SITE survey. APP

SITE SURVEY REPORT

Mold Inspection Checklist

Prepared for	Bayshore Rental Homes LLC
Date	9 Oct 2026
Site	14 Palmetto Grove Lane, Tampa
Prepared by	L. Ferreira

FORM

Mold Inspection Checklist

1. Inspection details

Project	14 Palmetto Grove Lane, Tampa: mold inspection (completed example)
Property address	14 Palmetto Grove Lane, Tampa, FL 33611
Owner or property manager	Bayshore Rental Homes LLC
Location (GPS)	27.9139, -82.4993
Inspection date	9 Oct 2026
Inspected by	L. Ferreira, property manager
Property type	Single-family house
Occupancy	Rented
Year built (approximate)	1987
Why is the inspection being done?	Visible mold reported, Musty odor
Known leaks, floods or repairs, and what the occupant has seen	Tenant reported a musty smell in the kitchen and dark spots on the bathroom ceiling on 6 Oct. No earlier leaks on file.
Has an occupant raised health concerns?	No
State	Florida
Inspector	Owner or property manager

> Florida Statutes 468.8411 and 468.8419: a "mold assessment" includes physical sampling and detailed evaluation to form a hypothesis about mold growth of more than 10 square feet, and only a person who complies with the state's mold assessor rules may perform or offer one. An assessor may not remediate a structure they assessed in the last 12 months (with a Division I contractor exception).

> This is a visual inspection record of what was seen and measured on the day. It does not certify the building free of mold, and there are no EPA or other federal limits for mold or mold spores. Hidden mold (inside walls, ducts or above ceilings) may not be visible.

2. Outside, plumbing and HVAC

Roof, flashing and gutters: no leaks, gutters clear and draining	Acceptable
Ground slopes away from the foundation, no water collecting at the walls	Acceptable

Siding, windows and doors sealed, no water getting in	Acceptable
Crawlspace or basement dry, no standing water	Acceptable
Visible plumbing (water heater, supply lines, drains) not leaking	Acceptable
Clothes dryer vented to the outside	Acceptable
Checks needing action	0
Not checked	0
Air conditioning drip pan clean, condensate drain line clear and flowing	Acceptable
Air handler, coil and cabinet free of visible growth	Acceptable
Supply and return grilles free of visible growth and condensation	Acceptable
Filter fitted, the right size and not wet or moldy	Acceptable
Ductwork that can be seen dry, insulated where needed, no visible growth	Acceptable
HVAC checks needing action	0
Not checked	0

Photos of the HVAC system



Relative humidity in the main living area (%)	58
Outdoor relative humidity (%)	74

3. Rooms

Rooms and areas 1: Kitchen

Room or area	Kitchen
Type of room	Kitchen
Visible mold growth?	Yes
Where is it?	Under a sink or in a cabinet
Length of the growth (ft)	2
Width of the growth (ft)	1.5
Area of visible growth (sq ft)	3
EPA size category (Table 2)	Small: under 10 sq ft
Materials affected	Wood, cabinet or trim
Musty odor?	Yes
Moisture sources found	Plumbing leak
Describe the source	Slip joint on the sink trap dripping into the base cabinet. Water standing on the cabinet floor.
Still wet or leaking now?	Yes
Exhaust fan	Working
Moisture meter and scale	Pin meter, wood scale
Reading on the affected material	38
Reading on the same material in a dry area	12
Affected area above the dry reading	26
Relative humidity (%)	56
Air temperature (°F)	77
Humidity	At or below 60%

Photos: the growth, the source and the meter readings





What you can see	Dark growth across the sink base panel and the back of the cabinet floor, swollen particleboard. Musty smell when the doors are opened. Nothing found on the wall behind the cabinet.

Rooms and areas 2: Hall bathroom

Room or area	Hall bathroom
Type of room	Bathroom
Visible mold growth?	Yes
Where is it?	Ceiling, Around a vent or fan
Length of the growth (ft)	3
Width of the growth (ft)	2
Area of visible growth (sq ft)	6
EPA size category (Table 2)	Small: under 10 sq ft
Materials affected	Drywall, Paint or wallpaper
Musty odor?	Yes
Moisture sources found	Condensation, No working exhaust fan
Describe the source	Wall exhaust fan does not run on the switch. Tenant showers daily with the window closed. No roof leak found in the attic above.
Still wet or leaking now?	No
Exhaust fan	Fitted, not working
Moisture meter and scale	Pinless meter, relative scale

Reading on the affected material	24
Reading on the same material in a dry area	18
Affected area above the dry reading	6
Relative humidity (%)	68
Air temperature (°F)	78
Humidity	Above 60%

Photos: the growth, the source and the meter readings



What you can see	Growth and staining on the ceiling paint around the ceiling grille, spreading toward the wall. Ceiling readings only slightly above the dry ceiling in the hall, so condensation rather than a leak.

