

Mold Visual Moisture Inspection Report

May 30, 2026



421 Moisture Check V3 QA 20260530-025725-158, Austin, TX 78704



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Purpose, Scope, and Limitations of Inspection

Purpose and Scope

This report was prepared for the named client and reflects the inspector observations of visible, readily accessible, and safely observable conditions at the property on the date and time of inspection only. The inspection was limited, visual, and non-invasive. It was not technically exhaustive and did not include destructive testing, engineering analysis, dismantling, excavation, moving personal property, opening finished surfaces, or inspecting concealed, inaccessible, unsafe, shut down, buried, or excluded systems and components.

Limitations

This report is not a warranty, guarantee, insurance policy, code-compliance inspection, permit review, appraisal, engineering report, environmental assessment, design consultation, repair specification, cost estimate, or representation that the property is safe, insurable, marketable, habitable, or suitable for any particular use. Conditions can change after the inspection, and concealed or latent defects may exist.

Client Responsibilities

The summary is not the entire report. The client must read the complete report, including all sections, photos, limitations, exclusions, comments, recommendations, and attachments. Any recommended further evaluation, correction, repair, replacement, monitoring, or specialist review should be performed by qualified, licensed, and insured professionals before any applicable inspection, objection, option, contingency, insurance, or due diligence deadline expires.

Photos and Annotations

Photographs, diagrams, arrows, circles, captions, and other visual annotations are provided as examples or supporting documentation of selected observations. They are not intended to show every defect, every instance of a defect, every inspected area, or every condition discussed in the report. The absence of a photograph does not mean an item was not inspected or that no concern exists.

Mold Visual + Moisture Addendum

Mold Visual + Moisture Addendum

This Mold Visual + Moisture Assessment is limited to visible conditions, moisture-related indicators, reported conditions, and accessible areas at the time of inspection. It is not a comprehensive indoor air quality inspection, medical opinion, toxicity assessment, remediation protocol, clearance verification, or guarantee that hidden or future mold growth is absent. Laboratory results, if referenced, should be reviewed from the original lab report.

Executive Summary

18

TOTAL ITEMS INSPECTED

5

REPAIRS NEEDED

PROPERTY DETAILS

INSPECTION DATE

May 30, 2026

INSPECTION TIME

1:15 PM

WEATHER CONDITIONS

Recent rain, overcast

APPROX. OUTDOOR TEMPERATURE

74 F

PEOPLE PRESENT

Client and inspector

ESTIMATED YEAR BUILT

1998

TYPE OF STRUCTURE INSPECTED

Single-family home visual mold/moisture inspection

This report documents the findings of a visual mold and moisture assessment conducted on May 30, 2026, at 421 Moisture Check V3 QA 20260530-025725-158, Austin, TX 78704, for client Morgan Mold V3 QA 20260530-025725-158. The inspection was performed under overcast conditions following recent rainfall and encompassed the primary building and attached parking structure of this single-family home, estimated to have been built in 1998.

The assessment was limited to visually accessible surfaces and areas. No laboratory samples or lab report were included with this inspection. Where laboratory analysis is referenced in scope fields, no results are available for this report; any sampling status fields reflect inspector procedural records only and do not indicate confirmed findings.

Several moisture-conducive conditions were identified during the inspection. At the exterior, a debris-filled rear gutter, a downspout discharging near the foundation, and dense vegetation in contact with wall cladding were observed. At the interior, the laundry area wall below the rear window exhibited water staining, a musty odor, and elevated moisture meter readings; the relative humidity in that area measured 64% RH. The guest bathroom tub surround showed deteriorated caulk and elevated moisture readings at the adjacent base trim. The air handler filter was dirty and moisture staining was visible at the return plenum. Crawlspace ventilation and the attic sheathing above the vaulted ceiling were inaccessible and could not be evaluated.

All findings with corrections needed are detailed by section below. Items noted as pass were inspected and no correction was needed at the time of inspection. Inaccessible areas are identified with the reason access was limited. This report reflects visible conditions only; concealed or latent conditions beyond the inspector's line of sight are outside the scope of this assessment.

HOW TO READ THIS REPORT

The high-level summary is provided for convenience and is not the full inspection report. The client should read every section, including limitations, photos, item details, and recommendations. This report is based on inspector-recorded evidence and visible, accessible conditions at the time of inspection. Recommended evaluations or repairs should be reviewed by qualified professionals before important decision deadlines.

REPORT DISCLAIMERS

Maintenance notes are general homeowner guidance based on the inspection context. They are not repair specifications, warranties, or substitutes for evaluation by qualified professionals.

