MOLD INSPECTION REPORT

Tina Kirkpatrick NACHI24041526
TK Contracting & Consulting Inc.

0000 Near me
Inspection Prepared For: Smith Sam
Agent: Not Applicable -

Date of Inspection: 6/23/2026
Year Built: 1941 Size: 1952

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Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.

Good/Satisfactory – This item was inspected and is in good or satisfactory condition for it's age and use.

Maintenance/Repair/Monitor - Items with this rating should be examined by a professional and be repaired or replaced.

Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.

Not Inspected/Deferred - Items with this rating were not able to be fully inspected because access was blocked off or covered, were no on the scope of the inspection or hi-tech systems.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow hover your mouse over the term. The definition or a tip about the item will appear!

Inspection Information

1. Attendance

Attendees:
- The Mold Inspector was present at the inspection.
- The Owner was present at the inspection.

2. Property Type

Property Type:
- The structure is a Single Family Home.

3. Occupancy

Status:
- The Property was Occupied and Furnished.

4. Weather Conditions

Conditions:
- The weather at the time of inspection was sunny and cool with recent rain.

Property Comments

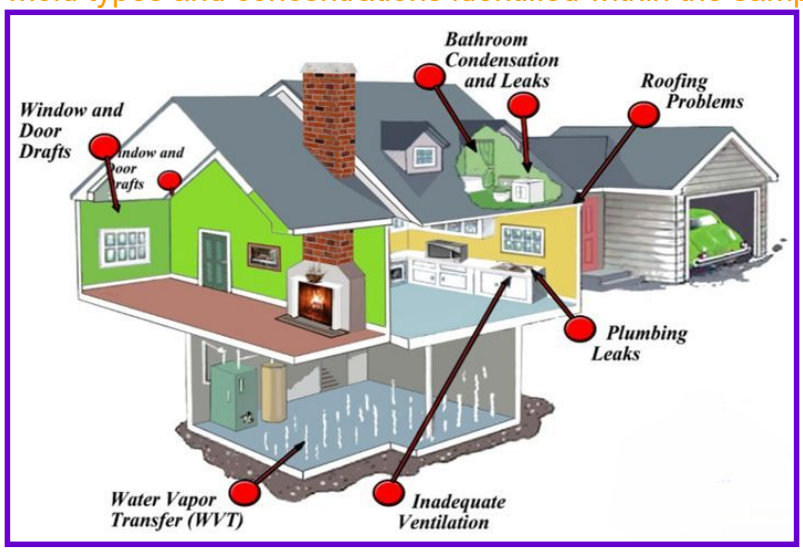
1. Inspection Scope

Scope:

• MOLD INSPECTION SCOPE OF WORK

Our mold inspection consists of a comprehensive visual evaluation of accessible areas of the property, moisture assessment, and environmental sampling when requested or deemed appropriate. The purpose of this inspection is to identify visible signs of mold growth, evaluate conditions that may contribute to mold development, identify potential moisture sources, and provide information regarding current indoor environmental conditions.

The inspection may include a visual assessment of accessible interior and exterior areas, moisture meter readings, thermal imaging when applicable, identification of potential water intrusion concerns, and the collection of air and/or surface samples for laboratory analysis. The inspection is intended to help determine whether mold-related conditions may exist and to provide baseline information regarding mold types and concentrations identified within the sampled areas.



Inspections

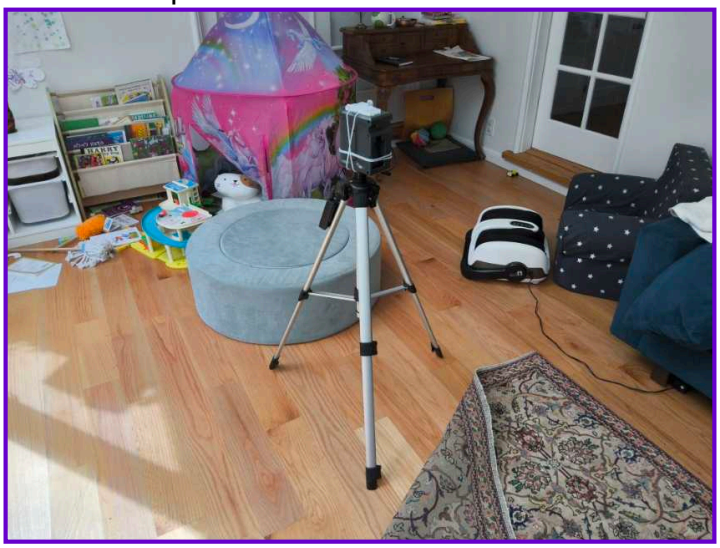
1. Mold Report

Observations:

• The inspector conducted a mold inspection of the property. This included a visual assessment of the effected areas, moisture mapping for hidden leaks, air sampling, surface sampling, and lab analysis.

• Your inspector took air samples with **Air Trap XL cassettes** inside and outside for comparative levels. Mold air sampling involves collecting airborne mold spores to assess indoor air quality and identify potential mold problems. This method uses specialized equipment to draw air through a filter, capturing mold spores for analysis. The results, typically expressed as spores per cubic meter of air (sp/m³), help determine the extent of contamination and potential health risks.

Your inspector took air samples with **Air Trap XL cassettes** inside.



Your inspector took air samples with **Air Trap XL cassettes** inside.

Your inspector took air samples with **Air Trap XL cassettes** inside.

Your inspector took air samples with **Air Trap XL cassettes** outside.

