**Morgan Home Inspections (sample company)**
(555) 010-0100 · office@example.com

MOLD INSPECTION / TESTING

# 19 Cedar Hollow Road · Sample Property



| | | |
|---|---|---|
| Client<br>Jordan Taylor (fictional client) | Client email<br>jordan@example.com | Date<br>October 15, 2026 at 2:00 PM |
| Inspection type<br>Mold Inspection / Testing | Inspector<br>Alex Morgan (sample inspector) | License #<br>HI-00000 (sample) |
| Year built<br>1986 | Square feet<br>1,840 | Occupancy<br>Vacant |

Selected services

Mold Inspection / Testing

# Contents

Summary of concerns

**Mold Inspection / Testing · Completed**

1. Inspection Information
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3. Moisture Measurements
4. Sampling Details
5. Laboratory Results
6. Findings & Recommendations
7. Limitations & Attachments

Items not inspected & notes

Scope and Limitations of the Home Inspection

Supporting documents

Satisfactory | Maintenance Recommended | Repair Recommended | Safety Concern | Not Inspected | Not Present

# Summary of concerns

This summary is not a substitute for reading the full report.

**Repair Recommended** 3

**Staining and growth-like substance below hall bath sink** — Mold Inspection / Testing → Interior Observations → Staining

Have a plumber repair the leak source, then have affected materials cleaned or replaced by a qualified remediation contractor.

**Location** — Mold Inspection / Testing → Moisture Measurements

Example reading: 28.7% on a pin-type meter at the cabinet back wall (elevated relative to 11% at a dry reference wall).

**Further Evaluation** — Mold Inspection / Testing → Findings & Recommendations

Locate and repair the moisture source before cleaning affected materials.

**Maintenance Recommended** 1

**Original Results** — Mold Inspection / Testing → Laboratory Results

Example laboratory results attached. Indoor air sample was lower than the outdoor control; the cabinet tape lift showed growth-like particles.

ADDITIONAL REPORT

# Mold Inspection / Testing

## Completed

Assigned inspector: Alex Morgan (sample inspector)

Visual moisture assessment with limited sampling at client-selected locations.

### Service limitations

Sampling is a snapshot of conditions at the time of collection. Laboratory results shown are fictional examples.

# 1. Inspection Information

## Areas Included

Satisfactory

Hall bathroom, bedroom 2, and HVAC closet at the client's request.

# 2. Interior Observations

## Staining

Repair Recommended

### Staining and growth-like substance below hall bath sink

Repair Recommended

Location: Hall bathroom sink cabinet

Water staining and a dark growth-like substance were observed on the cabinet back wall with elevated moisture readings.

**Recommendation:** Have a plumber repair the leak source, then have affected materials cleaned or replaced by a qualified remediation contractor.
**Refer to:** Plumber; remediation contractor

Moisture meter at stained cabinet wall (illustrative sample photo, AI-generated) · Hall bathroom sink cabinet

MOLD INSPECTION / TESTING

# 3. Moisture Measurements

## Location

Repair Recommended

Example reading: 28.7% on a pin-type meter at the cabinet back wall (elevated relative to 11% at a dry reference wall).

# 4. Sampling Details

## Sample Location

Satisfactory

M-01 tape lift (hall bath cabinet), M-02 air (bedroom 2), M-03 air (outdoor control). Collected Oct 15, 2026 (sample dates).

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# 5. Laboratory Results

## Original Results

Maintenance Recommended

Example laboratory results attached. Indoor air sample was lower than the outdoor control; the cabinet tape lift showed growth-like particles.

# 6. Findings & Recommendations

## Further Evaluation

Repair Recommended

Locate and repair the moisture source before cleaning affected materials.

# 7. Limitations & Attachments

## Concealed Areas

Satisfactory

Wall cavities and areas behind fixed cabinets were not opened. Sampling reflects conditions at the time of collection only.

## Scope & limitations

Sample report prepared to demonstrate the software. Fictional property, client, inspector, readings and findings.

