

MOLD INSPECTION REPORT



METRO ONE HOME INSPECTIONTM

MOLD INSPECTION DATE

5/20/26

PREPARED FOR

John Doe

TEST LOCATION

100 Metro One Home Inspection
Kansas City, MO 64063

OCCUPANCY

Occupied

EXTERIOR TEMP/HUMIDITY

58.4 F/

56.6 %RH

INTERIOR TEMP/HUMIDITY

64.5 F/

49.0 %RH

TESTING DONE BY

Metro One Home Inspection, LLC
Sean Desmond
816-200-1590

Sean Desmond



STANDARDS OF PRACTICE

<https://iac2.org/mold-inspection-standards-of-practice/#4.8>



MOLD INSPECTION SUMMARY

Airborne Results

- Hallway – Major airborne mold elevation detected. Aspergillus/Penicillium measured at 1,253 spores/m³ with Chaetomium and Asp/Pen string structures also identified. Indoor air quality in this area is considered significantly impacted.
- Basement – Major airborne mold elevation detected. Total spore count measured at 6,827 spores/m³ compared to 3,013 spores/m³ outdoors. Elevated Aspergillus/Penicillium (4,013 spores/m³), Chaetomium (187 spores/m³), Stachybotrys (40 spores/m³), and heavy particulate contamination were present.
- Living Room – Airborne mold levels were within normal background ranges. Cladosporium levels were consistent with outdoor conditions and no elevated indoor mold condition was identified in this area.

Surface Results

- Floor Joist – Heavy Aspergillus/Penicillium growth and light hyphae growth identified. Active fungal growth is present and remediation is recommended.
- Basement Door Frame – Light Cladosporium growth identified with Aspergillus/Penicillium and hyphae present in background material. Indicates active moisture-related fungal contamination.
- Master Bath Shower Wall – Background Cladosporium spores detected, but no active mold growth identified at the sampled surface.
- Living Room Window Frame – No fungal growth or background spores detected.
- Rim Joist Below Living Room – No spores detected and no fungal growth identified.

Visual/Inspector Observations

- Airborne testing identified significant mold contamination originating from the basement area.
- Water-damage indicator molds including Chaetomium and Stachybotrys were detected in the basement air sample, indicating prolonged or repeated moisture intrusion.
- Elevated particulate levels and visible fungal growth on basement structural framing components suggest ongoing moisture concerns.
- The primary contamination source appears to be ongoing water intrusion above the living room windows, most likely caused by improper Z-flashing installation and gaps within the exterior siding assembly.

Recommended Remediation Plan

- Primary Area of Concern: Basement – Major airborne mold contamination and active fungal growth were identified. A professional mold remediation contractor should perform containment, removal of contaminated materials, HEPA vacuuming, antimicrobial cleaning, and moisture-source correction.
- Secondary Area of Concern: Hallway – Elevated airborne mold levels indicate migration of spores from the basement area. Cleaning and post-remediation verification testing are recommended after basement remediation is completed.
- Remove and replace contaminated porous materials where necessary, including affected framing or finishes showing fungal growth or moisture damage.
- Correct the exterior water intrusion source above the living room windows by repairing improper Z-flashing installation, sealing siding gaps, and ensuring proper exterior moisture management to prevent continued mold growth.
- Repair all moisture intrusion sources contributing to basement humidity or water entry before remediation is considered complete.
- Perform HVAC and duct cleaning if the HVAC system has been operating during contamination conditions.
- Maintain indoor humidity levels below 50% using dehumidification and proper ventilation.
- Post-remediation clearance testing is strongly recommended following remediation work to verify acceptable indoor air quality conditions.

Summary

Testing identified major airborne mold elevation within the basement and hallway areas of the home, with the basement determined to be the primary accumulation area of contamination. Evidence suggests the contamination source is ongoing water intrusion above the living room windows caused by improper Z-flashing installation and gaps within the siding assembly. Water-damage indicator molds including *Chaetomium* and *Stachybotrys* were identified in airborne samples, and active fungal growth was confirmed on basement structural components. The living room tested within normal background ranges. Professional mold remediation and exterior moisture repairs are strongly recommended prior to continued long-term occupancy of affected areas.