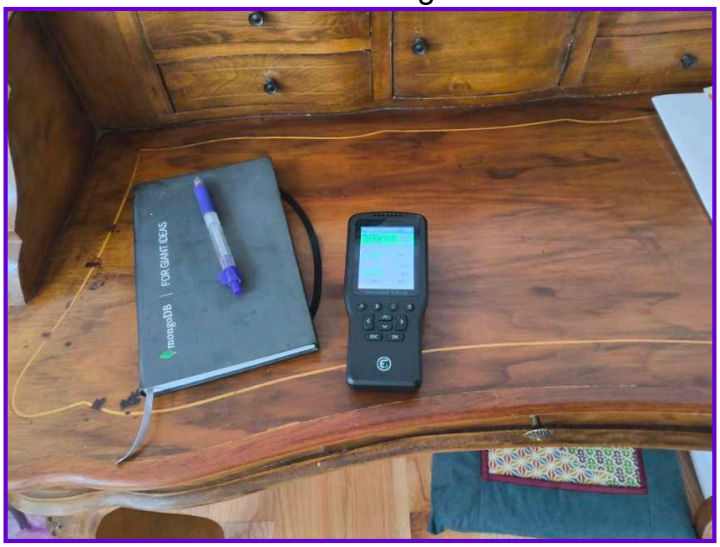
Inspections (continued)

2. Air Quality Results

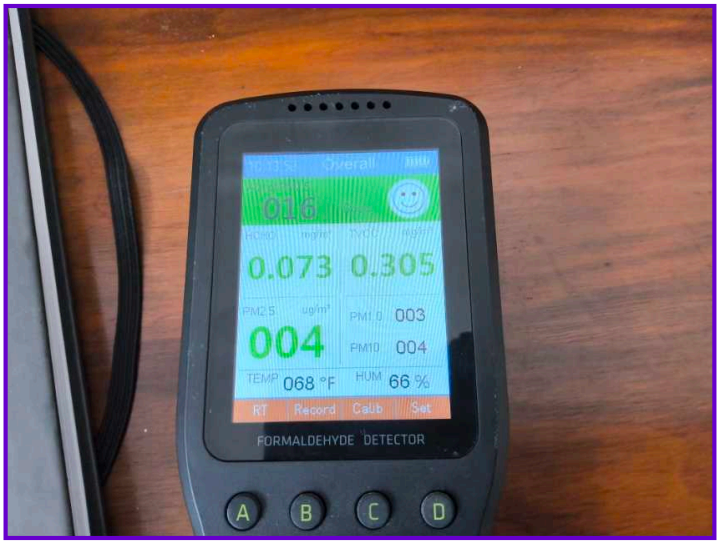
Observations:

• Your inspector conducted an air quality test with an air quality electronic station. An air quality station is a device that measures various pollutants and environmental conditions in a building. These stations help assess the indoor air quality (IAQ) by detecting and quantifying pollutants like particulate matter (PM), volatile organic compounds (VOCs), carbon dioxide (CO2), temperature, and humidity. This information is crucial for identifying potential health hazards and guiding improvements to ventilation, pollution control, and HVAC system maintenance.

• Health Parameter: The air quality was excellent and healthy. We conducted an air quality test in the interior areas. Indoor air quality monitors use a range of sensors to track various pollutants in your home. These sensors detect and measure levels of pollutants such as particulate matter (PM2. 5), volatile organic compounds (VOCs), carbon dioxide (CO2) The diagram will help you better understand the readings.

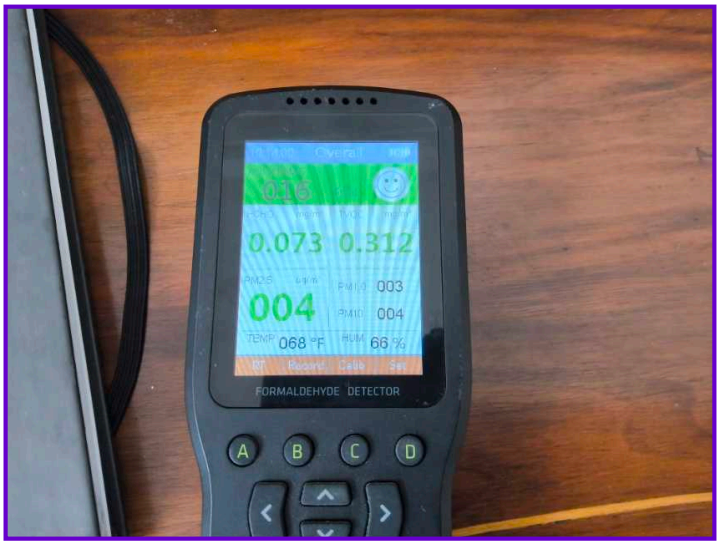


Your inspector conducted an air quality test with an air quality electronic station.



Health Parameter: The air quality was excellent and healthy.

Inspections (continued)



Health Parameter: The air quality was excellent and healthy.

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Health Parameter Guide

PM2.5	PM10	AQI	CO2(ppm)	Status	HCHO(mg/m³)	TVOC (mg/m³)	Displayed Contents
0.0-12.0	0-54	0-50	0-700	Good	0-0.1	0-0.5	Safe
12.1-35.4	55-154	51-100	701-1000	Moderate			
35.5-55.4	155-254	101-150	1001-1500	Unhealthy for Sensitive Groups			
55.5-150.4	255-354	151-200	1501-2500	Unhealthy	> 0.1	> 0.5	Unsafe
150.5-250.4	355-424	201-300	2501-5000	Very Unhealthy			
≥250.5	≥425	≥301	≥5001	Hazardous			

Health Parameter.

Inspections (continued)

3. Laboratory Testing Results

Observations:

• **INSPECTOR NOTES:** Your test result was slightly elevated for **Stachybotrys** and **Ulocladium** mold contamination compared to the outside readings. There are no official federal or state safety standards for acceptable indoor mold levels, but experts agree that "water-indicator" molds like Ulocladium and Stachybotrys should ideally be absent, or present only in trace amounts (0 to 50 spores/m³). Because both of these molds require chronic, sustained moisture to grow, any notable indoor presence signals an active moisture problem and potential indoor contamination. Why these molds require special attention: **Stachybotrys** (Toxic Mold): Known as **"black mold,"** it produces mycotoxins. Because of its toxicity and health risks, inspectors often flag its presence at any level above zero. **Ulocladium:** This is a water-indicator mold closely associated with prolonged water damage. Its presence indicates a high likelihood of hidden rot or decay in the home. Trace spores (0-10) can sometimes blow in from the outside, but findings higher inside then outside indicate a hidden source. For these specific molds, indoor counts should never be higher than outdoor ones.
Spore Count Ranges:
0 - 50 spores/m³: Considered trace/normal.
50+ spores/m³: Often considered a red flag for toxigenic molds.
1,000+ spores/m³: Represents heavy, actionable contamination requiring professional remediation

