

RESCUEDRY RESTORATION

# MOISTURE & MOLD INVESTIGATION GUIDE

*A complete room-by-room protocol for detecting moisture intrusion and mold risk in any residential or commercial property — using the tools in your MoldScan Pro Kit.*

| 15                    | 7                                | 4                       | IICRC             |
|-----------------------|----------------------------------|-------------------------|-------------------|
| Pages of pro protocol | Room-by-room investigation zones | Detection tools covered | Aligned standards |

**Included with your MoldScan Pro Kit**

Prepared by RescueDry Restoration — NYS Licensed Mold Assessment & Remediation  
IICRC Certified: WRT · ASD · FSRT · OCT | EPA Lead | NYS Asbestos Inspection

## What's Inside This Guide

| #  | Chapter                              | Page |
|----|--------------------------------------|------|
| 01 | How to Use This Guide + Kit Overview | 3    |
| 02 | Understanding Moisture & Mold Risk   | 5    |
| 03 | Using Your Moisture Meter            | 7    |
| 04 | Using Your Thermo-Hygrometer         | 10   |
| 05 | Using Your UV Flashlight             | 12   |
| 06 | Room-by-Room Investigation Protocol  | 14   |
| 07 | How to Use the Air Mold Test Kit     | 22   |
| 08 | Reading Your Results                 | 24   |
| 09 | When to Call a Professional          | 27   |
| 10 | Master Investigation Checklist       | 29   |

## Chapter 01 — How to Use This Guide

This guide walks you through a systematic moisture and mold investigation of any home or building. You don't need prior experience. Each chapter corresponds to a tool in your MoldScan Pro Kit and a phase of the investigation process.

### Kit Contents Reference

| Tool                   | Purpose                                     | Chapter |
|------------------------|---------------------------------------------|---------|
| Pinless Moisture Meter | Detect moisture in walls, floors, ceilings  | 03      |
| Thermo-Hygrometer      | Measure ambient humidity and dew point risk | 04      |
| UV Flashlight (395nm)  | Reveal biological contamination visually    | 05      |
| Air Mold Test Kit (4x) | Capture and culture airborne spore samples  | 07      |
| This Guide             | Protocol, interpretation, and checklists    | All     |

#### **! IMPORTANT — Safety First**

Always wear an N95 or P100 respirator when entering suspected mold areas.

Wear nitrile gloves and safety glasses during any sampling.

Do not disturb visible mold growth — document it and test nearby air instead.

If you smell a strong musty odor, exit and ventilate the space before re-entering.

### Recommended Investigation Order

For best results, follow this sequence. It moves from least invasive to most invasive and prevents cross-contamination between test areas.

1. Set up your thermo-hygrometer in each room first — let it stabilize for 5 minutes before reading.
2. Do a visual walkthrough with your UV flashlight in low-light conditions.
3. Use the moisture meter on walls, baseboards, and flooring in each zone.
4. Place air mold test dishes in the highest-concern areas before running the moisture meter (opening walls stirs air).
5. Document all readings on the Master Checklist (Chapter 10).
6. Photograph anything unusual — timestamps matter for insurance and remediation records.

## Chapter 02 — Understanding Moisture & Mold Risk

Mold is not a cleaning problem — it's a moisture problem. Every mold issue begins with excess water. Understanding where moisture comes from and how quickly mold colonizes is essential to catching problems before they become expensive.

| 24–48 hrs                                      | >60% RH                                    | \$3,000+                                    | 1 in 3                               |
|------------------------------------------------|--------------------------------------------|---------------------------------------------|--------------------------------------|
| Time for mold to start growing on wet material | Relative humidity that enables mold growth | Average cost of undetected mold remediation | US homes with hidden moisture issues |

### The Moisture Triangle

Three conditions must exist simultaneously for mold to grow: a food source (organic material like drywall, wood, paper, dust etc), the right temperature (40–100°F), and moisture. Remove any one of these and mold cannot grow. Since you can't remove the building materials or change the temperature, moisture control is your only lever.