SAMPLE DETAILS

SAMPLE #1

SAMPLE TYPE: AIR

TEMP/HUMIDTY: 58.4 F/ 56.6 %RH

LOCATION: OUTSIDE BASE



SAMPLE #2

SAMPLE TYPE: AIR

TEMP/HUMIDTY: 65.1 F/ 50.0 %RH

LOCATION: HALLWAY



SAMPLE #3

SAMPLE TYPE: AIR

TEMP/HUMIDITY: 64.5 F/ 49.0 %RH

LOCATION: LIVING ROOM



SAMPLE #4

SAMPLE TYPE: AIR

TEMP/HUMIDITY: 65.6 F/ 51.4 %RH

LOCATION: BASEMENT



SAMPLE #5

SAMPLE TYPE: SWAB

TEMP/HUMIDTY: 66.0 F/ 52.4 %RH

LOCATION: BASEMENT DOOR FRAME



SAMPLE #6

SAMPLE TYPE: SWAB

TEMP/HUMIDTY: 64.4 F/ 56.5 %RH

LOCATION: FLOOR JOIST



SAMPLE #7

SAMPLE TYPE: SWAB

TEMP/HUMIDITY: 64.4 F/ 56.1 %RH

LOCATION: RIM JOIST BELOW LIVING ROOM



SAMPLE #8

SAMPLE TYPE: SWAB

TEMP/HUMIDITY: 64.5 F/ 49.0 %RH

LOCATION: LIVING ROOM WINDOW FRAME



SAMPLE #9

SAMPLE TYPE: SWAB

TEMP/HUMIDTY: 65.6 F/ 53.6 %RH

LOCATION: MASTER BATH SHOWER WALL



MOLD & AIR QUALITY REPORT



PREPARED FOR

John Doe

ADDRESS

100 Metro One Home Inspection
Kansas City, MO 64063

SAMPLE DATE

5/20/2026

SAMPLED BY

Metro One Home Inspection, LLC
Sean Desmond
8162001590

SAMPLE RECEIVED

5/22/2026

ANALYSIS DATE

5/22/2026

REPORT DATE

5/22/2026

APPROVED BY

A handwritten signature in blue ink that reads "Dylan McIntosh".

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

AIRBORNE TEST RESULTS

LIVING 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.

BASEMENT



MOLD ELEVATION LEVEL

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

These results are a strong indication that there is a possibility of mold or moisture problems in the home.

RECOMMENDATIONS

Sporecyte strongly recommends hiring a qualified mold professional to do a detailed assessment of the property for mold and moisture issues.

See our [Resources section](#) on our website for more information.

AIRBORNE TEST RESULTS

HALLWAY



MOLD ELEVATION LEVEL

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

These results are a strong indication that there is a possibility of mold or moisture problems in the home.

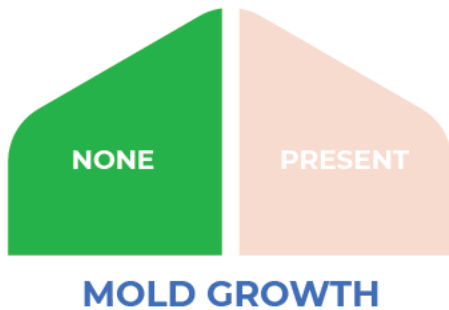
RECOMMENDATIONS

Sporecyte strongly recommends hiring a qualified mold professional to do a detailed assessment of the property for mold and moisture issues.

See our [Resources section](#) on our website for more information.

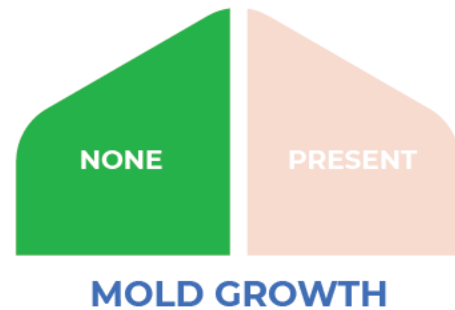
SURFACE TEST RESULTS

MASTER BATH SHOWER WALL



This sample does not indicate physical mold growth exists on the surface which was sampled.

LIVING ROOM WINDOW FRAME



This sample does not indicate physical mold growth exists on the surface which was sampled.

RECOMMENDATIONS

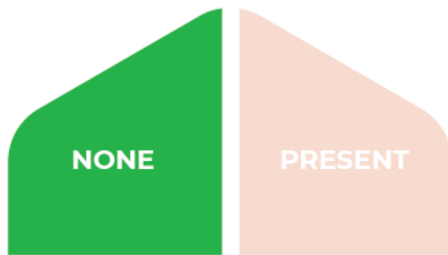
See our [Resources section](#) on our website for more information.

RECOMMENDATIONS

See our [Resources section](#) on our website for more information.

SURFACE TEST RESULTS

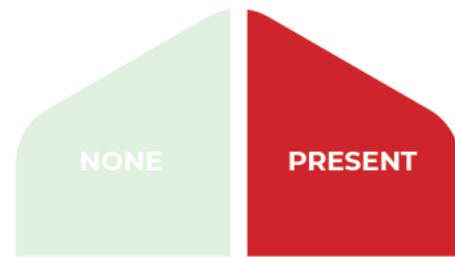
RIM JOIST BELOW LIVING ROOM



MOLD GROWTH

This sample does not indicate physical mold growth exists on the surface which was sampled.

FLOOR JOIST



MOLD GROWTH

This sample has determined that physical mold growth exists on the surface which was sampled.

RECOMMENDATIONS

See our [Resources section](#) on our website for more information.

No spores detected.

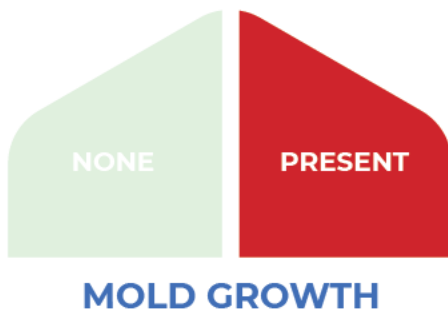
RECOMMENDATIONS

We recommend hiring a qualified mold professional to perform a detailed assesment of the area to determine the scope of the mold and moisture issues.

See our [Resources section](#) on our website for more information.

SURFACE TEST RESULTS

BASEMENT DOOR FRAME



This sample has determined that physical mold growth exists on the surface which was sampled.

RECOMMENDATIONS

We recommend hiring a qualified mold professional to perform a detailed assesment of the area to determine the scope of the mold and moisture issues.

See our [Resources section](#) on our website for more information.