• A slightly elevated mold air sample result means that the concentration of mold spores in the air inside the property is higher than the concentration of mold spores in the air outside the property. While it's not a cause for immediate concerned, it does suggest a potential mold issue that should be addressed. Possible causes for elevated mold spore counts can include accumulated dust, poor ventilation, infrequent cleaning, leaks, high humidity or condensation, hidden mold, and seasonal fluctuations. It is advisable to clean and ventilate the property regularly, eliminating moisture sources and improving airflow, such as opening windows after showers and cooking. Concerned parties may wish to test the property in different seasons if they suspect a mold problem exists. Seasonal changes can affect humidity and moisture levels, potentially influencing mold growth. Regular testing can help identify and address mold issues effectively.

• **STACHYBOTRYS (Mold):** Stachybotrys is a greenish-black mold that requires constant moisture to grow and thrives on cellulose-rich materials like fiberboard and drywall. Known for producing macrocyclic trichothecenes, this mold is cytotoxic and can disrupt cellular division and protein synthesis. While it produces a variety of toxins, its connection to serious human health problems like AIPH in infants remains unproven, though exposure can cause nonspecific symptoms such as headaches, difficulty breathing, and cognitive issues.

• **ULOCLADIUM (Fungal Mold):** Ulocladium is a dark-colored mold commonly found in damp or water-damaged areas such as basements, bathrooms, kitchens, and areas affected by leaks. It can grow on materials like wood, drywall, and other surfaces when moisture is present.
Exposure to Ulocladium may contribute to respiratory irritation, allergies, and other health concerns, especially for sensitive individuals. Proper moisture control is the key to prevention.
If Ulocladium is suspected, the recommended approach includes identifying and correcting the moisture source, improving ventilation, removing affected materials when necessary, and using appropriate cleaning or professional remediation methods to prevent further growth.

• **ASPERGILLUS and PENICILLIUM MOLD:** Aspergillus and Penicillium are the most common indoor molds, typically found in low, non-hazardous levels (0–500 spores/m³). Concentrations exceeding 1,000–1,500 spores/m³, or those significantly higher than outdoor levels, indicate active indoor growth and potential contamination requiring remediation.

• **CLADOSPORIUM (Mold):** Distinctive, with wide variation in size and shape. Spores with dark attachment scars and some olive to brown pigmentation are identified as Cladosporium.
Widespread, on many substrates, including textiles, wood, moist window sills. Grows at 0°C, and so is associated with refrigerated foods.
Allergenic Potential: Type I allergies (hay fever, asthma). Type III hypersensitivity pneumonitis: Hot tub lung, Moldy wall hypersensitivity.

Inspections (continued)

• **ASCOSPORES (Fungal Mold):** Ascospores are a type of mold spore produced in a sac-like structure called an ascus by certain fungi in the phylum Ascomycota. They are found worldwide in both outdoor and indoor environments, commonly growing on damp materials and decaying organic matter. **While not all species are harmful,** ascospores can cause allergic reactions and some produce toxins, presenting a potential health risk.
Allergenic Potential: Depends on genus and species.
Observation: This group is generally represented by unimportant spore types that most likely originate from the outdoors.

4. Moisture Testing

Observations:
• Using a moisture meter to test wood and building materials for leakage is crucial for early detection, damage prevention, and effective remediation. Moisture and water intrusion can originate from various sources, and a moisture meter helps identify anomalies in the building materials as wood floors, cabinets, and walls, pinpointing exact locations and extents of the problem even when damage isn't visible. Excessive moisture trapped under flooring and behind walls can promote mold and mildew growth. A moisture meter detects high moisture levels early, allowing you to address the issue before it becomes a health hazard and requires costly remediation.
• Moisture meter readings indicated slightly elevated moisture levels consistent with the leak observed under the dishwasher. No visible biological growth was observed at the time of inspection; however, continued moisture conditions may contribute to mold growth if not properly addressed. Recommend correcting the source of moisture and monitoring the affected area for further changes.

Moisture meter readings indicated slightly elevated moisture levels consistent with the leak observed under the dishwasher.

Moisture meter readings indicated slightly elevated moisture levels consistent with the leak observed under the dishwasher.

Inspections (continued)

5. Infrared Camera Report

Observations:

• The inspector used an infrared camera to source for possible leaks or moisture concealed behind walls or ceiling. When an inspector uses an infrared camera to check for leaks, a "cool signature" on the camera's display can indicate moisture trapped behind the tiles, wood covering and walls. While the thermal image might suggest the likely presence of moisture, it is not a direct measurement of water. The temperature difference is caused by the physical properties of the trapped moisture, and additional testing is typically required for confirmation.

• Infrared imaging did not detect any spots suggesting potential water penetration behind wall or ceiling coverings. However, it's important to note that even if an infrared scan appears clear, moisture can sometimes be hidden and may only become apparent under specific conditions. Regular monitoring and inspections are advised to promptly identify any issues that may arise.

Infrared imaging did not detect any spots suggesting potential water penetration.

