



ELITE MOLD SERVICES

(407) 490-4272

mail@moldinspect.org

<https://moldinspect.org>



MOLD ASSESSMENT

33943 E Lake Joanna Dr
Eustis, FL 32736

Lucas Summer

04/21/2026



Inspector

James Pence

James Pence

Florida Mold Assessor MRSA 3036

(407) 490-4272

mail@moldinspect.org

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SUMMARY

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- ⚠ 3.1.2 Moisture Inspection/Survey - General: Potential Moisture Issues
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- ⚠ 9.1.2 Conclusions - General: HVAC Remediation Recommended

1: GENERAL

Information

Type of Service

Mold Assessment

Style

Single level

Type of Foundation

Slab

In Attendance

Client, EMS: James Pence

Type of Building

Detached, Single Family

Weather Conditions

Clear

Occupancy

Vacant

Reason for Visit

Pre-purchase inspection

2: INSPECTION CONDITIONS

Information

Equipment Used

Fluke Hygrometer - Model 971,
Tramex radio-wave moisture
meter, Surveymaster Protimeter
moisture meter, Hikmicro Pocket
2

Climatic Readings: Outside Temp/Humidity (RH%)



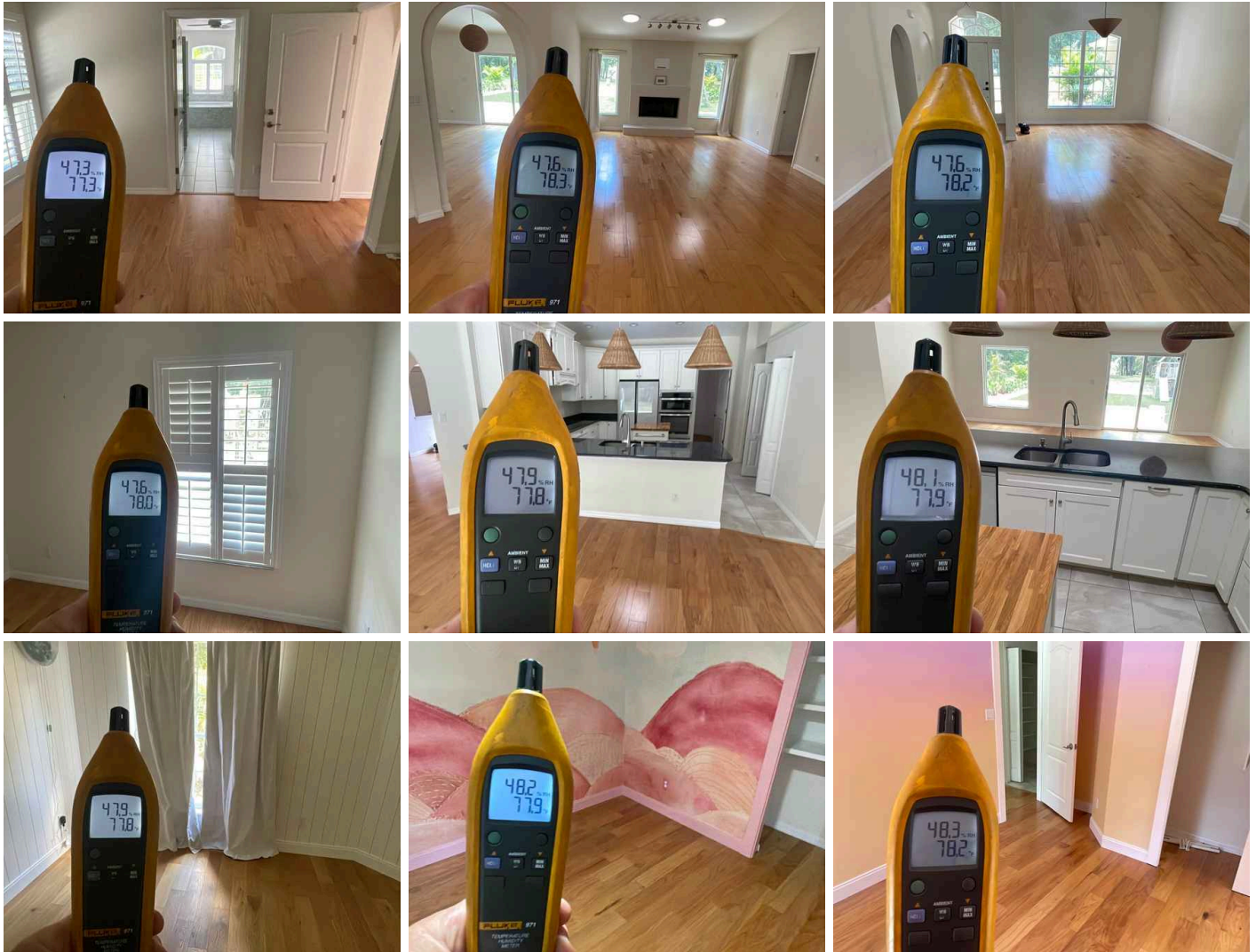
If yes, what kind of symptoms?