Air Samples

Predominantly Indoor - Water Related

Fungal Classifications	Spores Found per m ³		
	Living Room	Basement	Outside Base
Asp/Pen String	0	573	0
Chaetomium	0	187	0
Clado-Sphaerospermum	0	0	0
Fusarium	0	0	0
Gliomastix	0	0	0
Scopulariopsis	0	0	27
Stachybotrys	0	40	0
Trichoderma	0	0	0
Ulocladium	0	0	0
Wallemia	0	0	0

Indoor / Outdoor

Fungal Classifications	Spores Found per m ³		
	Living Room	Basement	Outside Base
Alternaria-like	0	80	0
Aspergillus / Penicillium	0	4013	0
Cladosporium	373	1347	1107

Predominantly Outdoor

Fungal Classifications	Spores Found per m ³		
	Living Room	Basement	Outside Base
Arthrinium	0	0	0
Ascospore	853	200	827
Basidiospore	93	787	1040
Bipolaris	0	0	0
Botrytis	0	27	0
Cercospora	0	0	0
Chaetoconis	0	0	0
Coelomycete	0	0	0
Curvularia	0	0	0
Epicoccum	0	13	0
Mitospore	0	0	0
Myrothecium	0	0	0
Nigrospora	0	0	0
Oidium	0	0	0
Paecilomyces	0	13	0
Peronospora	0	0	0
Pestilotiopsis	0	0	0
Pithomyces	0	0	0
Polythrincium	0	0	0
Pyricularia	0	13	0
Smut, Periconia, and Myxomycete-like	0	40	13
Spegazzinia	0	0	0
Stemphylium	0	0	0
Torula	0	40	0
Unidentified Spore	0	13	0
Urediniospores	0	13	0
Zygophiala	0	0	0
Total	1320	6827	3013

Particulates

Non-Fungal Particulate	Particles Found per m ³		
	Living Room	Basement	Outside Base
Hypha	107	1133	13
Pollen	0	13	0
Skin Fragment Human	3853	747	107
Skin Fragment Animal	1560	747	0
Carbon Dust	7973	19480	360
Soil	373	680	27
Starch	653	533	67
Fiber	53	0	53
Total Particulate < 2.5 µm	11973	8840	1760
Total Particulate 2.5 - 10 µm	93000	469240	7520
Total Particulate > 10 µm	47600	118520	2013

Predominantly Indoor - Water Related

Fungal Classifications	Spores Found per m ³	
	Hallway	Outside Base
Asp/Pen String	107	0
Chaetomium	13	0
Clado-Sphaerospermum	0	0
Fusarium	0	0
Gliomastix	0	0
Scopulariopsis	0	27
Stachybotrys	0	0
Trichoderma	0	0
Ulocladium	0	0
Wallemia	0	0

Indoor / Outdoor

Fungal Classifications	Spores Found per m ³	
	Hallway	Outside Base
Alternaria-like	13	0
Aspergillus / Penicillium	1253	0
Cladosporium	347	1107

Predominantly Outdoor

Fungal Classifications	Spores Found per m ³	
	Hallway	Outside Base
Arthrinium	0	0
Ascospore	773	827
Basidiospore	0	1040
Bipolaris	0	0
Botrytis	0	0
Cercospora	0	0
Chaetoconis	0	0
Coelomycete	0	0
Curvularia	0	0
Epicoccum	13	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	13
Spegazzinia	0	0
Stemphylium	0	0
Torula	0	0
Unidentified Spore	0	0
Urediniospores	0	0
Zygophiala	0	0
Total	2413	3013

Particulates

Non-Fungal Particulate	Particles Found per m ³	
	Hallway	Outside Base
Hypha	67	13
Pollen	0	0
Skin Fragment Human	4093	107
Skin Fragment Animal	813	0
Carbon Dust	16747	360
Soil	587	27
Starch	453	67
Fiber	53	53
Total Particulate < 2.5 µm	26680	1760
Total Particulate 2.5 - 10 µm	175160	7520
Total Particulate > 10 µm	48680	2013