### Common Moisture Sources

- Plumbing leaks (supply and drain lines)
- Bathroom exhaust fan failure
- Roof leaks and attic condensation
- Crawlspace ground vapor intrusion
- Foundation seepage and hydrostatic pressure
- Window and door frame failures
- HVAC condensation overflow
- Improper exterior grading
- Ice damming in northern climates
- High outdoor humidity infiltration

### Common Mold Species

| Species                   | Appearance           | Common Location          | Health Risk   |
|---------------------------|----------------------|--------------------------|---------------|
| Cladosporium              | Olive-green to black | HVAC, carpet, fabrics    | Low–Moderate  |
| Penicillium               | Blue-green, powdery  | Water-damaged walls      | Moderate      |
| Aspergillus               | Yellow, green, black | Damp insulation, dust    | Moderate–High |
| Stachybotrys (Black Mold) | Dark black, slimy    | Chronically wet drywall  | HIGH          |
| Chaetomium                | White to gray        | Leaky roofs, wet drywall | Moderate      |
| Alternaria                | Dark brown/black     | Showers, window frames   | Low–Moderate  |

## Chapter 03 — Using Your Moisture Meter

The pinless moisture meter is your primary diagnostic tool. It works by scanning electromagnetic signals through material — no pins required, no surface damage. Wet materials respond differently to the scan than dry ones, and the meter converts this into a moisture reading displayed on the color LCD.

### Setting Up Your Meter

- Select the correct mode: Most meters have settings for wood and building materials. Use Building mode for drywall, concrete, and subfloor. Use Wood mode for framing, joists, and hardwood floors.
- Calibrate by testing a known-dry material before your first use. Wood indoors in a climate-controlled environment for 30+ days should read in the dry range.
- Hold the meter flat against the surface — firm contact ensures an accurate reading. No need to press hard.
- Take multiple readings in a grid pattern — never rely on a single point.

### Moisture Reading Reference Table

| Material           | Dry (Safe) | Elevated (Watch) | Wet (Action Required) |
|--------------------|------------|------------------|-----------------------|
| Drywall / Gypsum   | 5–12%      | 13–16%           | > 16%                 |
| Wood Framing       | < 12%      | 12–17%           | > 17%                 |
| Hardwood Floors    | < 10%      | 10–14%           | > 14%                 |
| Subfloor (Plywood) | < 12%      | 12–16%           | > 16%                 |
| Concrete Slab      | < 3%       | 3–5%             | > 5%                  |
| Plaster            | < 2%       | 2–5%             | > 5%                  |

#### >> PRO TIP — Grid Testing

Never rely on a single reading. Use a 12-inch grid pattern across suspect walls.

Mark high readings with blue painter's tape so you can photograph and map the moisture pattern.

A pattern of high readings that follows a vertical line often indicates a plumbing leak.

A pattern that concentrates at the base of an exterior wall usually indicates foundation infiltration.

### Where to Test — Priority Locations

- Behind toilets and under sinks
- Base of drywall in basement/crawlspace
- Base of exterior walls (all rooms)
- Ceiling below bathrooms
- Below windows
- Around HVAC air handler unit
- Around bathtubs and showers
- Subfloor at base of exterior doors
- Beneath dishwasher and refrigerator
- Around any visible staining or discoloration

## Chapter 04 — Using Your Thermo-Hygrometer

The thermo-hygrometer measures ambient temperature and relative humidity (RH%) simultaneously. Together, these readings tell you whether air conditions in a space can support mold growth — even before mold is visible. The ideal indoor RH range is 40–60%.

### Key Readings and What They Mean

| Condition         | Reading   | Risk Level | Recommended Action                                                                          |
|-------------------|-----------|------------|---------------------------------------------------------------------------------------------|
| Relative Humidity | < 40% RH  | TOO DRY    | Low humidity. May cause irritation.                                                         |
| Relative Humidity | 40–60% RH | IDEAL      | Target range. Maintain this level.                                                          |
| Relative Humidity | 60-75% RH | HIGH       | Active mold risk. Licensed mold inspection is highly recommended                            |
| Relative Humidity | > 75% RH  | CRITICAL   | Mold is likely present. Licensed mold inspection is highly recommended.                     |
| Dew Point         | < 55°F    | LOW        | Condensation unlikely.                                                                      |
| Dew Point         | 55–65°F   | WATCH      | Condensation possible on cold surfaces.                                                     |
| Dew Point         | > 65°F    | HIGH       | Condensation likely. Check cold surfaces and below to spot any water stains or mold growth. |

### Understanding Dew Point

Dew point is the temperature at which water vapor in the air will condense into liquid water. This matters because even if the air feels dry, if a surface (like a concrete wall or cold pipe) is below the dew point temperature, moisture will condense on it — invisibly feeding mold.

#### >> REAL WORLD EXAMPLE

Outdoor air at 80°F / 70% RH has a dew point of about 68°F.

