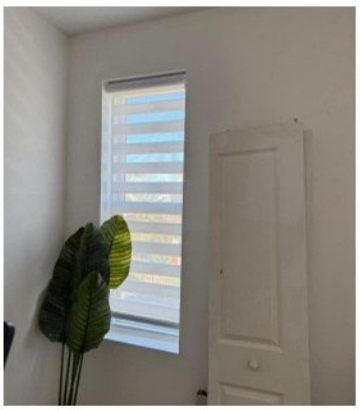
Second-floor workout room, east windows

Slightly elevated moisture was found at the upper-left corner of the large east window group, and a thermal anomaly was noted above the smaller northeast window. The room air sample [redacted] was normal. Recommend evaluating the window flashing and seals, and monitoring for moisture.

Moisture Concern



East window group (overview)



East window



Elevated reading at the upper-left corner



Moisture reading by the left window



Thermal image at the northeast window

Second-floor master bathroom ceiling, previously remediated

The owner reports this ceiling was previously water-damaged and remediated. The drywall opening is covered with plastic, and the ceiling cavity sample was collected through a small puncture in the plastic. No adverse conditions were seen in the cavity, and moisture readings around the opening were normal. The room air sample [redacted] and ceiling cavity sample [redacted] both showed no elevated mold compared to the outdoor controls. The results do not indicate a remaining mold problem at this location as of the inspection date.

No Concern



Plastic-covered ceiling openings



Bathroom air sampling setup



Bathroom ceiling cavity air sampling

Second-floor master bedroom, rear exterior door

Elevated moisture was found in the wall on the latch side of the door, between the trim and the adjacent window, and in the wood flooring just inside the door. There is dark discoloration at the threshold, and thermal imaging showed temperature differences at the latch side and threshold. Direct sun on the door may have affected the thermal image. A swab of the threshold discoloration [redacted] confirmed light Cladosporium and Chaetomium growth. Chaetomium is commonly linked to materials that have stayed wet for a long time. The room air sample in this bedroom [redacted] was normal. Recommend correcting the water entry at this door (see Exterior), then remediation of the affected flooring, trim, and wall materials by a qualified contractor, including checking the concealed materials below the door.

Elevated / Mold Confirmed







Flooring reading and discoloration at the threshold

Thermal image of the exterior door and threshold

Swab sample location

4.3 BASEMENT

COMMENTS:

Basement bedroom closet flooring

The engineered wood flooring in the bedroom closet was damp, with visible surface moisture, and a musty odor was noted in the closet. Meter readings were elevated compared with the same flooring in the basement living room, using the same meter setting. No visible mold was seen, and the basement bedroom [redacted] and living room [redacted] air samples were both normal. A musty odor with damp materials can indicate hidden microbial growth that room air sampling may not detect. This closet is below the dining room, which is below the second-floor master bedroom door. Water may be entering at the second-floor door or deck attachment and traveling down the wall cavity to the basement, but this could not be confirmed without invasive investigation. Recommend further evaluation to find the moisture source and the source of the odor, including checking the materials under the flooring and inside the adjacent wall.

Moisture Concern



Damp closet flooring



Closet reading



Comparison reading, basement living room

Basement closet under the stairs

A musty odor was noted in the closet under the basement stairs. No source was identified during the inspection. A musty odor can indicate hidden moisture or microbial growth. Recommend further evaluation to identify the source.

Conducive Condition