N/A

Climatic Readings: Inside Temp/Humidity (RH%)

The relative humidity (RH%) readings were collected in various locations throughout the property to measure the amount of moisture in the air. The recommended levels inside an occupied property, as suggested by the EPA, should be between 30-50%. Chronic elevated humidity levels above 60% suggest ideal conditions for surface mold and microorganisms to flourish.

Ref: www.epa.gov



Are occupants experiencing any health-related issues?

N/A

CDC website for [Facts about Mold and Dampness](#)

Pre-purchase inspection. House is currently unoccupied

3: MOISTURE INSPECTION/SURVEY

Information

General: Signs of Active (Wet) Moisture

Yes

General: Signs of Prior (Dry) Moisture

Yes

Limitations

General

WAS ATTIC INCLUDED IN INSPECTION?

Yes

Depending on the type of service and the actual inspection findings, the attic may not be included in the assessment. Also, if performing indoor air sampling, opening an attic hatch within the indoor environment can introduce outside particles (mold, pollen, etc.) along with high amounts of fiberglass particulate into the air.

Viewing of the attic may be restricted by low clearance, insulation, ductwork and/or radiant barrier

General

RECENT REMODEL

Portions of the house were recently renovated. Renovations such as new drywall, wall/ceiling texture, paint, cabinets, flooring and trim can hide stains and mold growth. The following renovations were noted at time inspection:

- Walls appear to have been painted

Observations

3.1.1 General

DRY/INACTIVE MOISTURE ISSUES



Mold/Environmental Concern

During our visual inspection and moisture survey, we identified the following locations with prior water staining, damage or previous activity that visibly affected the building materials. Despite these areas being dry during the inspection, it does not guarantee these will not become active/wet again in the future. Issues that are caused by intermittent moisture like roof leaks, rain & sprinkler issues, and plumbing use leaks can frequently cause a wetting and drying effect. Depending on when our inspection takes place and the moisture conditions, the moisture activity will be present or not present.

These areas will require further evaluation by either a remediation contractor, a leak detection specialist or a qualified contractor, to determine the source(s) of moisture, if not readily apparent or already identified in our report. Please note that hidden microbial growth could be present in these building materials due to the prior moisture activity that has occurred. Locations:

- Possible water damage on floor below front dining room window
- Water damage on end of kitchen cabinet, next to dishwasher
- Baseboard separated from rear wall in left hall closet
- Baseboard separated from Front wall at rear of left hall closet, shared wall with closet
- Stain inside laundry cabinet next to garage door
- Baseboard separated from wall below garage sink
- Possible water damage on flooring at right side of rear left bedroom
- Baseboard separated from wall outside of left hall bath shower, across from toilet
- Baseboard separated from walls at right side of front left bedroom closet, closet shares wall with air handler
- Water damaged flooring at front left bedroom closet, closet shares wall with air handler
- Staining on wall at right side of front left bedroom closet door, shared wall with air handler
- Baseboard separated from wall at rear left corner of living room
- Stain on ceiling at rear right corner of living room
- Corrosion on sink drain at right side of master bath
- Stain on shelf below sink at right side of master bath
- Baseboard separated from wall between master bath shower and vanity