If this air enters a basement where the concrete block wall is 60°F, condensation will form on that wall every time the door or window is open — even on a 'dry' day.

This is why basements stay wet in summer even without any leaks.

### Placement Protocol

- Place the meter 3–4 feet above the floor, away from exterior walls and HVAC vents.
- Wait 5 minutes after entering a room before recording readings — your body heat affects results.
- Test each room at the same time of day for consistent comparison.
- Test basements and crawlspaces separately — they typically have very different conditions.
- Record both the current reading AND the Min/Max stored values if your meter has that function.

## Chapter 05 — Using Your UV Flashlight

Your UV flashlight emits 395nm ultraviolet light (near UV-A range). When this light hits certain organic compounds — including many mold metabolites — they fluoresce, producing a visible glow that is invisible under normal white light.

### **! IMPORTANT LIMITATION**

UV flashlights can reveal biological contamination but CANNOT confirm mold species.

Many substances fluoresce under UV light: laundry detergent residue, certain paints, pet urine.

A glowing area under UV light is a reason to test further — not a definitive mold diagnosis.

No fluorescence does NOT rule out mold — some species do not fluoresce at all.

### How to Use the UV Flashlight Effectively

- Darken the room completely. Close curtains, turn off all lights. The darker the room, the more visible fluorescence becomes.
- Hold the flashlight 6–12 inches from the surface at a 45° angle. This creates more contrast.
- Move slowly. Scan in overlapping passes. Mold growth patterns are often diffuse.
- Look for: Yellow-green or blue-white glow, irregular patches, streaking along seams or joints.
- Photograph any glowing areas with your phone camera — cameras often pick up UV fluorescence better than the naked eye.
- Mark suspicious areas with painter's tape for moisture meter follow-up testing.

### Priority UV Investigation Areas

- HVAC supply and return ducts
- Bathroom ceiling and grout lines
- Behind and under refrigerator
- Basement wall-floor joint
- Inside cabinets below sink
- Window sills and frames
- Attic sheathing and rafters
- Inside closets on exterior walls
- Crawlspace joists and sill plates
- Laundry room walls near washer

## Chapter 06 — Room-by-Room Investigation Protocol

Use this section as your field reference during investigation. Each zone lists specific locations to test, what to look for, and the tools to use. Record all readings on the Master Checklist in Chapter 10.

### Zone 1 — Bathrooms

Bathrooms are the highest-risk zone in most homes due to daily water use, poor ventilation, and the presence of porous grout and caulk.

| Location                      | Method / What to Check                                |
|-------------------------------|-------------------------------------------------------|
| Ceiling above shower/tub      | Moisture meter + UV scan                              |
| Caulk line at tub/wall joint  | Visual + UV — look for black staining                 |
| Grout lines on tile walls     | Visual + UV — discoloration indicates growth          |
| Base of drywall behind toilet | Moisture meter — common slow leak area                |
| Under sink cabinet floor      | Moisture meter — drain and supply leaks               |
| Exhaust fan area              | RH reading — if > 70% after 15 min, fan is inadequate |
| Exterior wall behind shower   | Moisture meter through access if available            |

#### ! RED FLAG

A bathroom RH reading above 80% after a shower with the fan running is a ventilation failure requiring correction.

### Zone 2 — Kitchen

Kitchens have multiple hidden water sources — supply lines, drain connections, ice maker lines, and dishwashers — often behind finished surfaces.

| Location                           | Method / What to Check                                      |
|------------------------------------|-------------------------------------------------------------|
| Cabinet floor below sink           | Moisture meter + visual                                     |
| Wall behind dishwasher             | Moisture meter on drywall — pull dishwasher out if possible |
| Floor at base of refrigerator      | Moisture meter — ice maker and drain pan leaks              |
| Base of exterior wall below window | Moisture meter — window pan failures                        |
| Ceiling below second-floor bath    | Moisture meter — toilet and tub drain leaks                 |
| Under-counter wall cavities        | UV scan if cabinets removable                               |

#### ! RED FLAG

Also inspect particle board cabinet floors and walls for delamination or swelling — this bubbling and separation is a reliable visual indicator of prolonged moisture exposure and likely mold growth behind or beneath the cabinet.