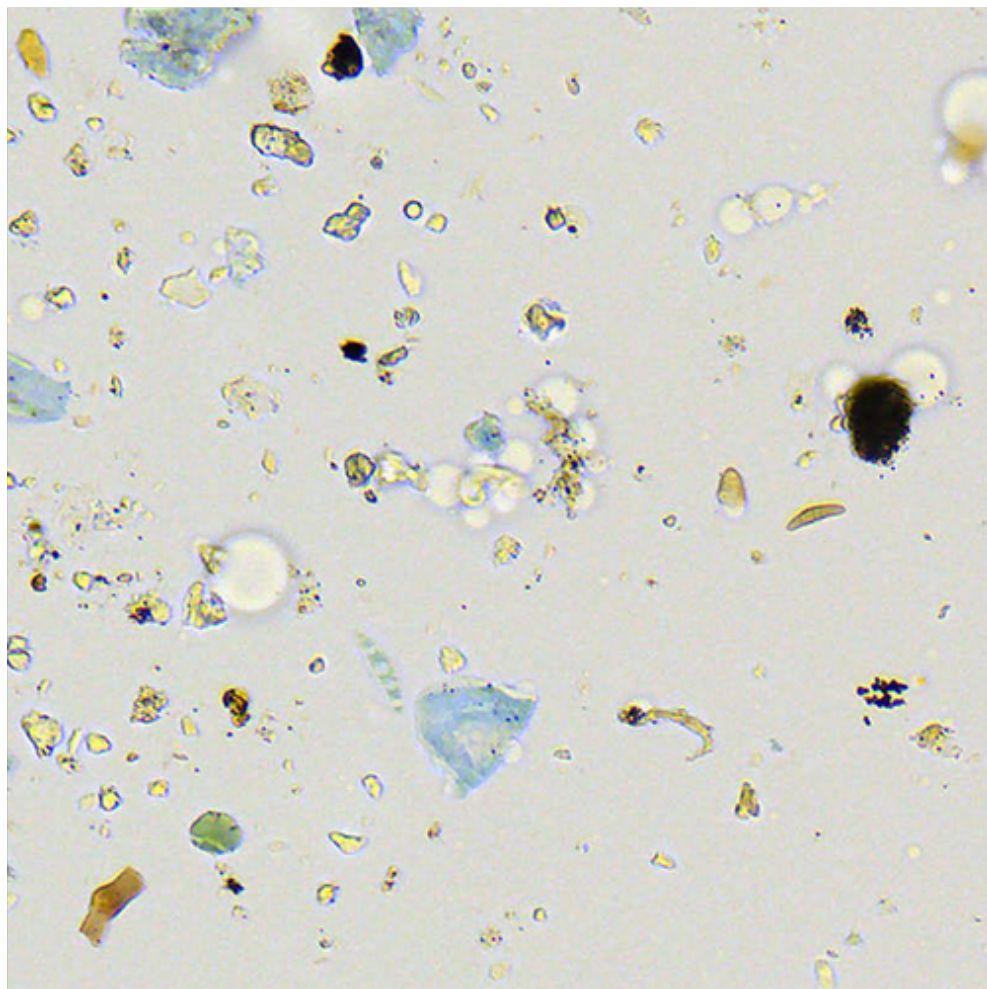
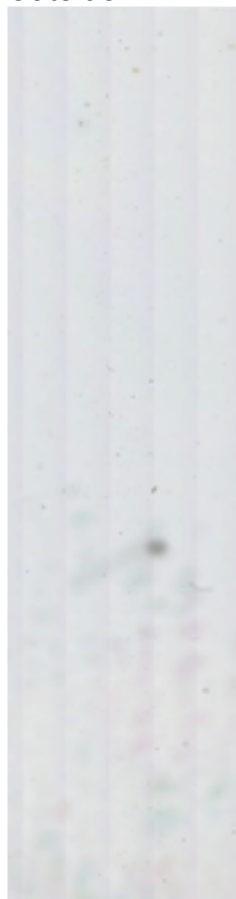
Living Room