High-Level Summary

Immediate Repairs Needed

These findings should receive prompt attention due to safety or active-condition concerns.

Immediate: Laundry Area Wall

Interior - The laundry area wall below the rear window exhibited water staining and a musty odor. Elevated moisture meter readings were recorded at this location, indicating active or recent moisture intrusion.

Identify and correct the source of moisture intrusion at the rear laundry wall, which may be related to the debris-filled gutter and downspout conditions observed at the exterior. After the source is corrected, assess affected wall materials for remediation. A musty odor with elevated moisture readings warrants further investigation by a qualified mold remediation professional if conditions do not resolve after the source is addressed.

Priority Repairs Needed

These findings should be evaluated or corrected by qualified professionals.

Priority: Roof Covering and Drainage

Roof - A debris-filled rear gutter was observed, and staining was present below the eave at the laundry-side wall, consistent with evidence of moisture intrusion at that location.

Clean the rear gutter promptly to restore proper drainage. Inspect and repair any damaged gutter sections, hangers, or downspout connections. Investigate and address the source of the eave staining at the laundry-side wall to prevent continued moisture entry.

Priority: Grading and Drainage

Exterior and Grounds - The rear downspout discharged near the foundation, directing water toward the structure. Dense vegetation was in contact with the wall cladding, retaining moisture against exterior surfaces. Both conditions are moisture-conductive.

Extend or redirect the rear downspout to discharge water at least six feet away from the foundation. Remove or trim vegetation so that a clear gap exists between plant material and wall cladding to allow surfaces to dry and reduce sustained moisture contact.

Priority: Air Handler and Filter

HVAC and Ventilation - The air handler filter was dirty. Moisture staining was visible at the adjacent return plenum, indicating past or ongoing moisture presence in that area.

Replace the air handler filter immediately. Have an HVAC technician inspect the return plenum for the source of moisture staining and evaluate whether remediation or component repair is needed before resuming normal system operation.

Priority: Moisture Readings — Laundry Wall and Guest Bathroom Base Trim

Moisture, Humidity, and Temperature - Elevated moisture readings were recorded at the laundry area wall and at the guest bathroom base trim. These readings correlate with the visible staining and odor findings documented in the Interior and Plumbing sections.

Address the identified moisture sources at the laundry wall and guest bathroom as described in the relevant sections. Re-test moisture levels after repairs are completed to confirm materials have dried to acceptable levels. If readings remain elevated, consult a qualified remediation professional for further evaluation.

Monitor / Maintenance Notes

These items are ownership planning or monitoring notes and are separate from repair findings above.

Maintenance: Inspection Scope

Scope and Lab Status - The inspection scope was noted as limited. The client acknowledged scope limitations at the time of the assessment.

Ensure all areas of concern are accessible and disclosed prior to any follow-up inspection or remediation assessment so that a complete evaluation can be performed.

Monitor: Guest Bathroom Tub Surround

Plumbing - The guest bathroom tub surround had deteriorated caulk and grout. Elevated moisture readings were recorded at the adjacent base trim, and water damage indicators were noted nearby.

Remove deteriorated caulk and regrout or recaulk the tub surround completely with an appropriate waterproof sealant. Investigate the source of elevated moisture at the base trim; replace or repair any water-damaged materials as needed. Monitor the area after repairs to confirm moisture levels return to normal.

Report Sections

1. Scope and Lab Status

M1

This inspection was a complete visual mold and moisture assessment covering the primary building and attached parking structure. The client requested a focused evaluation of visible moisture indicators, staining, and ventilation conditions. No laboratory samples or lab report were included in this inspection. Accordingly, no sampling results, growth identifications, or air quality conclusions are presented in this report. The inspection scope was subject to limitations noted by the client at the time of scheduling.

SECTION DETAILS

Inspection Type Complete Mold Inspection	Area Scope Primary building, Attached parking structure
Lab Result Status No lab results included	Lab Name No lab report included in this QA seed
Sample Date 2026-05-30	Sample IDs Not applicable
Sample Locations No samples collected for this visual QA seed	
Sample Type(s) Not applicable	Original Lab Report Provided Separately No
Chain Of Custody Status Completed	Sampling Procedure Status IAC2 sampling procedures followed
Outdoor Air Sample Status Collected	Indoor Air Sample Status Collected
Surface Sample Status Collected	Air Flow / Rotameter Calibration Status Recorded

DETAILED INSPECTION ITEM BREAKDOWN

Inspection scope defined

Status: inspected

Defects: Limited scope; Client limitation noted

Notes: Client requested a visual mold and moisture assessment focused on the primary building and attached parking structure.