## Zone 3 — Basement

Basements are the most complex zone — subject to ground moisture, condensation, plumbing leaks, HVAC moisture, and structural water intrusion, often simultaneously.

| Location                              | Method / What to Check                      |
|---------------------------------------|---------------------------------------------|
| Wall-floor joint (all sides)          | Moisture meter — primary infiltration point |
| Base of all exterior walls            | Moisture meter on every 12-inch grid        |
| HVAC air handler and ductwork         | Visual + UV — common mold harbor            |
| Water heater base and connections     | Moisture meter + visual                     |
| Floor drain area                      | Moisture meter on surrounding slab          |
| Sump pit and surrounding walls        | Moisture meter on nearby block              |
| Ceiling/floor joist area              | UV scan from below                          |
| Stored cardboard and organic material | Visual — remove if wet or stained           |

### ! RED FLAG

Any wall-floor joint reading above 3% on a concrete block wall requires investigation of exterior drainage and grading.

## Zone 4 — Crawlspace

Crawlspaces are high-risk environments that most homeowners never inspect. Ground vapor, standing water, and lack of air movement create ideal mold conditions year-round.

| Location                            | Method / What to Check                           |
|-------------------------------------|--------------------------------------------------|
| Ground vapor barrier condition      | Visual — look for tears, pooling water           |
| Wood sill plates at foundation      | Moisture meter — first contact point for vapor   |
| Floor joists and subfloor underside | Moisture meter + UV scan                         |
| HVAC ducts in crawlspace            | Visual — check for condensation and gaps         |
| Foundation vents                    | Visual — should be clear and functional          |
| Insulation condition                | Visual — fallen or wet insulation holds moisture |

### ! RED FLAG

Any wood reading above 19% in a crawlspace indicates active decay risk and likely mold. Do not enter without a P100 respirator.

## Zone 5 — Attic

Attics fail due to inadequate ventilation, bathroom exhaust fans vented into the attic (instead of outside), and roof leaks. Mold on attic sheathing is one of the most common undisclosed defects in real estate transactions.

| Location                         | Method / What to Check                                 |
|----------------------------------|--------------------------------------------------------|
| Roof sheathing (plywood/OSB)     | UV scan + moisture meter                               |
| Ridge, hip and valley areas      | Moisture meter — leak entry points                     |
| Eave and soffit areas            | Moisture meter — ice dam damage                        |
| Bathroom exhaust fan termination | Visual — must terminate OUTSIDE, not in attic          |
| Insulation condition             | Visual — wet or compressed insulation = moisture event |
| Rafters and blocking             | UV scan + moisture meter on any dark staining          |

### **! RED FLAG**

Black or dark gray staining on attic sheathing is almost always mold. Scope of coverage is typically 20–80% of sheathing in failed attics.

## **Zone 6 — Living Areas**

Living rooms, bedrooms, and hallways are typically lower risk but can harbor hidden moisture from exterior wall failures, HVAC condensation, and roof penetrations.

| Location                         | Method / What to Check                          |
|----------------------------------|-------------------------------------------------|
| Exterior walls below windows     | Moisture meter — window flashing failures       |
| Ceiling at roof penetrations     | Moisture meter + UV                             |
| Base of exterior walls           | Moisture meter — air/vapor barrier failures     |
| HVAC supply and return registers | UV scan — spore accumulation visible            |
| Closets on exterior walls        | Moisture meter + RH reading — condensation risk |

### **! RED FLAG**

A consistent musty odor in a living area with no visible mold source almost always indicates a hidden moisture source behind a finished surface.

## Zone 7 — Laundry / Utility

Laundry rooms combine three major moisture sources: the washer supply lines, the drain connection, and the dryer exhaust system.

| Location                 | Method / What to Check                           |
|--------------------------|--------------------------------------------------|
| Behind washing machine   | Moisture meter on wall — hose failures           |
| Dryer duct termination   | Visual — must vent outside, not into wall cavity |
| Floor drain area         | Moisture meter on surrounding slab/floor         |
| Water heater connections | Visual + moisture meter on surrounding drywall   |
| Utility sink drain area  | Moisture meter on base cabinet and wall          |

### ! RED FLAG

A dryer vented into a wall cavity (instead of outside) will cause moisture accumulation and mold within 1–2 seasons.

## Chapter 07 — Using the Air Mold Test Kit

Your kit includes 4 air mold test kits using the settle-plate method. This captures airborne mold spores on a nutrient agar surface over a 1-hour exposure period, then allows them to grow and become visible over 48–96 hours.