Trace 4x

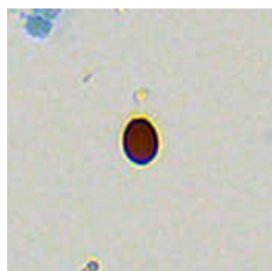
30x Zoomed

Outside

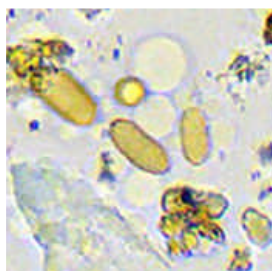
Inside



Notable Objects



Basidiospore



Cladosporium

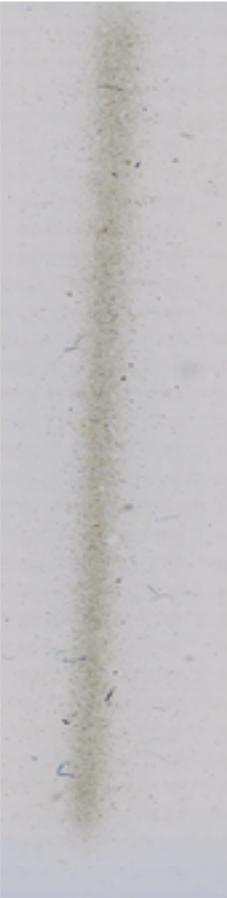
Basement

Trace 4x

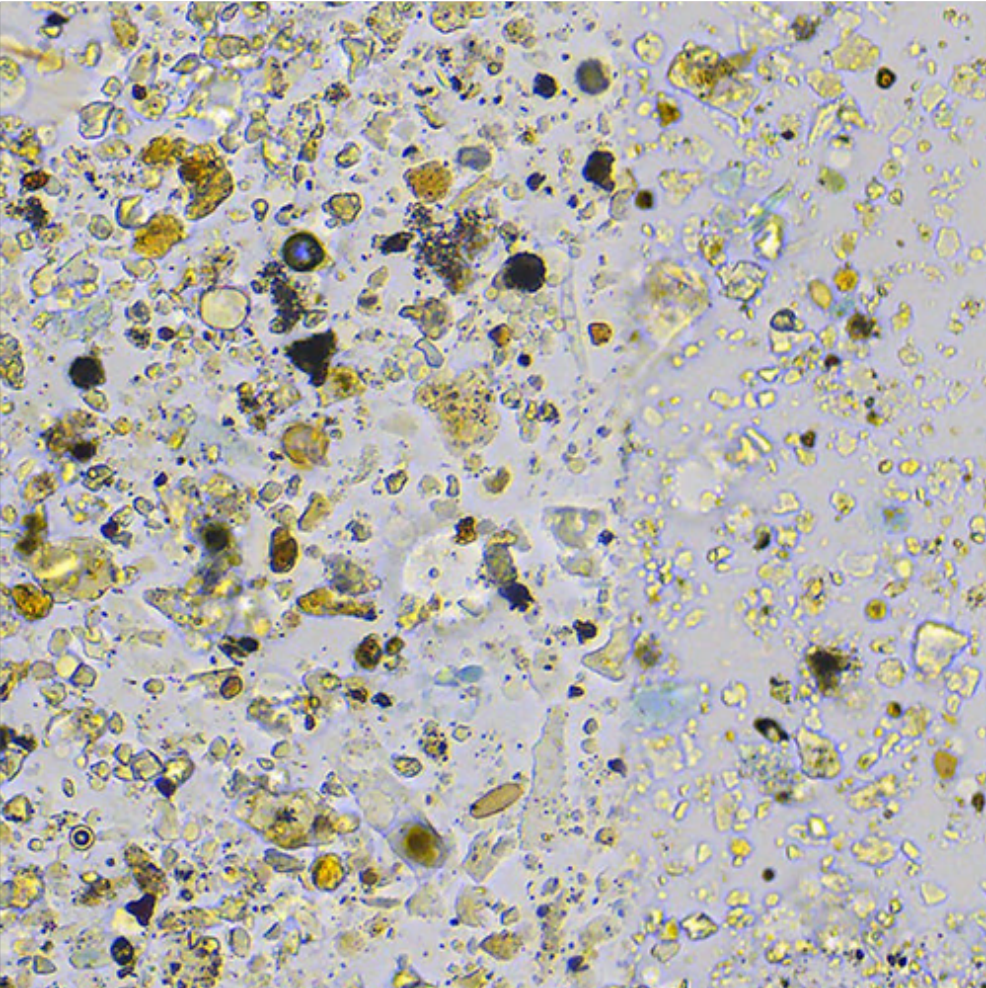
Outside



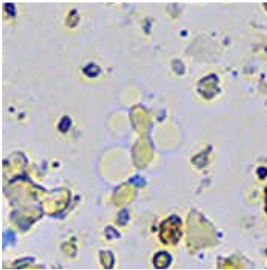
Inside



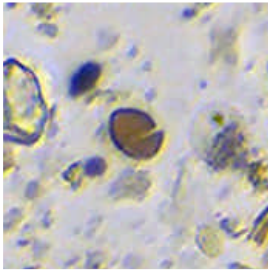
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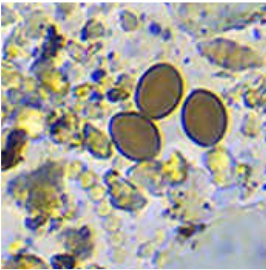
Notable Objects



Asp/Pen String



Chaetomium



Chaetomium



Cladosporium



Stachybotrys

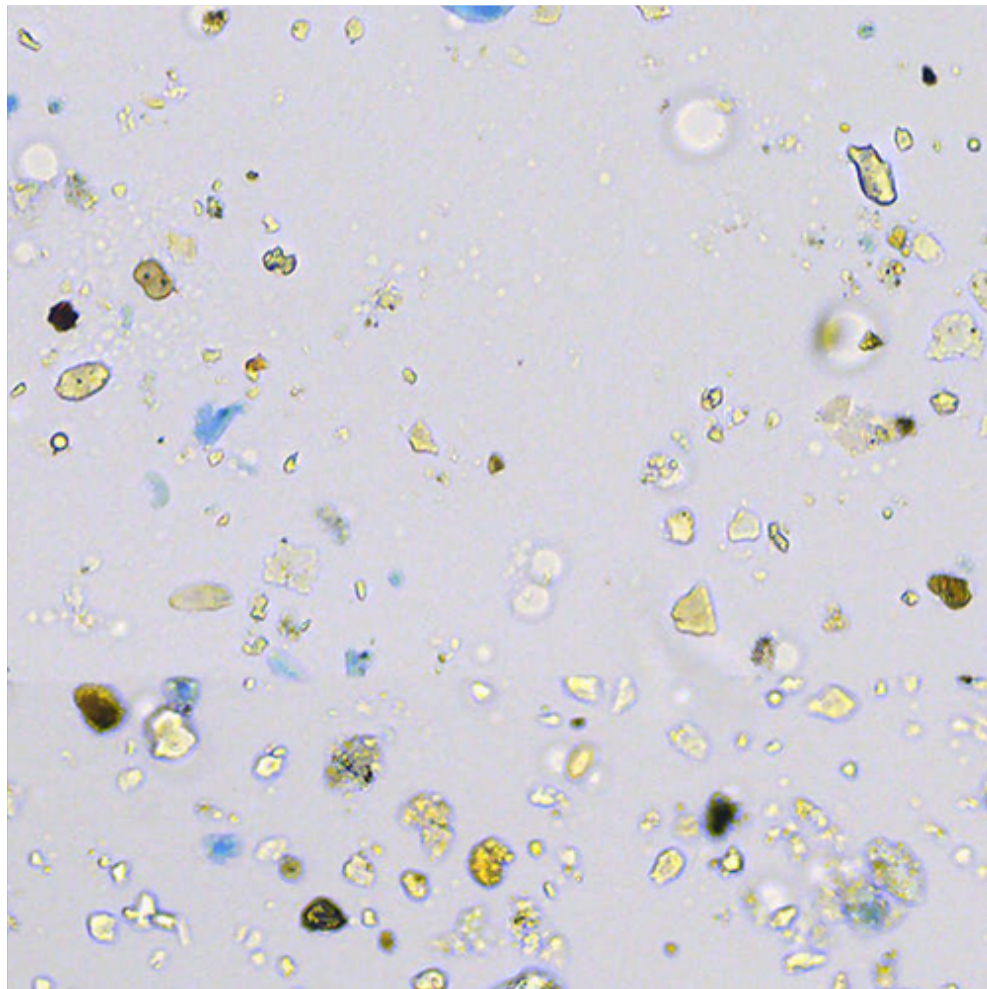
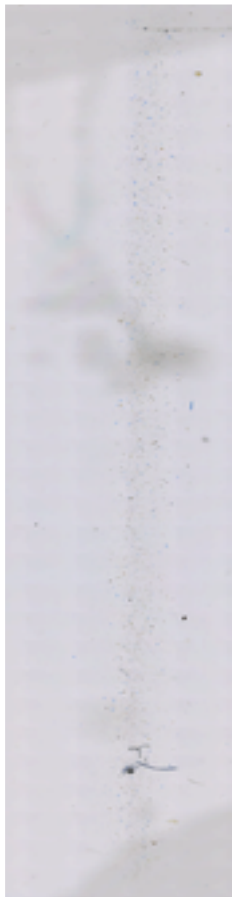
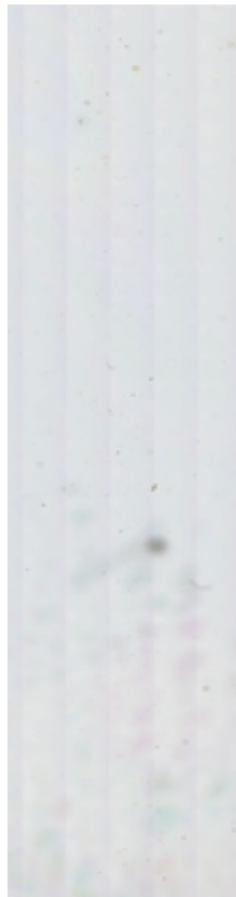
Hallway