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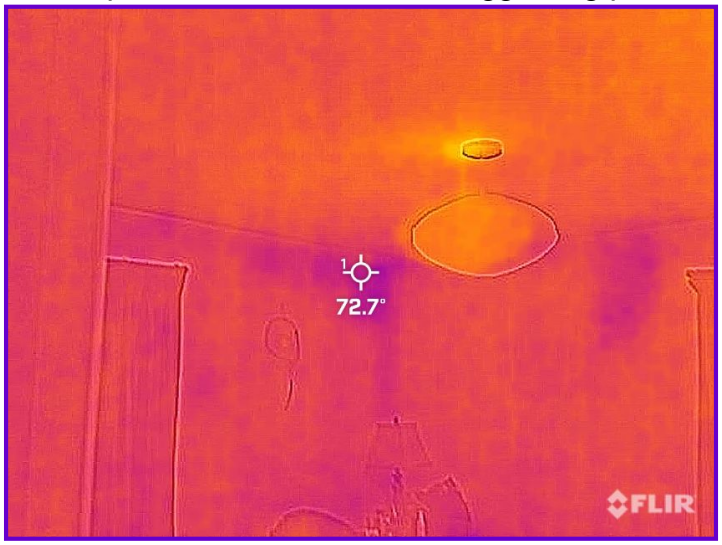

Infrared imaging did not detect any spots suggesting potential water penetration.

sporecyte

MOLD & AIR QUALITY REPORT

PREPARED FOR

15 Glorietta Ct Orinda

ADDRESS

15 Glorietta Ct
Orinda, CA 94563

SAMPLE DATE

6/23/2026

SAMPLED BY

TK C&C Inc.
Tina Kirkpatrick

SAMPLE RECEIVED

6/24/2026

ANALYSIS DATE

6/24/2026

REPORT DATE

6/24/2026

APPROVED BY

Dylan McIntosh
CIH, PAACB Certified Spore Analyst
or other approved signatory
Analysis Method(s): 1-SOP-3537, 1-SOP-3538
Analyzed By: Seon Wilson

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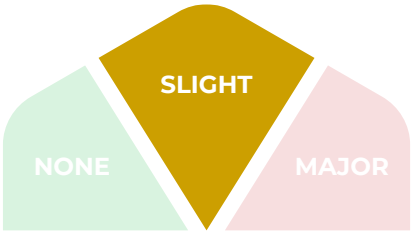
AIRBORNE TEST RESULTS

DINING ROOM



MOLD ELEVATION LEVEL

The types and concentrations of mold found in this sample are slightly elevated compared to the levels found in the outdoor control sample.

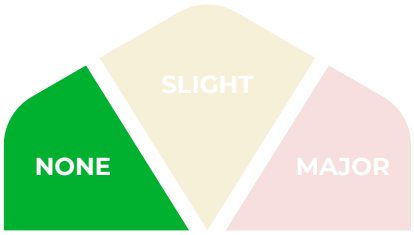
This result indicates that there is a possibility of mold and moisture problems in the home.

RECOMMENDATIONS

We recommend hiring a qualified mold professional to perform a detailed assessment of the property for potential mold and moisture issues.

See our Resources section on our website for more information.

SUN ROOM



MOLD ELEVATION LEVEL

The types and concentrations of mold found in this sample were found to be similar to what was collected in the outdoor control sample.

RECOMMENDATIONS

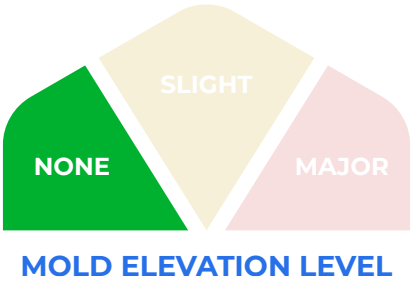
There is no indication of an airborne mold issue in this area.

See our Resources section on our website for more information.

sporecyte

AIRBORNE TEST RESULTS

BEDROOM HALLWAY



MOLD ELEVATION LEVEL

The types and concentrations of mold found in this sample were found to be similar to what was collected in the outdoor control sample.

RECOMMENDATIONS

There is no indication of an airborne mold issue in this area.

See our Resources section on our website for more information.

Air Samples

Predominantly Indoor - Water Related

Fungal Classifications	Spores Found per m³		
	Dining Room	Sun Room	Outdoors
Asp/Pen String	0	0	0
Chaetomium	0	0	0
Clado-Sphaerospermum	0	0	0
Fusarium	0	0	0
Gliomastix	0	0	0
Scopulariopsis	0	0	0
Stachybotrys	13	0	0
Trichoderma	0	0	0
Ulocladium	0	13	0
Wallemia	0	0	0

Indoor / Outdoor

Fungal Classifications	Spores Found per m³		
	Dining Room	Sun Room	Outdoors
Alternaria-like	0	0	0
Aspergillus / Penicillium	0	67	0
Cladosporium	0	213	173

Predominantly Outdoor

Fungal Classifications	Spores Found per m³		
	Dining Room	Sun Room	Outdoors
Arthrinium	0	0	0
Ascospore	0	13	40
Basidiospore	0	0	293
Bipolaris	0	0	0
Botrytis	0	0	0
Cercospora	0	0	0
Chaetoconis	0	0	0
Coelomycete	0	0	0
Curvularia	0	0	0
Epicoccum	0	0	0
Mitospore	0	0	0
Myrothecium	0	0	0
Nigrospora	0	0	0
Oidium	0	0	0
Paecilomyces	0	0	0
Peronospora	0	0	0
Pestilotiopsis	0	0	0
Pithomyces	0	0	0
Polythrincium	0	0	0
Pyricularia	0	0	0
Smut, Periconia, and Myxomycete-like	0	13	0
Spegazzinia	0	0	0
Stemphylium	0	0	0
Torula	27	0	0
Unidentified Spore	0	0	0
Urediniospores	0	0	0
Zygophiala	0	0	0
Total	40	333	507

Particulates

Non-Fungal Particulate	Particles Found per m³		
	Dining Room	Sun Room	Outdoors
Hypha	80	67	0
Pollen	0	0	0
Skin Fragment Human	880	3187	107
Skin Fragment Animal	107	413	0
Carbon Dust	2173	2960	3373
Soil	173	413	427
Starch	67	67	27
Fiber	67	40	27
Total Particulate < 2.5 µm	39867	35947	115853
Total Particulate 2.5 - 10 µm	16760	9133	7880
Total Particulate > 10 µm	2027	3653	2787

Predominantly Indoor - Water Related

Fungal Classifications	Spores Found per m³	
	Bedroom Hallway	Outdoors
Asp/Pen String	0	0
Chaetomium	0	0
Clado-Sphaerospermum	0	0
Fusarium	0	0
Gliomastix	0	0
Scopulariopsis	0	0
Stachybotrys	0	0
Trichoderma	0	0
Ulocladium	0	0
Wallemia	0	0