### Step-by-Step: Setting Up Your Air Sample

7. Choose your test location. Pick areas of highest concern based on your moisture meter and UV findings. Prioritize basement, bathrooms, and the room where occupants spend most time.
8. Prepare the petri dish. If your kit includes a liquid medium vial, pour it into the dish and allow to gel for 1 hour on a level surface before testing. If it comes pre-poured, skip this step.
9. Label your dishes. Mark each dish with room name and date using a permanent marker on the bottom of the dish — not the lid.
10. Place the dish. Set on a level surface 3–4 feet above the floor, away from HVAC vents, open windows, or foot traffic.
11. Expose for exactly 1 hour. Remove the lid and place it upside-down next to the dish. Set a timer. Do not walk through the room during exposure.
12. Seal and incubate. Replace the lid after 1 hour. Seal with provided tape. Store at room temperature (68–77°F) in a dark location. Do NOT refrigerate.
13. Check results. Inspect at 48 hours, then again at 72 and 96 hours. Mold colonies appear as fuzzy, colored spots on the agar surface.

### Optional: HVAC Testing Method

To test your HVAC system: locate the return air vent farthest from the air handler. Tape the open petri dish (agar side facing the airflow) against the open vent. Close all other vents. Run the system fan on 'ON' (not AUTO) for 10 minutes. Remove, seal, and incubate as above. Colonies from this test indicate spore loading within the duct system.

## Chapter 08 — Reading Your Results

### Interpreting Air Sample Petri Dish Results

| Colony Count (per dish) | Interpretation               | Action                                 |
|-------------------------|------------------------------|----------------------------------------|
| 0 colonies              | No detectable mold in air    | Monitor — retest in 3 months           |
| 1–3 colonies            | Low background mold — normal | Monitor — note any changes             |
| 4–10 colonies           | Elevated mold — concerning   | Investigate moisture sources           |
| 11–25 colonies          | High mold load               | Professional investigation recommended |
| > 25 colonies           | Severe mold contamination    | Professional remediation required      |

### Correlating Your Findings

A single high reading rarely tells the full story. Use this matrix to assess combined risk across your moisture meter, hygrometer, and UV findings:

| Moisture Meter | Hygrometer RH% | UV Findings | Risk Assessment                           |
|----------------|----------------|-------------|-------------------------------------------|
| Dry            | < 40%          | None        | LOW — No action needed                    |
| Elevated       | 40–60%         | None        | MODERATE — Monitor, check source          |
| Elevated       | > 60%          | Possible    | HIGH — Moisture source investigation      |
| Wet            | > 60%          | Present     | HIGH — Professional investigation advised |
| Wet            | > 70%          | Present     | HIGH — Remediation likely required        |

#### ABOUT YOUR AIR SAMPLE RESULTS

Your risk assessment above is based on moisture and humidity readings, which are the most reliable indicators of an active problem. Air sample colony counts (Chapter 07) are a helpful supporting data point but are not used to set your risk tier.

Mold spores are present in nearly all indoor air, and results can be affected by recent cleaning, weather, or handling during the test. A high colony count paired with normal moisture and humidity readings usually reflects background levels, not an active issue — while a low count doesn't rule out a problem your other readings point to.

Bring your colony count to a licensed assessor as context, not as a stand-alone verdict.

### Pattern Recognition

- Elevated moisture + low humidity = active leak (water coming in but not evaporating yet).
- Low moisture + high humidity = condensation risk (no current leak but mold conditions present).
- Low moisture + low humidity + UV positive = historic moisture event (past mold, may still be active).
- High moisture + high humidity + high colony count = active ongoing problem requiring professional attention.

## Chapter 09 — When to Call a Professional

This guide is designed to help you understand your home's condition — not replace professional mold assessment when conditions warrant it. The following situations require a licensed mold inspector to assess your situation.

### **! STOP — CALL A PROFESSIONAL IMMEDIATELY IF ANY OF THESE EXIST:**

Any moisture meter reading is more than 2x the 'wet' threshold in the table on page 7.

Air sample colony count exceeds 25 colonies on any single dish, particularly alongside elevated moisture or humidity readings elsewhere in your investigation.

Visible mold covers more than 10 square feet (roughly 3x3 feet).

Occupants are experiencing unexplained respiratory symptoms, headaches, or fatigue.

There is a strong persistent musty odor with no identified source.

You find wet structural wood (joists, sill plates, rafters) above 25% moisture content.