Trace 4x

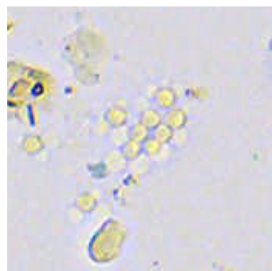
30x Zoomed

Outside

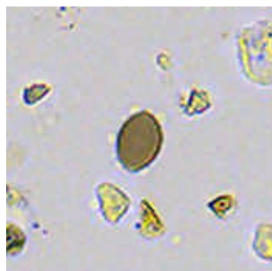
Inside



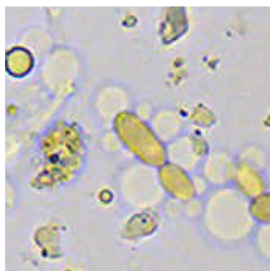
Notable Objects



Asp/Pen String



Chaetomium



Cladosporium

Surface Samples

Sample ID: Master Bath Shower Wall

Sample Type: Swab

Fungal Identification

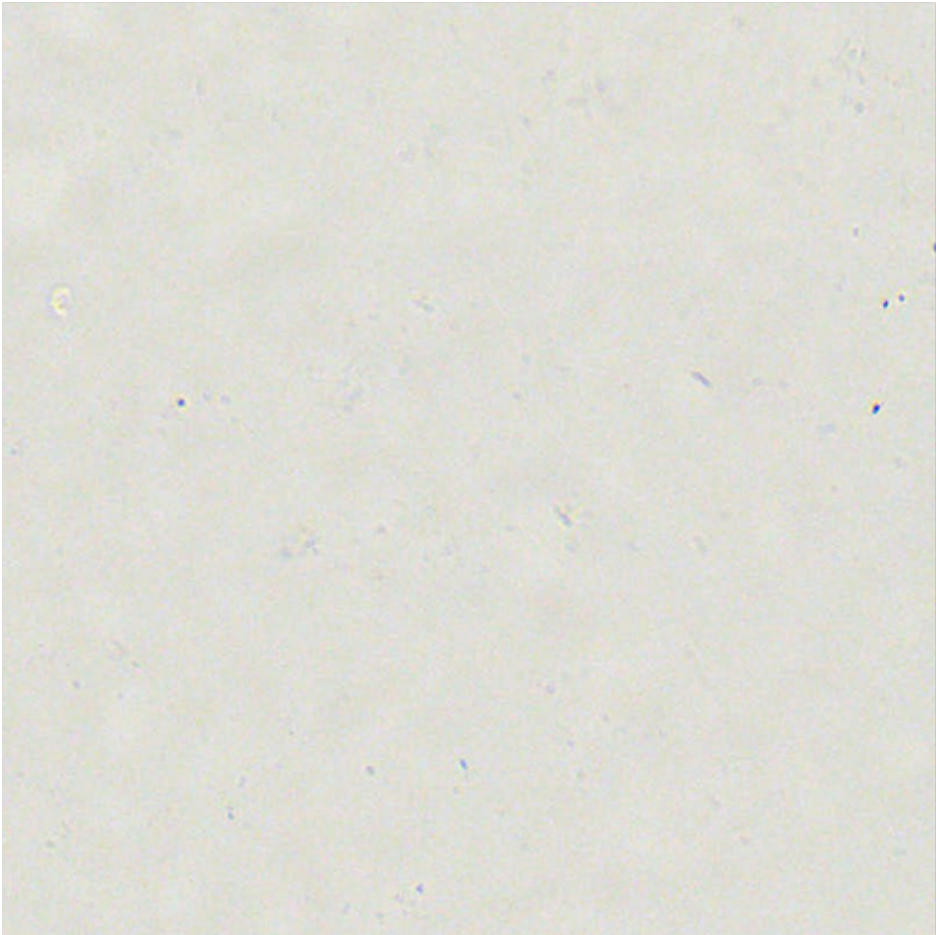
Fungal Growth

Background Spores

Cladosporium

—