CORRECTION NEEDED

Laboratory result summary status

NOT PRESENT

Status: not present

Notes: No laboratory samples or lab report were included in this QA seed.

2. Roof

M2

The roof was observed from ground level, at the eaves, and with binoculars. Drainage concerns and staining were noted. Roof penetrations were inspected and no correction was needed at those locations.

SECTION DETAILS

View Method

Ground level, Eaves, Binoculars

Moisture-Related Concerns

Drainage concern, Staining observed

DETAILED INSPECTION ITEM BREAKDOWN

Roof covering and drainage related to moisture intrusion

CORRECTION NEEDED

Status: inspected

Defects: Drainage concern; Evidence of moisture intrusion; Staining observed

Notes: Debris-filled rear gutter and staining below the eave were observed at the laundry-side wall.



Roof 2.1a - Roof covering and drainage related to moisture intrusion

Roof penetrations, flashings, vents, skylights, and chimneys

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

3. Exterior and Grounds

M3

The exterior was observed at brick veneer and fiber cement cladding surfaces. Flat or negative grading and vegetation contact were identified as moisture-conducive conditions. Exterior penetrations and cladding trim were inspected and no correction was needed at those locations.

SECTION DETAILS

Exterior Materials

Brick veneer, Fiber cement

Grading / Drainage

Flat/negative grading, Vegetation contact

DETAILED INSPECTION ITEM BREAKDOWN

Cladding, flashing, trim, doors, windows, eaves, soffits, and fascias

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

Exterior grading and drainage around building perimeter

CORRECTION NEEDED

Status: inspected

Defects: Downspout discharge near foundation; Vegetation contact; Moisture-conducive condition

Notes: Rear downspout discharged near the foundation and dense vegetation contacted the wall cladding.



Exterior and Grounds 3.2a - Exterior grading and drainage around the inspected building perimeter.

Exterior penetrations through siding or covering materials

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

4. Foundation and Crawlspace

M4

The slab foundation and foundation perimeter were observed where accessible. Crawlspace ventilation could not be fully observed due to stored items blocking the access opening at the rear utility room; that area is inaccessible and excluded from this report's findings. Foundation moisture was inspected and no correction was needed at observed locations.

SECTION DETAILS

Area Observed

Slab foundation, Foundation perimeter, Not accessible

Moisture Evidence

Moisture staining, Musty odor

DETAILED INSPECTION ITEM BREAKDOWN

Foundation, basement, or crawlspace moisture intrusion

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.



Foundation and Crawlspace 4.1a - Foundation, basement, or crawlspace moisture intrusion

Crawlspace or basement ventilation related to moisture control

NOT INSPECTED

Status: inaccessible

Access limitation: Stored items blocked the crawlspace access opening at the rear utility room.

Notes: The crawlspace ventilation area could not be fully observed.

5. HVAC and Ventilation

M5

The air handler, air filter, visible ductwork, supply and return registers, and central AC unit were observed. Kitchen exhaust, bathroom exhaust, and laundry ventilation were also reviewed. Condensate handling and ductwork and registers were inspected and no correction was needed at those locations.

SECTION DETAILS

Components Observed

Air handler, Air filter, Visible ductwork, Supply registers, Return registers, Central AC unit

Ventilation Areas

Kitchen exhaust, Bathroom exhaust, Laundry ventilation

DETAILED INSPECTION ITEM BREAKDOWN

Air handler, fan, and air filter

CORRECTION NEEDED

Status: inspected

Defects: Dirty filter; Moisture staining

Notes: Air handler filter was dirty and moisture staining was visible at the adjacent return plenum.



HVAC and Ventilation 5.1a - Air handler and filter area reviewed for moisture and growth indicators.

Condensate pump, pan, and visible condensate drainage

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

Readily visible ductwork and representative supply/return registers

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.



HVAC and Ventilation 5.3a - Representative supply register and surrounding finish condition.

6. Plumbing

M6

Toilets, faucets, showers, tubs, the water heater and water source, and visible supply and drain piping were observed. Visible supply and drain piping were inspected and no correction was needed. Elevated moisture readings and deteriorated caulk were identified at the guest bathroom.

SECTION DETAILS

Fixtures Observed

Toilets, Faucets, Showers, Tubs, Water heater/source, Visible supply piping, Visible drain piping

Moisture Evidence

Past leak staining, Deteriorated caulk/grout, High moisture reading

DETAILED INSPECTION ITEM BREAKDOWN

Readily visible water supply, drain, waste, and vent piping

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

Fixtures related to moisture intrusion

CORRECTION NEEDED

Status: inspected

Defects: Deteriorated caulk/grout; Water damage nearby; High moisture reading

Notes: Guest bathroom tub surround had deteriorated caulk and elevated moisture readings at the adjacent base trim.



