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Mold inspection report: sample

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A filled-in sample for a made-up job. The blank template is on the same page.

Property
123 Main Street, Anytown (sample) · two-story house with a finished basement

Client
The homeowner, (555) 010-0123

Inspector
Alex Morgan, Your Company Name

Date and conditions
May 6, 2026, 9:30 AM · outdoors 64°F, 58% relative humidity, dry

Reason for the inspection
Musty smell in the finished basement since the water heater leaked in March. The homeowner dried it with fans; no remediation since.

Areas inspected
Exterior, the whole basement, the first-floor bathroom and the attic. Visual check, a pin moisture meter, a thermal camera and a hygrometer.

Not inspected
Inside the finished basement walls (no holes cut) and the crawlspace under the porch (no access).

Moisture sources
1 · Water heater: the March leak is fixed (new heater), but the drywall and carpet next to it were never removed
2 · Downspout at the north corner empties against the foundation; damp concrete inside at that corner
3 · First-floor bathroom fan vents into the attic, not outside

Readings
Basement 71°F, 67% relative humidity (first floor 70°F, 48%)
Drywall by the water heater 38% (dry walls in the same room 11 to 13%)
North corner concrete wet on the meter; dry elsewhere

Findings
1 · Basement, utility room wall by the water heater · visible growth on the lower 2 feet of drywall and the baseboard; carpet pad stained and damp · about 16 sq ft · drywall 38% · photos 4 to 9
2 · Basement, north corner · white powder (efflorescence) on the concrete and a musty odor; no visible growth · about 6 sq ft · concrete wet · photos 10 to 12
3 · Attic, above the bathroom · dark staining on the roof sheathing around the fan duct · about 8 sq ft · sheathing 22% · photos 13 to 16
4 · First-floor bathroom ceiling · small spots around the fan grille · under 1 sq ft · dry · photo 17

Samples
Two air samples (basement and outdoors as the control) and one tape lift from the drywall at finding 1. Sent to the lab; results attached when they come back.

Conclusion
Active growth in the basement utility room caused by the March leak, and staining in the attic from a bathroom fan that vents into it. The rest of the house looked dry.

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Recommendations

1 · Re-route the bathroom fan to vent outside; extend the north downspout at least 4 feet from the house
2 · Remediation of the utility room wall and carpet (about 16 sq ft, above the EPA's 10 sq ft mark) by a remediation company, with containment
3 · Clean and treat the attic sheathing after the fan is re-routed; replace it if it's soft
4 · Run a dehumidifier in the basement and keep it under 50% relative humidity
5 · Clearance check with moisture readings after the work

Limitations

A visual inspection with readings on the day of the visit. It doesn't cover hidden areas we couldn't see or reach, and it isn't medical advice.

Signed

Alex Morgan, May 6, 2026

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