Present



Sample ID: Living Room Window Frame

Sample Type: Swab

Fungal Identification

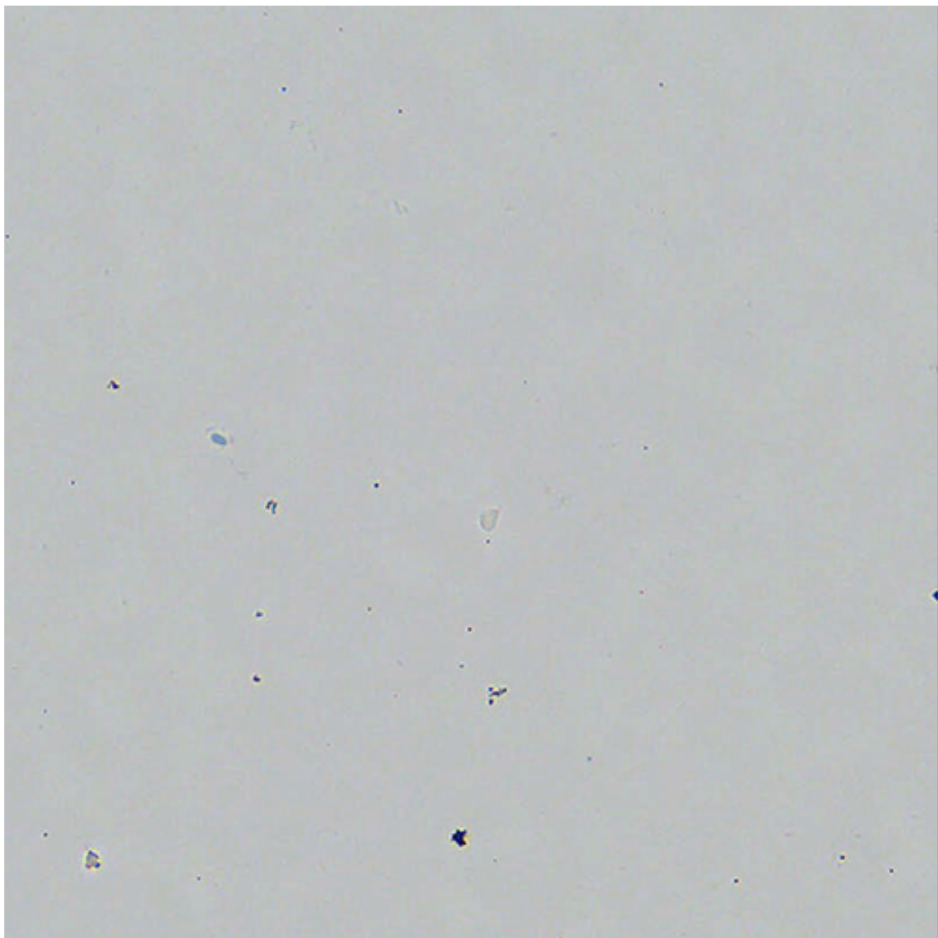
—

Fungal Growth

None Found

Background Spores

None Found



Sample ID: Rim Joist Below Living Room

Sample Type: Swab

Fungal Identification

—

Fungal Growth

None Found

Background Spores

None Found

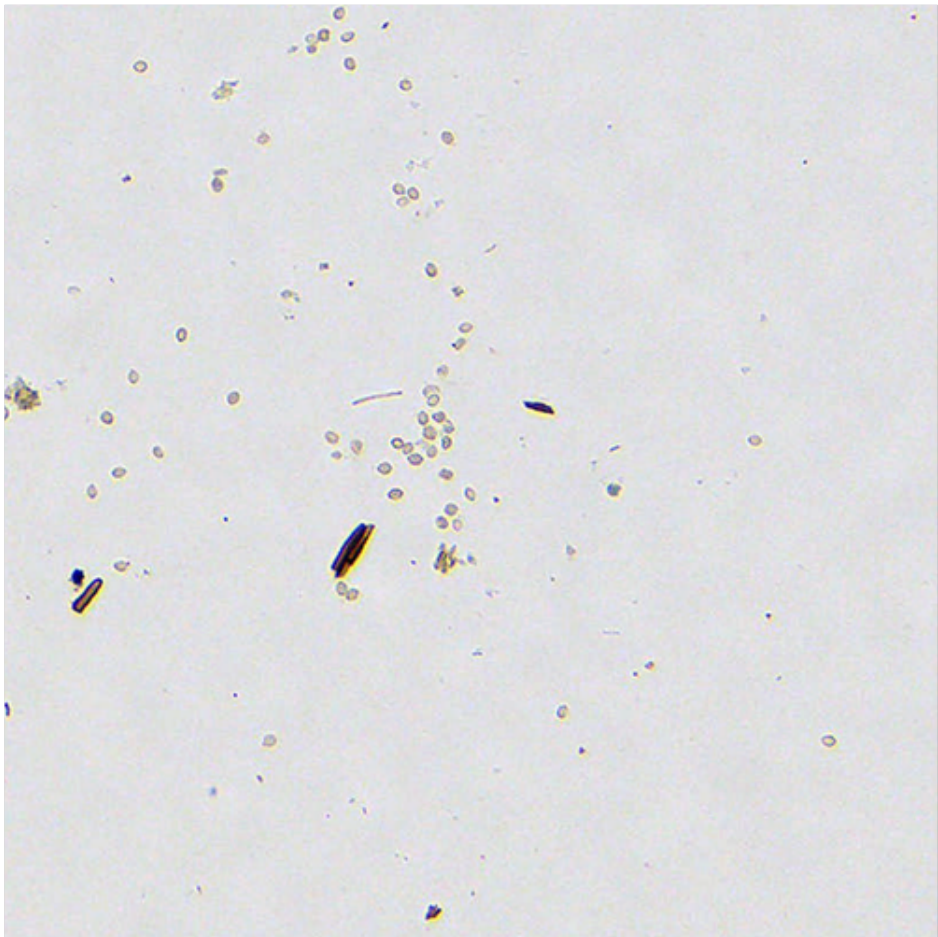
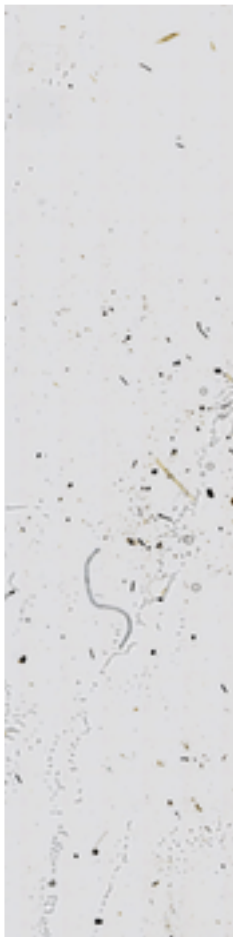