Indoor / Outdoor

Fungal Classifications	Spores Found per m³	
	Bedroom Hallway	Outdoors
Alternaria-like	0	0
Aspergillus / Penicillium	0	0
Cladosporium	13	173

Predominantly Outdoor

Fungal Classifications	Spores Found per m³	
	Bedroom Hallway	Outdoors
Arthrinium	0	0
Ascospore	13	40
Basidiospore	40	293
Bipolaris	0	0
Botrytis	0	0
Cercospora	0	0
Chaetoconis	0	0
Coelomycete	0	0
Curvularia	0	0
Epicoccum	0	0
Mitospore	0	0
Myrothecium	0	0
Nigrospora	0	0
Oidium	0	0
Paecilomyces	0	0
Peronospora	0	0
Pestilotiopsis	0	0
Pithomyces	0	0
Polythrincium	0	0
Pyricularia	0	0
Smut, Periconia, and Myxomycete-like	0	0
Spegazzinia	0	0
Stemphylium	0	0
Torula	0	0
Unidentified Spore	0	0
Urediniospores	0	0
Zygophiala	0	0
Total	67	507

Particulates

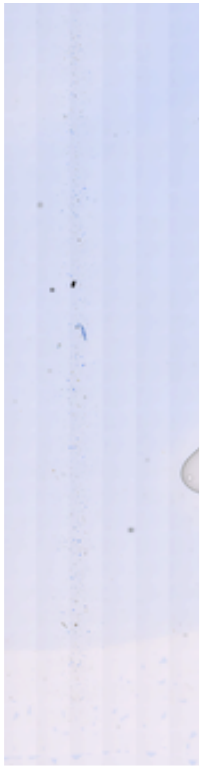
Non-Fungal Particulate	Particles Found per m³	
	Bedroom Hallway	Outdoors
Hypha	0	0
Pollen	13	0
Skin Fragment Human	813	107
Skin Fragment Animal	80	0
Carbon Dust	947	3373
Soil	253	427
Starch	107	27
Fiber	93	27
Total Particulate < 2.5 µm	9853	115853
Total Particulate 2.5 - 10 µm	3160	7880
Total Particulate > 10 µm	1640	2787