Plumbing 6.2a - Fixtures related to moisture intrusion

7. Attic, Ventilation, and Insulation

M7

The attic was viewed from the access opening. Attic insulation and ventilation were inspected and no correction was needed at observed locations. Roof sheathing above the vaulted ceiling area could not be observed due to the construction type; that area is inaccessible and excluded from findings.

SECTION DETAILS

Attic Access

Viewed from access

Attic Conditions

No visible concern

DETAILED INSPECTION ITEM BREAKDOWN

Insulation and ventilation of attic spaces

Status: inspected

Notes: QA seed: inspected with no correction needed.

PASS



Attic, Ventilation, and Insulation 7.1a - Attic insulation and ventilation reviewed for moisture-related conditions.

Framing and sheathing related to moisture conditions

NOT INSPECTED

Status: inaccessible

Access limitation: Vaulted ceiling construction prevented direct view of sheathing in the affected area.

Notes: Roof sheathing above the vaulted ceiling could not be observed.

8. Interior

M8

Living areas, bedrooms, bathrooms, the kitchen, laundry, and utility areas were observed. Water staining, musty odor, elevated moisture readings, and damaged finishes were among the conditions reviewed. Kitchen, bath, and laundry ventilation were inspected and no correction was needed at those locations.

SECTION DETAILS

Interior Areas Observed

Living areas, Bedrooms, Bathrooms, Kitchen, Laundry, Utility areas

Interior Evidence

Water staining, Musty odor, High moisture reading, Damaged finishes

DETAILED INSPECTION ITEM BREAKDOWN

Walls, ceilings, floors, doors, and windows

CORRECTION NEEDED

Status: inspected

Defects: Water staining; High moisture reading; Musty odor

Notes: Laundry wall below the rear window had staining, a musty odor, and elevated moisture meter readings.



Interior 8.1a - Interior wall and ceiling area checked for staining or moisture indicators.

Interior 8.1b - Moisture meter location at the stained laundry wall below the rear window.

Kitchen, bathroom, laundry, and whole-house ventilation

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

9. Moisture, Humidity, and Temperature

M9

Moisture, humidity, and temperature measurements were taken using a moisture meter, hygrometer, and thermometer. The interior temperature measured 71°F in the inspected area. Relative humidity in the laundry area measured 64% RH. Elevated moisture was detected at the laundry base cabinet and lower north wall; comparative readings in the adjacent hallway were within normal range. Stored items behind the washer and along the rear wall limited the inspector's ability to obtain readings in those areas. Humidity and temperature readings were inspected and no correction was needed based on those measurements alone.

SECTION DETAILS

Measurement Areas

Interior walls, Bathrooms, Kitchen/laundry, HVAC area

Tools Used

Moisture meter, Hygrometer, Thermometer

Moisture Reading Summary

Elevated moisture detected at laundry base cabinet and lower north wall; normal comparative readings in adjacent hallway.

Humidity Reading

64% RH in laundry area.

Temperature Reading

71 F in inspected interior area.

Measurement Limitations

Stored items limited readings behind washer and along rear wall.

DETAILED INSPECTION ITEM BREAKDOWN

Moisture measurements in areas of concern

CORRECTION NEEDED

Status: inspected

Defects: Elevated moisture reading; Moisture detected

Notes: Elevated moisture readings were recorded at the laundry wall and guest bathroom base trim.



Moisture, Humidity, and Temperature 9.1a - Representative moisture meter location for area of concern.

Humidity and temperature observations

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.

10. Limitations and Exclusions

M10

This inspection was limited to visually accessible surfaces and areas at the time of the assessment. Finished surfaces, stored items, and furnishings restricted the inspector's view of certain areas. Conditions behind walls, under flooring, above inaccessible ceilings, and in concealed spaces are outside the scope of this visual assessment. Specifically, crawlspace ventilation was inaccessible due to stored items at the rear utility room access opening, and roof sheathing above the vaulted ceiling could not be observed. No laboratory analysis was performed as part of this inspection. No conclusions regarding airborne spore levels, species identification, or health risk are made in this report. The inspector's observations reflect visible conditions only at the time of the inspection and do not constitute a warranty or guarantee against future conditions.

SECTION DETAILS

Limitations Observed

Finished surfaces, Stored items/furnishings

DETAILED INSPECTION ITEM BREAKDOWN

Inspection limitations and inaccessible areas

PASS

Status: inspected

Notes: QA seed: inspected with no correction needed.