Comments:
No spores detected.

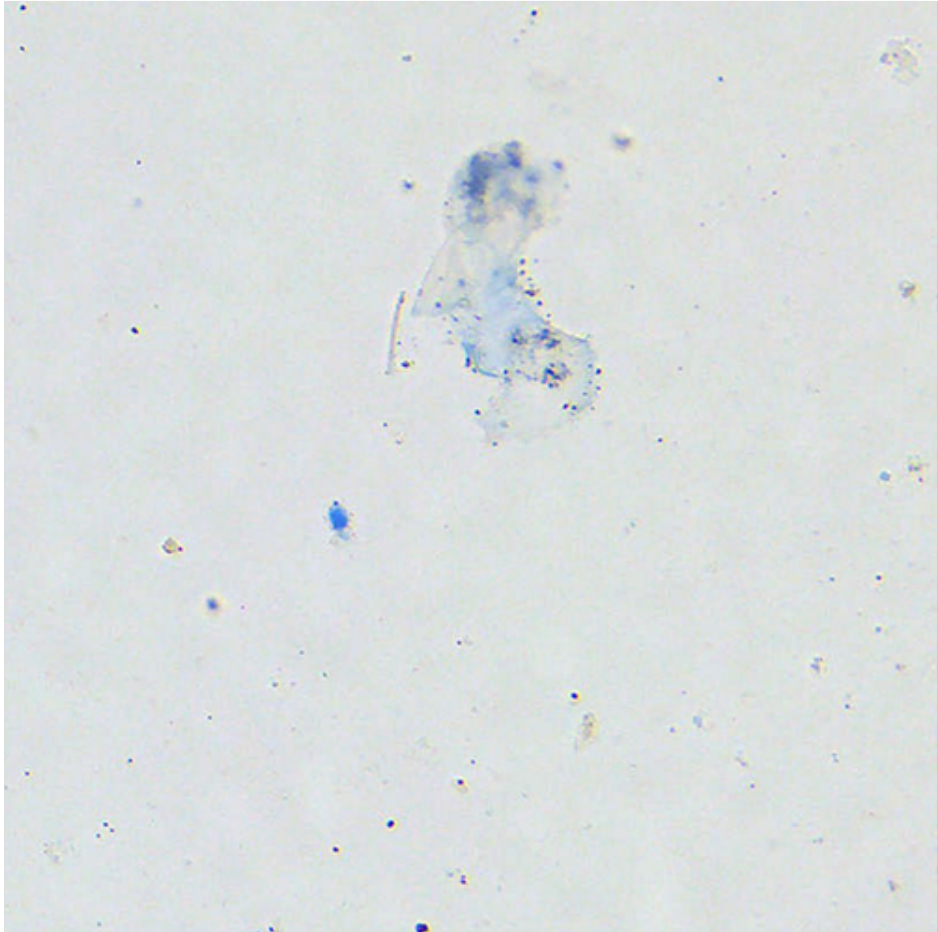
Sample ID: Floor Joist

Sample Type: Swab

Fungal Identification	Fungal Growth	Background Spores
Aspergillus / Penicillium	Heavy	—
Hypha	Light	—



Fungal Identification	Fungal Growth	Background Spores
Aspergillus / Penicillium	—	Present
Cladosporium	Light	—
Hypha	—	Present





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.



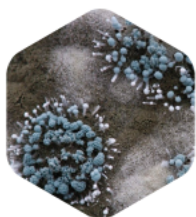
The buildings we live and work in are not completely airtight. Some mold in the outside air enters our homes through doors, windows, heating and cooling systems, and even very small openings we can't see. Don't worry, though; these small amounts of mold are unavoidable and completely normal.



Mold 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.



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.



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.

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.