Rooms and areas 3: Bedroom 2

Room or area	Bedroom 2
Type of room	Bedroom
Visible mold growth?	No
Musty odor?	No
Moisture sources found	None found
Moisture meter and scale	Pinless meter, relative scale
Reading on the affected material	17
Reading on the same material in a dry area	16
Affected area above the dry reading	1

Relative humidity (%)	55
Air temperature (°F)	76
Humidity	At or below 60%
What you can see	Checked behind the bed and the closet. Nothing found.

Rooms and areas 4: Living area

Room or area	Living area
Type of room	Living area
Visible mold growth?	No
Musty odor?	No
Moisture sources found	None found
Relative humidity (%)	55
Air temperature (°F)	76
Humidity	At or below 60%
What you can see	Nothing found. Window frames dry.
Rooms inspected	4
Rooms with visible growth	2
Total visible growth (sq ft)	9
Rooms still wet or leaking	1
Rooms with a musty odor	2
Rooms needing action	2

4. Sampling

> EPA: in most cases, if visible mold growth is present, sampling is unnecessary. No EPA or other federal limits have been set for mold or mold spores, so a sample result cannot show compliance with a federal standard. Surface sampling may help show whether an area was adequately cleaned.

Was sampling done?	No
Why it was or was not done	Growth is visible and both sources were found. EPA says sampling is usually unnecessary when growth can be seen.

5. Findings and recommendations

Rooms with visible growth	2
Total visible growth (sq ft)	9
Cleanup guide	Under 10 sq ft in total

> EPA: if the moldy area is less than about 10 square feet (roughly 3 ft by 3 ft), in most cases you can handle the job yourself following EPA's guidelines. If there has been a lot of water damage or mold covers more than 10 square feet, consult EPA's Mold Remediation in Schools and Commercial Buildings guide.

Recommendations	Fix the water problem first, Dry wet materials and items within 24 to 48 hours, Repair or fit an exhaust fan vented outside, Clean mold off hard surfaces and dry them, Remove and replace moldy porous materials, Re-inspect after the work

> EPA: clean up mold promptly and fix the water problem; dry water-damaged areas and items within 24 to 48 hours to prevent mold growth.

Main findings in plain words	Two areas of visible growth, about 9 sq ft in total. Kitchen: leaking sink trap, cabinet base wet and moldy. Hall bathroom: exhaust fan not working, growth on the ceiling paint from shower condensation. No other rooms affected.

6. Result, actions and sign-off

Items needing action	2
Result	Action needed before the property is signed off

Actions 1: Replace the leaking sink trap and check the drain for leaks.

Action	Replace the leaking sink trap and check the drain for leaks.
Priority	Urgent: stop the water
Who will do it	Gulfway Plumbing, T. Nguyen
Due by	10 Oct 2026
Status	In progress

Actions 2: Remove the moldy sink base and cabinet floor, dry the cabinet, clean hard surfaces, fit a new base.

Action	Remove the moldy sink base and cabinet floor, dry the cabinet, clean hard surfaces, fit a new base.
Priority	Dry out within 24 to 48 hours

Who will do it	Bayshore maintenance, K. Mills
Due by	12 Oct 2026
Status	Open

Actions 3: Replace the bathroom exhaust fan, ducted to the outside, then clean the ceiling, let it dry and repaint.

Action	Replace the bathroom exhaust fan, ducted to the outside, then clean the ceiling, let it dry and repaint.
Priority	Clean up or remove growth
Who will do it	Bayshore maintenance, K. Mills
Due by	19 Oct 2026
Status	Open
Actions still open	3
Decision	Repairs and cleanup needed
Next check or re-inspection date	22 Oct 2026
Summary for the client	Mold found under the kitchen sink (leaking trap) and on the hall bathroom ceiling (exhaust fan not working). Both under 10 sq ft. Leak repair booked for 10 Oct, cabinet and fan work to follow, re-inspection on 22 Oct. Tenant asked to keep the window open while showering until the fan is replaced.
Inspector name	L. Ferreira
Inspector signature	
Owner or property manager name	M. Castellano
Owner or property manager signature	