Dining Room

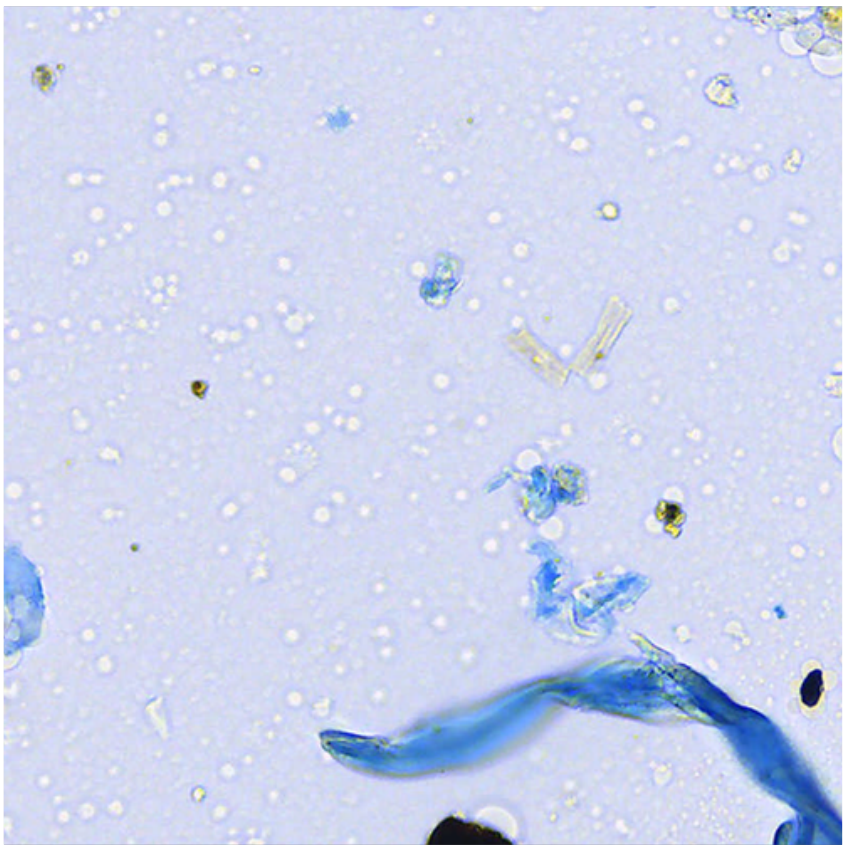
Trace 4x

Outside

Inside

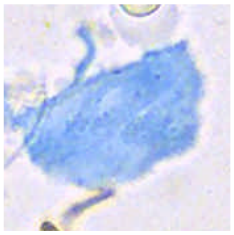


30x Zoomed

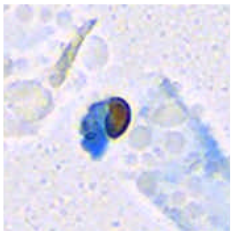


Notable Objects

Hypha



Skin Fragment Human



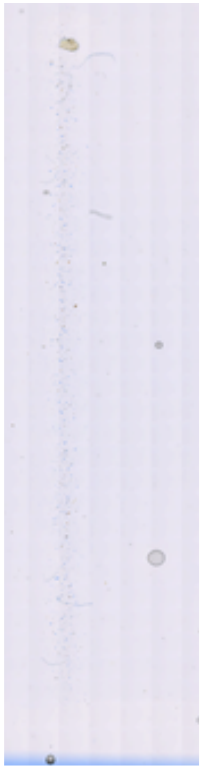
Stachybotrys

Sun Room

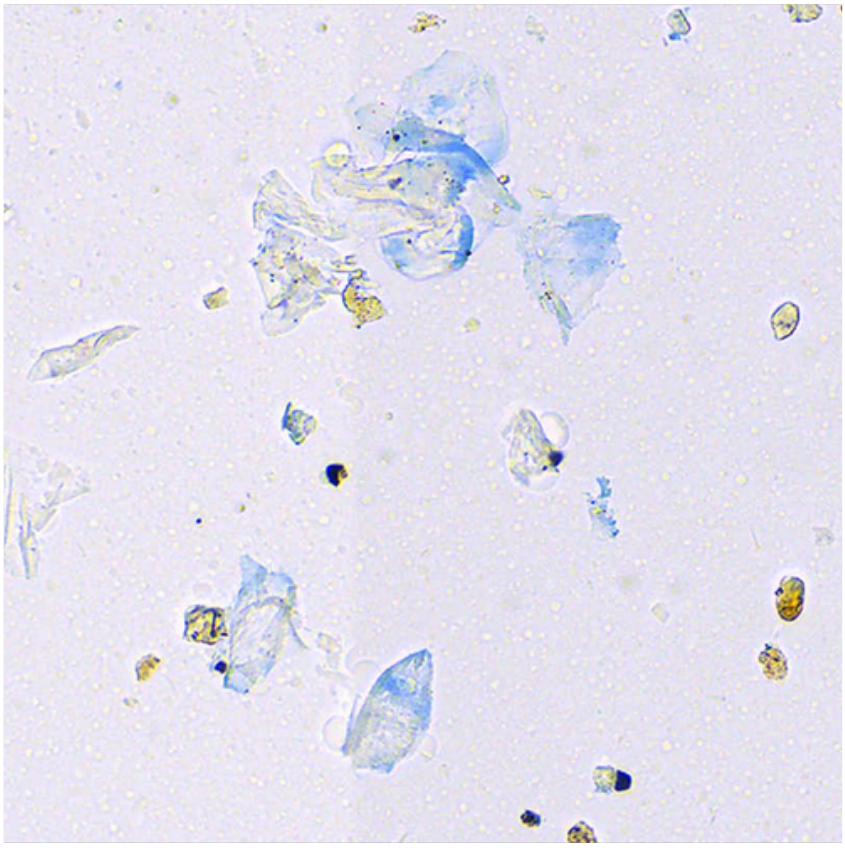
Trace 4x

Outside

Inside

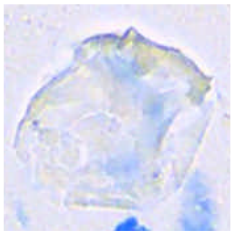


30x Zoomed

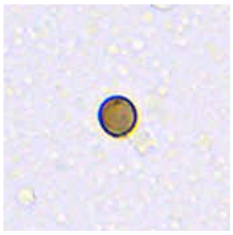


Notable Objects

Ascospore



Skin Fragment Human



Smut, Periconia, and Myxomycete-like

Bedroom Hallway

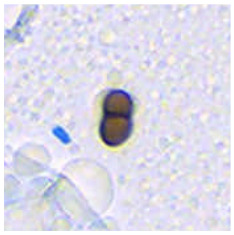
Trace 4x

Outside

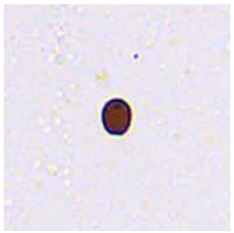
Inside

30x Zoomed

Notable Objects

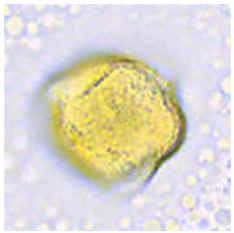


Ascospore

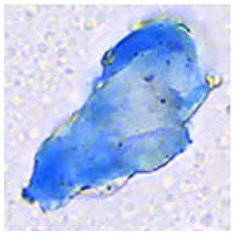


Basidiospore

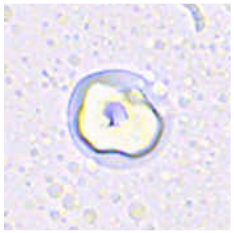
Cladosporium



Pollen



Skin Fragment Human



Starch

sporecyte

The world leader in analyzing environmental samples using cutting edge AI algorithms.

Our deep learning AI works to help specialists classify and count the types of mold spores and particulate matter in the air in your home.

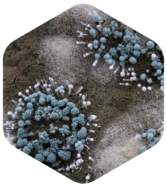
This makes our analyses more consistent and thorough than the current standards in traditional environmental laboratories.

Sporecyte is also able to capture images from the air in your home, allowing you to actually see what is in the air you're breathing!

A FEW THINGS TO KNOW ABOUT MOLD

We spend more time in our homes with our families today than ever before: playing, working, and living our day-to-day lives. Mold and indoor air quality have become critical factors to our home, health, and well-being.

Mold can be found all over our day-to-day environment, both outdoors and indoors. The term "mold" refers to a special group of fungi that grows in filaments and produces reproductive structures called spores.



Naturally-occurring mold found outdoors plays a key role in nature, breaking down dead plants, leaves, soil, and much more. Mold is all around us, as natural forces such as rain and wind spread them throughout the outside air.

The buildings we live and work in are not completely airtight. Some mold in the outside air enters our homes through doors, windows, heating and cooling systems, and even very small openings we can't see. Don't worry, though; these small amounts of mold are unavoidable and completely normal.

Mold becomes an issue indoors when spores land on surfaces that enable them to grow. The main factor for mold growth indoors is almost always moisture.

Most surfaces in our home have adequate nutrients and the correct temperature but lack the required moisture for mold to grow. Without moisture, mold can't grow.

When building materials get damp or humidity goes unchecked for too long, mold growth can begin to develop indoors.

The EPA has not established regulations or standards for airborne or surface mold concentrations. There are also no EPA regulations or standards for evaluating health effects due to airborne mold exposure. For information about mold please go to www.epa.gov/mold.