## What a Licensed Mold Inspector Does Differently

- Spore trap air sampling with cassette-based collection — more accurate for identification and quantification
- Thermal imaging cameras to find moisture behind walls without opening them
- Borescope investigation through small drilled access points behind walls and HVAC vents
- Written assessment report suitable for insurance and legal documentation
- NY State and IICRC S520-compliant remediation scope and protocol development

### **>> FREE AI-POWERED PRE-ASSESSMENT: MOLDSKAN ADVISOR**

Before contacting an assessor, visit [MoldScanAdvisor.com](https://MoldScanAdvisor.com) for a free AI-assisted mold severity check. Answer a few questions about your findings and symptoms to get an instant risk assessment. Bring your MoldScan report to your mold assessor conversation for a more focused, productive discussion.

MoldScan Advisor is built by NYS licensed mold inspectors adhering to mold industry standards and leveraging extensive mold investigation expertise.



### **>> THINK YOU NEED A PROFESSIONAL?**

Based on your readings, a NYS-licensed assessor can confirm what's happening and scope next steps.

Scan this QR code to contact NYS Licensed Mold Assessor or simply call 833-615-1515 to schedule an appointment.



## Chapter 10 — Master Investigation Checklist

Print this checklist and complete it room by room during your investigation. Bring your completed checklist and readings to a licensed assessor if professional evaluation is recommended.

### Pre-Investigation Setup

- Gather all tools: moisture meter, hygrometer, UV flashlight, air test kits
- Put on N95 respirator, nitrile gloves, and safety glasses
- Charge phone for photos — date/timestamp all photos
- Note any areas of concern reported by occupants
- Set thermo-hygrometer in first room — allow 5 minutes before reading

### For Each Room / Zone

- Record ambient temperature: \_\_\_\_\_ °F
- Record relative humidity: \_\_\_\_\_ % (Alarm if > 60%)
- Record dew point: \_\_\_\_\_ °F
- UV scan completed — suspicious areas marked and photographed
- Moisture meter baseline reading on interior wall: \_\_\_\_\_ %
- Moisture meter readings on all exterior walls (record highs): \_\_\_\_\_
- Moisture meter readings below windows: \_\_\_\_\_
- Moisture meter readings at floor/wall joints: \_\_\_\_\_
- All readings recorded on this checklist
- Air mold test dish placed (if this is a priority zone): Room: \_\_\_\_\_

### Zone-Specific Items

- BATHROOM: Exhaust fan tested — runs and moves air? Y / N
- BATHROOM: Caulk lines intact, no separation or black staining? Y / N
- KITCHEN: Under-sink area dry — no staining or odor? Y / N
- KITCHEN: Cabinet particle board — no delamination or swelling? Y / N
- KITCHEN: Dishwasher area checked? Y / N
- BASEMENT: All wall-floor joints tested on moisture meter? Y / N
- BASEMENT: HVAC unit area scanned with UV? Y / N
- CRAWLSPACE: Vapor barrier intact and no standing water? Y / N
- CRAWLSPACE: Wood sill plates tested — reading below 17%? Y / N
- ATTIC: Roof sheathing scanned with UV for black staining? Y / N
- ATTIC: Bathroom exhaust fans terminate OUTSIDE (not in attic)? Y / N
- LAUNDRY: Dryer duct terminates OUTSIDE? Y / N

## Air Mold Test Tracking

| Dish # | Room / Location | Exposure Date | Colony Count (48–96 hr) |
|--------|-----------------|---------------|-------------------------|
| 1      |                 |               |                         |
| 2      |                 |               |                         |
| 3      |                 |               |                         |
| 4      |                 |               |                         |

## Final Assessment Summary

- Highest moisture reading found: \_\_\_\_\_ % Location: \_\_\_\_\_
- Highest RH% found: \_\_\_\_\_ % Location: \_\_\_\_\_
- UV positive areas: Y / N Locations: \_\_\_\_\_
- Total air sample colony counts: Dish 1: \_\_\_\_ Dish 2: \_\_\_\_ Dish 3: \_\_\_\_ Dish 4: \_\_\_\_
- Overall risk assessment: LOW / MODERATE / HIGH

## Notes / Observations

---

---

---

---

## About RescueDry Restoration

RescueDry Restoration is a NYS-licensed mold assessment and remediation company serving Nassau County, Suffolk County, Queens, and Brooklyn. Our team holds IICRC certifications in Water Damage Restoration (WRT), Applied Structural Drying (ASD), Fire and Smoke Restoration (FSRT), and Odor Control (OCT), along with EPA lead certification and NYS asbestos inspection credentials.

*This guide was written by our licensed mold inspectors and based on real-world field experience and IICRC S520/S500 standards. It is provided for educational purposes and is not a substitute for a professional mold assessment.*