Recommendation

Contact a qualified mold remediation contractor



Possible water damage on floor below front dining room window



Water damage on end of kitchen cabinet, next to dishwasher



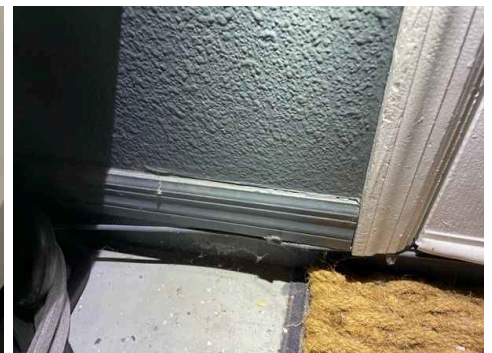
Baseboard separated from rear wall in left hall closet



Baseboard separated from Front wall at rear of left hall closet



Stain inside laundry cabinet



Baseboard separated from wall below garage sink



Possible water damage on flooring at right side of rear left bedroom



Baseboard separated from wall outside of left hall bath shower, across from toilet



Baseboard separated from walls at right side of front left bedroom closet, closet shares wall with air handler



Water damaged flooring at front left bedroom closet, closet shares wall with air handler



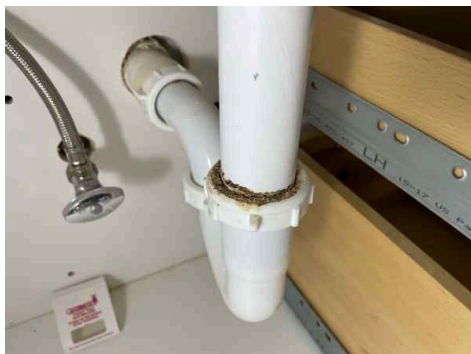
Staining on wall at right side of front left bedroom closet door, shared wall with air handler



Baseboard separated from wall at rear left corner of living room



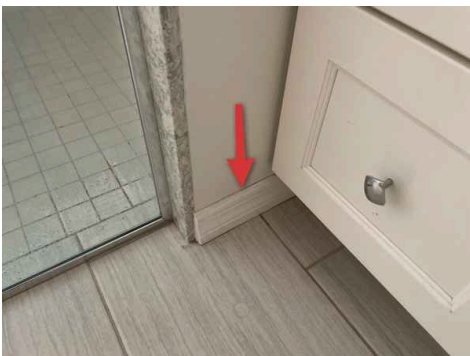
Stain on ceiling at rear right corner of living room



Corrosion on sink drain at right side of master bath



Stain on shelf below sink at right side of master bath



Baseboard separated from wall between master bath shower and vanity

3.1.2 General

POTENTIAL MOISTURE ISSUES

The following items did not show signs of current or past moisture issues but are likely to cause moisture issues if left unattended. Recommend further evaluation of all areas listed and make repairs as needed.

Locations:

- Blown insulation not removed prior to applying spray foam insulation. Having spray foam on the roof decking and blown/batt insulation on the ceiling can trap moisture in the attic space which can lead to mold growth. Recommend to have one type of insulation removed by a qualified contractor

Recommendation

Contact a qualified professional.



Insulation not removed from attic



Blown insulation not removed prior to applying spray foam insulation

3.1.3 General

NO VENTS IN ATTIC

 Mold/Environmental Concern

Supply/return ventilation not viewed in the attic. Attics with spray foam insulation are considered conditioned spaces and should be within a few degrees temperature/% humidity of the interior of the house. These attics require supply/return ventilation and/or dehumidifier to prevent elevated humidity which could lead to water damage and mold growth. Gaps around the ceiling lights, smoke detectors, supply vents etc. can allow mold spores to transfer from the attic to the house. Recommend to have a licensed HVAC contractor evaluate and add ventilation where needed

Recommendation

Contact a qualified professional.

4: MOLD/FUNGAL INSPECTION

Information

General: Signs of visible fungal growth

Yes

If visible growth is noted here, please be advised that it will be considered suspected mold growth until tested and confirmed by an independent laboratory.