All samples were received in acceptable condition unless noted in the comments in the report. All results within the report relate only to the samples submitted for analysis. Test Results apply to the samples as received by the laboratory. If information provided by the client may affect the validity of the test report, the information will be noted in the report. This test report relates only to the samples reported herein, and may not be reproduced, except in full, without the written approval of Sporecyte.

Sporecyte / Techcyte ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made or actions or courses of conduct implemented by either the client or the client's customer as a result of or based on the Test Results.

The company shall bear no responsibility for sample collection activities or limitations of the selected analytical methodologies. In no event shall the Company be liable to the client with respect to the Test Results for damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits, or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefore.

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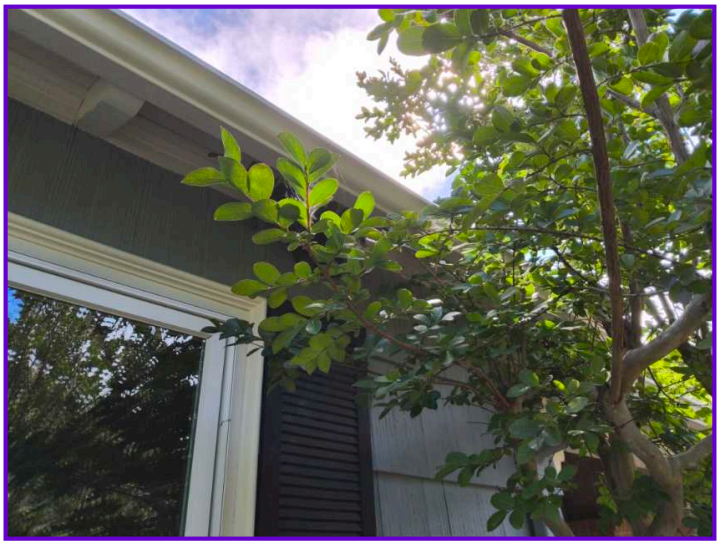
Exterior Condition

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Vegetation

Observations:

• Foliage was observed growing adjacent to the property. Recommend removal or trimming of vegetation to maintain clearance from the building exterior and help prevent potential damage to wall coverings, moisture accumulation, and deterioration of exterior components.



Foliage was observed growing adjacent to the property.

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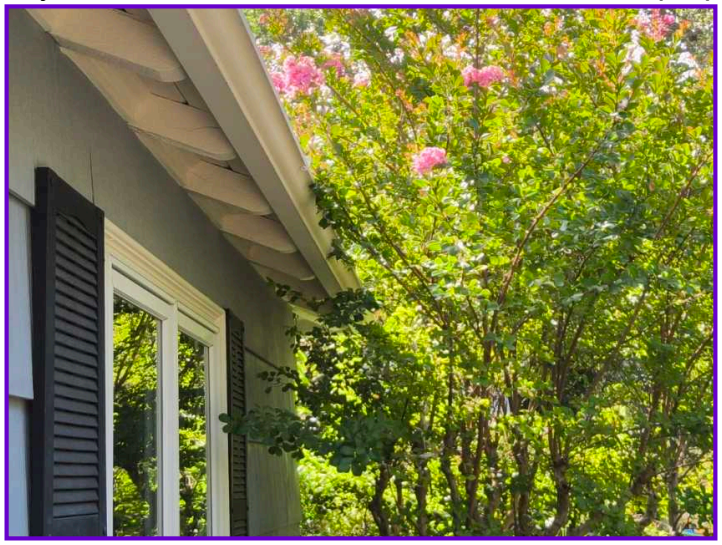

Foliage was observed growing adjacent to the property.

2. Siding

Observations:

• Gaps or openings were observed in the wall coverings. Recommend repairing and sealing all openings to help maintain a watertight exterior, reduce the potential for moisture intrusion, and prevent possible pest entry.

Exterior Condition (continued)

Gaps or openings were observed in the wall coverings.

Gaps or openings were observed in the wall coverings.

Underfloor Areas

1. Crawlspace

Observations:

• Water staining was observed on the subfloor beneath the kitchen area, indicating possible past or ongoing moisture intrusion or leakage. Recommend identifying and correcting the source of moisture and evaluating the affected area for potential damage. Elevated moisture conditions can contribute to the growth of mold and fungi, which may affect indoor environmental conditions if not properly addressed.

Water staining was observed on the subfloor beneath the kitchen area.

Water staining was observed on the subfloor beneath the kitchen area.

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Water staining was observed on the subfloor beneath the kitchen area.

2. Ventilation

Observations:

• The crawlspace does not appear to be adequately ventilated. This condition, under certain circumstances, can accelerate the deterioration of the framing and create unhealthy conditions in the living areas. We recommend further evaluation by an appropriately qualified specialist for further remarks and recommendations to improve air ventilation under your property.

Underfloor Areas (continued)

3. Moisture Intrusion

Observations:

• Efflorescence was observed at the concrete raised foundation walls. This condition is typically associated with moisture movement through concrete materials and may indicate elevated moisture conditions or inadequate exterior water management. Recommend evaluation of potential contributing factors, including site grading, drainage, and surface water control. Excessive moisture exposure may contribute to deterioration of foundation materials and create conditions conducive to mold or fungal growth. Further evaluation by an appropriately qualified specialist is recommended to determine the source of moisture and appropriate corrective measures.

Efflorescence was observed at the concrete raised foundation walls.

Efflorescence was observed at the concrete raised foundation walls.

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Efflorescence was observed at the concrete raised foundation walls.

Underfloor Areas (continued)

Efflorescence was observed at the concrete raised foundation walls.

Heating System

1. Return Air System

Observations:
• The return air compartment in the living room was relatively clean at the time of inspection. Regular cleaning and maintenance are recommended to help maintain proper indoor air quality, support HVAC system performance, and reduce the accumulation of dust and debris.

The return air compartment in the living room was relatively clean at the time of inspection.

The return air compartment in the living room was relatively clean at the time of inspection.

2. Air Filter

Observations:
• The air filter was relatively clean. At the time of the inspection the filter did not need replacement.
• Depending on filter type, it is important to replace or clean the filter every two or three months. If filters are not changed or cleaned regularly, the ducts can become contaminated which can be expensive to clean or replace.