MORGAN HOME INSPECTIONS (SAMPLE COMPANY)

# Scope and Limitations of the Home Inspection

| Property | Inspection date | Inspector | Report ID |
|---|---|---|---|
| 19 Cedar Hollow Road · Sample Property | October 15, 2026 | Alex Morgan (sample inspector) · License #HI-00000 (sample) | SAMPLE |

This home inspection is a visual, noninvasive examination of the readily accessible systems and components of the property that were present and observable at the time of the inspection. The inspection is intended to identify and document material defects, safety concerns, signs of deterioration, and components that may require repair, maintenance, monitoring, or additional evaluation.

The inspection may include visible and accessible portions of the roof, exterior, site and grounds, structure, foundation, crawlspace, attic, insulation and ventilation, electrical system, plumbing system, heating and cooling systems, interior rooms, doors, windows, installed kitchen appliances, bathrooms, garage, and other components included within the inspection agreement.

The inspection and report represent the condition of the property only at the time of the inspection. Conditions can change after the inspection because of weather, occupancy, repairs, system operation, component failure, or other circumstances.

## GENERAL LIMITATIONS

The inspection is limited to areas and components that are visible, safely accessible, and included within the agreed inspection scope. The inspector does not dismantle systems, remove permanently installed finishes, move heavy furniture, disturb insulation, lift flooring, open walls, excavate soil, or perform destructive testing.

Areas may be limited or excluded when access is restricted by personal belongings, locked doors, stored materials, vegetation, unsafe conditions, insufficient clearance, weather, animals, active construction, disconnected utilities, or other conditions beyond the inspector’s control. These limitations will be documented in the report when applicable.

The inspection is not technically exhaustive and does not determine every possible defect. Concealed, intermittent, latent, cosmetic, or future conditions may not be visible or discoverable during a limited visual inspection.

The inspection is not a guarantee, warranty, insurance policy, appraisal, engineering analysis, environmental assessment, code-compliance inspection, or certification that the property is free from defects. The report does not predict the remaining service life of any component or guarantee its continued operation.

## SYSTEM OPERATION

Systems and components are operated using normal homeowner controls when utilities are available and operation is safe. The inspector is not required to activate shutoff valves, light pilot flames, reset breakers, operate emergency controls, or test equipment that is disconnected, shut down, inaccessible, unsafe, or may be damaged through normal operation.

## SPECIALIZED AND ENVIRONMENTAL CONDITIONS

Unless specifically included in the inspection agreement, the inspection does not include testing or evaluation for mold, radon, asbestos, lead-based paint, formaldehyde, indoor air quality, soil contamination, underground storage tanks, water quality, wood-destroying organisms, pests, septic systems, wells, security systems, low-voltage systems, generators, solar systems, or other specialized environmental or technical conditions.

Separate testing or evaluation by an appropriately qualified professional may be recommended when evidence of a possible concern is observed.

## REPAIRS AND FURTHER EVALUATION

When the report recommends repair, correction, servicing, or further evaluation, the work should be completed by an appropriately qualified professional. Recommended repairs should be evaluated and completed before the end of the applicable inspection or contingency period whenever possible.

Repair costs are not included unless specifically stated. Any cost information provided is an estimate only and should be confirmed through qualified contractors.

## REPORT USE

The inspection report must be read in its entirety, including the summary, photographs, comments, limitations, and recommendations. The summary is provided for convenience and is not a substitute for reviewing the complete report.

The inspection report is prepared exclusively for the client named in the inspection agreement. Other parties should not rely on the report without written authorization from the inspector or inspection company.

The inspection agreement, applicable standards of practice, and state requirements control the scope of the inspection. If a conflict exists between this report section and the signed inspection agreement, the signed inspection agreement will govern.

Sample Report — fictional inspection company, property, client, inspector, and findings, prepared with SuperiorInspect. Photos are illustrative, AI-generated examples, not customer inspection media.

Prepared by Alex Morgan (sample inspector), License #HI-00000 (sample) · Morgan Home Inspections (sample company)

# Supporting documents and third-party attachments

### Mold Inspection / Testing

Sample laboratory results (example, not authentic).pdf

Clearly labeled example laboratory document.
Original document: /samples/sample-mold-lab-results.pdf