Observations

4.1.1 General

 Mold/Environmental Concern

VISIBLE FUNGAL/MICROBIAL GROWTH

Based on our visual inspection and moisture survey, we have identified the following areas with suspected fungal/microbial growth. We highly recommend having these areas tested and analyzed by a microbiology laboratory to confirm its presence along with the type of growth present (genus and/or species). Fungi can be considered allergenic, potentially toxic (by the production of mycotoxins) and pathogenic (disease-causing) and has been shown to cause numerous health effects in certain individuals, especially sensitized ones or those with pre-existing conditions affecting their immune systems.

We also highly recommend further evaluation of these areas by a qualified mold remediation contractor to develop a remediation plan. Oftentimes, mold growth is hidden beyond what is visible and removal of these building materials will be required by this remediation professional to determine the extent of the mold growth. The underlying moisture issue(s) also need to be addressed, if not already, to prevent future microbial growth. Locations:

- Behind baseboard at rear right side of front left bedroom closet, closet shares wall with air handler
- Inside wood flooring at right side of front left bedroom closet, shared wall with air handler

Recommendation

Contact a qualified mold remediation contractor



Behind baseboard at rear right side of front left bedroom closet, closet shares wall with air handler



Inside wood flooring at right side of front left bedroom closet, shared wall with air handler

5: HVAC INSPECTION

Information

Was inspection of the HVAC equipment performed during this assessment?

Yes

Was HVAC system currently operating?

Yes

How many systems were present?

2

Air Handler 1: Locations of air handlers

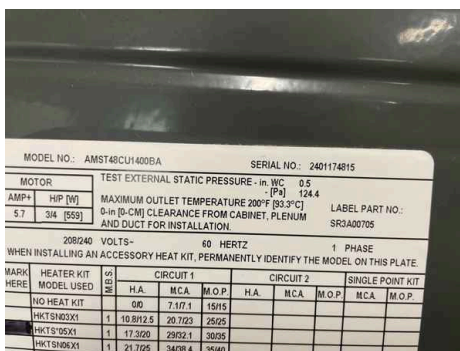
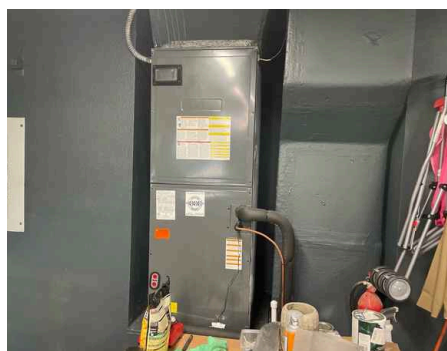
Garage

Air Handler 1: Age & size of air handler

Manufactured 2024, 4 ton

Air Handler 2: Locations of air handlers

Attic



Air Handler 2: Age & size of air handler

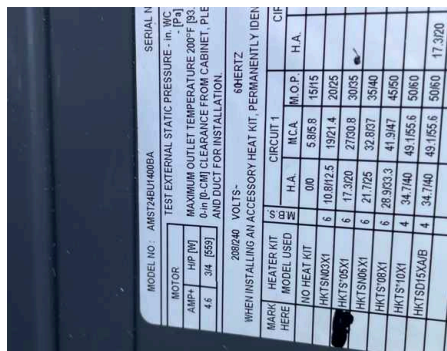
Manufactured 2024, 2 ton

Filtration: Was filter present?

Yes

Filtration: Type of filter(s)

Fiberglass



Filtration: Fresh air intake system present?

No

Ductwork: Type of ductwork

Flexible duct, Fiberglass ductboard

If system is operating, what mode?

Cool, Blower fan AUTO



Observations

5.1.1 Air Handler 1

MOLD GROWTH IN BLOWER COMPARTMENT

! Mold/Environmental Concern

Mold growth within the air handler blower compartment. Need to have unit evaluated for cleaning/sanitization. There could also be an underlying mechanical reason for this issue that should be evaluated at time of cleaning

Recommendation

Contact a qualified HVAC professional.