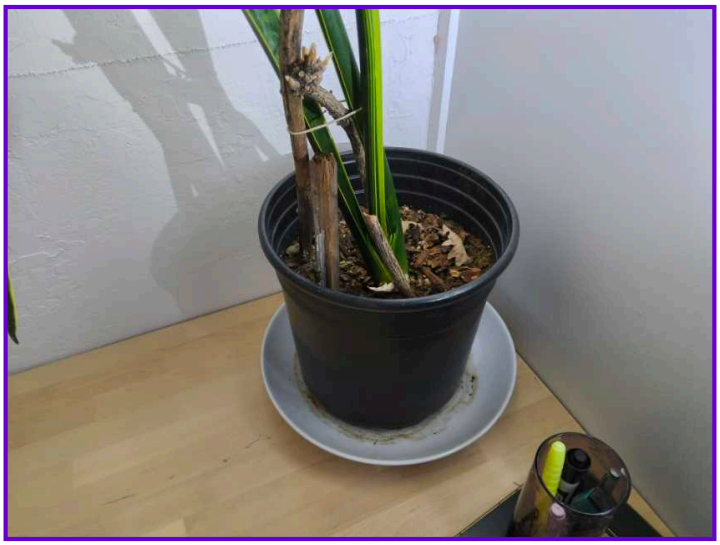
The air filter was relatively clean. At the time of the inspection the filter did not need replacement.

Interior Observations

1. Planters

Observations:

• Indoor plants were observed within the property. Soil and organic materials associated with indoor planters may naturally contain mold spores and can potentially influence indoor air sampling results. The presence of indoor plants should be considered as a possible contributing factor when interpreting mold test findings.



Interior Observations (continued)

Walls and Ceilings

1. Walls

Observations:

• Minor cracks and bubbling in the wall finish were observed; these conditions may or may not be associated with moisture intrusion. Due to the dry season conditions at the time of inspection and the absence of active weather conditions that could contribute to water intrusion, the presence of moisture-related damage could not be determined. Recommend monitoring the area and further evaluation if signs of moisture, staining, deterioration, or changes are observed.

Minor cracks and bubbling in the wall finish were observed.

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Walls and Ceilings (continued)

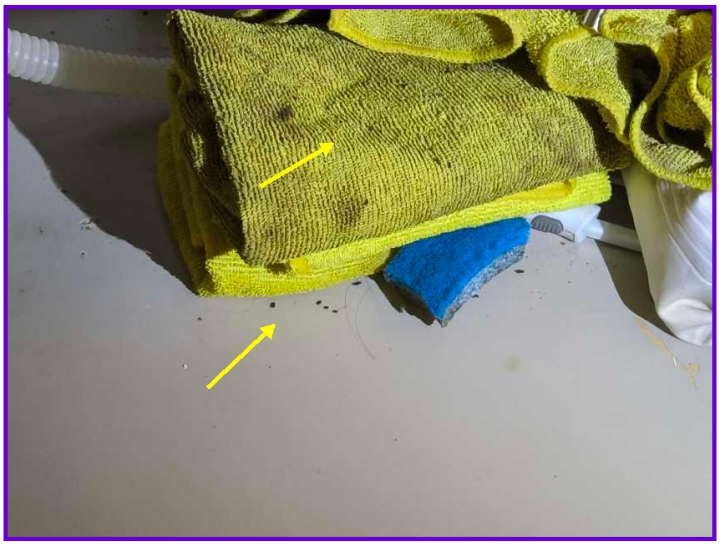
Minor cracks and bubbling in the wall finish were observed.

Cabinet and Pantry

1. Cabinetry

Observations:

• Evidence of past or present rodent activity was observed beneath the kitchen sink; recommend further evaluation, removal of any affected materials, and correction of conditions that may allow pest entry or contribute to potential moisture or microbial growth.



Evidence of past or present rodent activity was observed beneath the kitchen sink.

Built-In Appliances

1. Dishwasher

Observations:

• A minor leak was observed beneath the dishwasher; recommend repair of the source and evaluation of the affected area for potential moisture damage or conditions conducive to mold growth.

A minor leak was observed beneath the dishwasher.

Glossary

Term	Definition
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.

Thank you for choosing TK C & C, Inc. for your Mold inspection.

Please feel free to contact me if you have any questions or concerns about this report. I will be happy to review my findings, explain the laboratory results, answer your questions, and discuss any recommendations with you. I am here to help make your real estate transactions as smooth and stress-free as possible.

Our mold inspection includes a visual evaluation of readily accessible areas of the property, a moisture assessment, and environmental sampling when requested or deemed appropriate. The purpose of the inspection is to identify visible signs of mold growth, evaluate moisture conditions that may contribute to mold development, and provide information regarding the property's current indoor environmental conditions.

The inspection may include visual observations, moisture meter readings, thermal imaging when appropriate, evaluation of potential water intrusion concerns, and the collection of air and/or surface samples for laboratory analysis. When sampling is performed, indoor air samples may be collected along with an outdoor control sample for comparison. Surface samples may also be collected from areas of visible concern. All samples are analyzed by an independent accredited laboratory, and the results are interpreted in conjunction with the inspection findings.

This inspection is non-invasive and limited to visible and readily accessible areas. It does not include opening walls, removing finishes, dismantling building components, lifting flooring, moving personal belongings, or accessing concealed areas. Mold growth hidden behind walls, beneath flooring, inside HVAC components, or within other inaccessible areas cannot be confirmed unless evidence is visible or detectable through the inspection methods used.

The findings in this report represent the conditions observed on the date and time of the inspection only. Moisture levels, indoor environmental conditions, and mold growth may change over time due to weather conditions, plumbing leaks, humidity, ventilation, occupancy, or other factors.

This inspection is intended to identify observable mold-related conditions and potential sources of moisture that may contribute to mold growth. It is not a guarantee that all mold is identified, nor is it a substitute for mold remediation, repairs, or further evaluation by qualified specialists when recommended.

Thank you for allowing us to assist you with your mold inspection needs.

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