Growth on thermostat wire

5.1.2 Air Handler 1

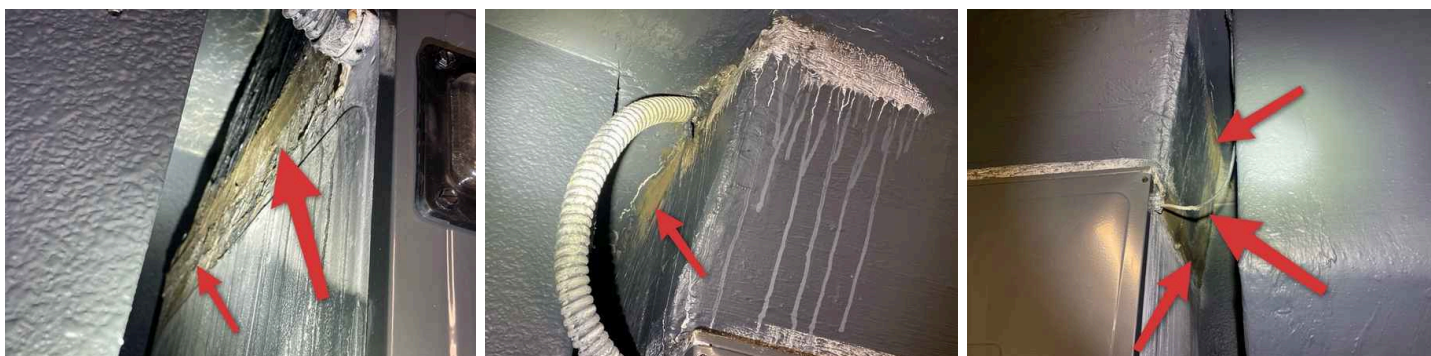
PLENUM HAS GROWTH

! Mold/Environmental Concern

The air handler plenum (ductwork) has mold growth around the connection to the unit's cabinet. This is typically caused by sweating (condensation) of the connection and will require cleaning/sanitization along with resealing of the ductwork with new mastic (sealant)

Recommendation

Contact a qualified HVAC professional.



5.1.3 Air Handler 1

UNABLE TO REMOVE FILTER

Shelving placed in front of the air handler prevented removal of the filter. We also could not view the coil with the filter in the unit. Recommend to keep items clear of the unit

Recommendation

Contact a qualified professional.



Shelf blocking filter removal

5.3.1 Filtration

FILTER IS DIRTY (REPLACE)

The disposable filter was dirty and needs to be changed/replaced.

Recommendation

Contact a handyman or DIY project



Garage unit



Rear right bedroom ceiling

5.4.1 Ductwork

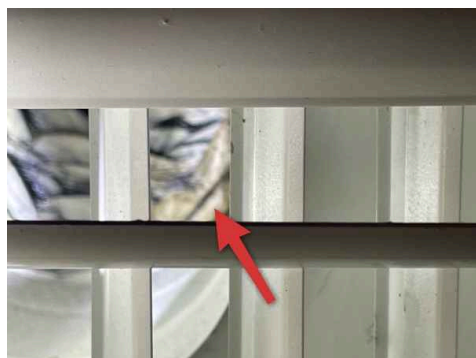
DUCTWORK HAS MOLD GROWTH

 Mold/Environmental Concern

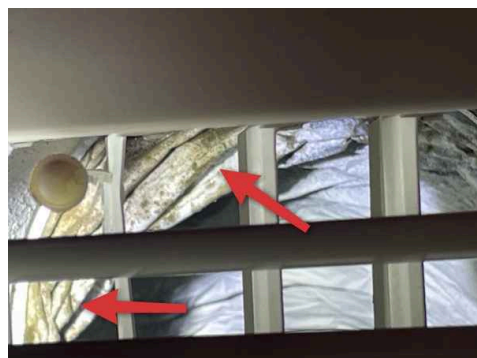
The supply ductwork within the property have debris and suspected mold growth. We highly recommend having the duct system evaluated for cleaning versus replacement. We recommend referring to the guidelines provided by NADCA on HVAC cleaning and restoration.

Recommendation

Contact a qualified HVAC professional.



Left hall bath



Left front bedroom, behind kitchen

5.4.2 Ductwork

DAMAGED DUCT

Damaged ductwork viewed in the attic. Recommend to have a licensed HVAC contractor evaluate and repair/replace ductwork as needed

Recommendation

Contact a qualified HVAC professional.



Right side of attic above air handler

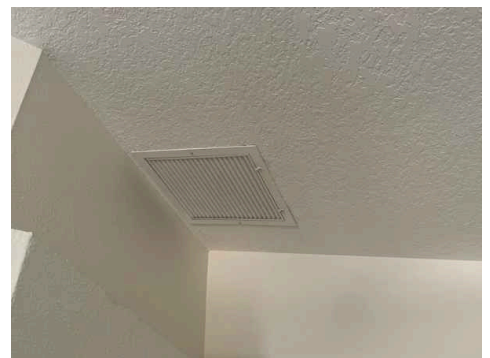
5.4.3 Ductwork

RETURN DUCT LOCATED IN BATHROOM

A return air duct termination was observed in the bathroom. Return ducts should be located in central living areas to properly balance air circulation throughout the home. Bathroom placement can create negative pressure issues and may allow moisture and odors to be drawn into the HVAC system. Consider having an HVAC professional evaluate ductwork layout and recommend relocation to a more appropriate location.

Recommendation

Contact a qualified professional.



Master Bath

6: INDOOR AIR QUALITY ISSUES

Information

General: Dust Levels Within Structure
None

General: Plug-In Air Fresheners
Yes

General: Other Unusual Odors?
No

Observations

6.1.1 General

PLUG-IN AIR FRESHENER HAZARD

 Mold/Environmental Concern

Plug-in air fresheners are not advised due to their ability to release harmful VOCs (Volatile Organic Compounds). We highly suggest the removal of all plug-in devices that emit odors.



7: EXTERIOR INSPECTION

Information

Was exterior inspected during assessment?

Yes

Drainage: Gutters Present?

Yes

Soffit/Overhangs: Type

Metal

Exterior Walls: Exterior structure and finish

Block, Stucco

Drainage: Grading sloped towards building?

Yes

Windows: Issues being caused by windows?

No

Roof: Roof Type

Shingle

Observations

7.1.1 Exterior Walls

STUCCO/SIDING CRACKS

There are various stucco/siding cracks in the exterior of the building that need to be patched/repaired to prevent water intrusion into the structure.

Recommendation

Contact a stucco repair contractor



Below rear left window



Left side by AC condenser

7.1.2 Exterior Walls

OPENINGS/GAPS

There are openings and gaps around the exterior of the property. We highly recommend filling these areas in to prevent water intrusion.

Recommendation

Contact a qualified professional.



Rear side to right of sliding glass door



Rear side to right of sliding glass door



Rear side above sliding glass door



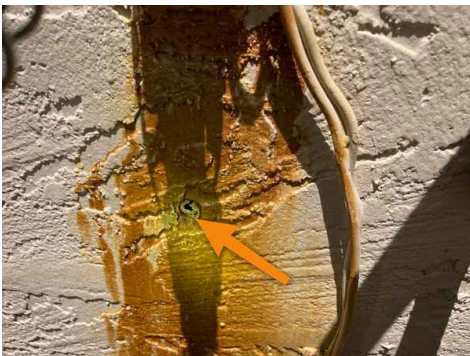
Rear side above sliding glass door



Multiple holes around window at rear left side of living room



Left side by AC condenser



Left side by AC condenser



Multiple locations around overhead garage door



Multiple locations around overhead garage door

7.2.1 Windows

CAULKING NEEDED

Various windows have deteriorated caulking/sealant that needs to be replaced to prevent moisture intrusion.

Recommendation

Contact a handyman or DIY project



Rear right



Rear right side of living room, next to fireplace



Rear left side of living room, next to fireplace



Fixed window at rear left side of kitchen/family room



Rear side of rear guest bedroom



Left front bedroom

7.3.1 Drainage

SLOPED TOWARDS STRUCTURE

The site drainage appears to be inadequate and can lead to water pooling next to the structure. Have landscaper regrade these areas to channel water away from building.

Recommendation

Contact a qualified landscaping contractor



Front right



Front right

7.5.1 Soffit/Overhangs

MISSING/LOOSE SOFFIT SCREENS

Missing/loose soffit screens can allow pest intrusion. Recommend repairs.

Recommendation

Contact a qualified professional.



Missing it front right side

8: SAMPLING

Information

Were samples recommended?

Yes

Type of sampling equipment

Swab Samples, Air-O-Cell Spore Traps, Beeze ET

Calibration

Calibrated to 15 LPM



Sample Information: What type of samples were recommended?

Air, Surface

Sample Information: Were any recommended samples declined?

No

Results: Unusual Mold Conditions Exist with Air Results?

No

Results: Unusual Mold Conditions Exist with Surface Results?

Yes

Sample Information: Mold Sample Info

Outside. 4202 8343



Sample Information: Mold Sample Info

Left front bedroom. 4202 8366



Sample Information: Mold Sample Info

Family room. 4202 8676



Sample Information: Mold Sample Info

Living room. 4202 8454



Sample Information: Mold Sample Info

Master bedroom. 4303 5897



Sample Information: Mold Sample Info

Flooring in left front bedroom closet. S-1



Observations

8.2.1 Results

**SURFACE SAMPLE RESULTS**

The surface sample results showed elevated or unusual conditions existing (Condition 2 or 3 status). This indicates the need for remediation or cleaning. In cases where 10 sq. ft. or more of mold is present, the project (per State-Law) is required to be handled by a State-Licensed Mold Remediation Contractor. In these cases and/or where occupants with heightened health circumstances are present, a remediation protocol is recommended. Please see attached lab report for details on the findings related to the samples.

For convenience, here is a link with detailed information about commonly found species of mold: [Mold/Fungal Glossary](#)

Recommendation

Contact a qualified mold remediation contractor

9: CONCLUSIONS

Information

General: Is professional mold remediation recommended?

Yes

If yes, please see the notes/observations below for more details.

General: Is HVAC mold remediation recommended?

Yes

General: Is a remediation protocol suggested?

No

Important Notice:

If professional remediation is recommended or mold growth (or suspected mold) exceeds 10 sq. ft., we strongly advise adding a detailed remediation protocol to your service for an additional fee. This document outlines the scope of work for all involved and serves as a guide for remediation contractors to provide accurate quotes.

Observations

9.1.1 General

 Mold/Environmental Concern

MOLD REMEDIATION RECOMMENDED

Based on the inspection and/or laboratory findings, we highly recommend having a licensed professional carry out the cleaning, treatment and remediation process for the items listed in this report as having water intrusion issues and visible or suspected hidden mold growth.

The use of special equipment and engineering controls like plastic containment barriers, HEPA-filtered air scrubbers, HEPA-vacuums and antimicrobials are commonly implemented to help reduce occupant exposure to microbial matter and to protect other non-affected areas of the home from exposure to airborne mold, bacteria and byproducts during the cleaning/removal process.

If a separate remediation protocol is written for this project, please refer to this detailed document for all actions related to the clean-up, containment design, restoration efforts and successful cleaning and verification of the property.

Remediation is needed in the front left bedroom closet

Recommendation

Contact a qualified mold remediation contractor

9.1.2 General

 Mold/Environmental Concern

HVAC REMEDIATION RECOMMENDED

Depending on the extent of mold contamination within the HVAC system, either a qualified HVAC professional or a State-Licensed mold remediation contractor will be required for the remediation work. The National Air Duct Cleaners Association (NADCA) has a guidance document that gives recommendations on the cleaning and restoration of HVAC systems. We highly recommend having the "[The NADCA Standard for Assessment, Cleaning, and Restoration of HVAC Systems](#)" followed when any contractor is performing the work.

Remediation needed inside the garage air handler and garage air handler supply plenum. Ducts need cleaned in left hall bath and front guest bedroom (front side of the kitchen)

Recommendation

Contact a qualified HVAC professional.