



www.hoveyenvironmental.com    ♦    info@hoveyenvironmental.com  
2929 Chatsworth Blvd    ♦    San Diego    California    92106  
Phone 619.203.9774    ♦    Fax 619.923.3055

## MOISTURE & MOLD ASSESSMENT REPORT

7023 San Bartolo  
Carlsbad, CA 92011

August 13, 2026

**Prepared for:**



**Prepared by:**

Caroline Hovey CMC, CMS, CEC, REA-08115  
Principal Environmental Specialist  
Hovey Environmental LLC

Report #26198-01

|                   |
|-------------------|
| TABLE OF CONTENTS |
|-------------------|

|                                             |    |
|---------------------------------------------|----|
| Statement of Limitations.....               | 1  |
| Project Location & Assessment Protocol..... | 2  |
| Findings.....                               | 3  |
| Recommendations.....                        | 10 |
| Signature of Inspector.....                 | 13 |

## STATEMENT OF LIMITATIONS

The following report has been prepared for and is intended solely for the use of Vickie Griffiths. This report may not be relied upon by third parties without the express consent of Hovey Environmental LLC.

The following microbial assessment report is based on findings of the physical inspection and testing. Findings are current and accurate for the date and time they were found, but do not reflect expected or predictable microbial contamination on and within the property. This report addresses only those areas physically inspected and sampled. Hovey Environmental LLC is not responsible or liable for the non-discovery of any water damage, water problems, microbial contamination, or other conditions of the Subject Property which may occur or may become evident after the inspection and testing time and date. Hovey Environmental LLC is neither an insurer nor guarantor against water problems, microbial contamination, or other defects in the Subject Property and improvements, systems or components inspected. Hovey Environmental LLC makes no warranty, expressed or implied as to the fitness for use of condition of the systems or components inspected. Hovey Environmental LLC assumes no responsibility for the cost of repairing any water problems, microbial contamination, or any other defects or conditions. Hovey Environmental LLC is not responsible or liable for any future water problems, microbial contamination, or any other future failures or repairs. Remediation recommendations are suggested guidelines, not a detailed remediation protocol. More or less actions may be necessary and will be determined by the remediation company chosen by the property owners or other responsible party.

The findings, testing, opinions, and remediation recommendations contained within this report meet with the industry guidelines and standards set forth by the American Industrial Hygiene Association, American Council of Governmental Industrial Hygienists, World Health Organization, California Department of Public Health, National Institute of Health, and ANSI / IICRC S500 *Standard for Professional Water Damage Restoration*; ANSI / IICRC S520 *Mold Remediation Standard*.

## PROJECT LOCATION & ASSESSMENT PROTOCOL

A mold assessment and testing were performed on August 11, 2026 by Caroline Hovey, Certified Microbial Consultant. The subject property is located at 7023 San Bartolo in Carlsbad, California.

The subject property is manufactured home built on a raised foundation. The scope of work included all accessible areas within the home. The home is currently vacant. Moisture intrusion due to regular use of fixtures in the home (e.g. showers, dishwasher, etc) may not be evident at this time. The region has not received appreciable rainfall in several months. Moisture intrusion due to rain or storm events may not be evident at this time.

The following diagnostic tools were used in the physical investigation:

- Visual assessment of interior and exterior areas of the subject property
- Infrared camera scan: indicates variations in temperature of building materials
- Protimeter moisture meter: indicates relative moisture of building materials up to one inch deep; used along walls, floors, ceilings, and other building materials
  - Less than 15% moisture indicates normal moisture levels (low moisture)
  - Between 15% and 25% warrant further investigation (moderate moisture)
  - Greater than 25% indicates excessive moisture (high moisture)

Samples were not collected at the subject property at this time.

## FINDINGS

### FLOORING:

A strong mold odor was noted in the home. This was particularly evident at the east side of the home. Sagging flooring was noted in the living room, kitchen, and guest bedroom. There are floor registers throughout the home that used to be connected to the HVAC system before the supply ducts were moved to the ceiling. These registers were removed to inspect the space below the subfloor. Mold growth was noted on the floor joists and underside of the subfloor in the living room, and the metal that used to the base lining of the ducts was rusted. The view of the floor joists and subfloor was limited to the stud bay at each register, though it was noted that the heaviest growth was at the east side of the living room. Mold growth was also noted in the flex ducting at the return that runs from the family room to the HVAC unit. This duct is still an active part of the HVAC system. Elevated moisture readings (up to 85%) were noted on the floor in the living room, kitchen, family room, and guest bedroom.

The full extent of mold growth on the substructure could not be determined due to the vapor barrier that is in place on the underside of the structure. While the underlying cause of mold growth and elevated moisture in these areas could not be determined, it was noted that there is no perimeter ventilation for the crawl space other than at the west side of the structure around the primary suite. The perimeter vents at the west side below the primary suite have very narrow openings and will not allow much airflow. Inadequate crawl space ventilation can contribute to moisture retention and mold growth in the crawl space.

### LIVING ROOM, FAMILY ROOM, & BEDROOM WALLS:

The baseboard at the east wall of the living room was separating from the wall. This was noted below the window closest to the northeast corner. This can be an indication of previous moisture exposure.

A faint stain was noted at the base of the west wall in the family room. It is unclear what caused staining in this area. This is not a plumbing wall, but the area could have been impacted by a roof leak or surface moisture (such as a dog bowl or nearby plant).

Moisture readings on the walls throughout the living room, family room, and bedroom were low (<15%) at the time of this evaluation.

#### KITCHEN:

High moisture readings (up to 100%) were detected on the base shelf of the cabinet below the kitchen sink as well as the corner cabinet left of the sink. Moderate moisture readings (up to 25%) were detected on the toe kicks below the sink, at the island across from the sink, and on the peninsula that separates the kitchen and living room. There was a recent leak at the disposal below the sink which may have contributed to moisture in these areas.

#### BATHROOMS:

In the guest bathroom, elevated moisture readings (up to 100%) were detected on the base shelf of the cabinet below the sink. Moderate moisture readings (up to 25%) were detected at the base of the east wall behind the toilet, south wall between the vanity cabinet and door, and west wall next to the bedroom door. Elevated moisture readings (up to 28%) were detected on the adjacent wall in the linen closet. There appears to be visible mold growth on the floor below vanity cabinet (visible through a small gap at the base of the toe kick).

In the primary en-suite bathroom, elevated moisture readings (up to 25%) were detected on the base shelf below the sink.

There was previous remediation conducted in the crawl space below both bathrooms due to leaks at the drain line; however, no post-remediation verification was conducted and the extent of removal and remediation is unclear. Active moisture noted in the bathrooms may be related to a localized plumbing leak or moisture retention from the crawl space below.

#### ROOF:

Disclosures provided by the seller indicated there were previous roof leaks in the home. Moisture readings on the ceiling throughout the home were low (<15%) at the time of this evaluation; however, the region has not had rainfall recently and moisture intrusion due to rain events may not be evident at this time. There is no attic access to inspect the underside of the roof or backside of the ceiling drywall.



*Perimeter vents at north side of home below primary ensuite bathroom*



*Perimeter vents at south side of home below primary bedroom*



*Perimeter vents at west side of home below primary bedroom*



*No perimeter vents at east or north side of home below living room, laundry, guest bathroom, and guest bedroom*



*No perimeter vents at south side of home outside of living room, kitchen, and family room*





*Mold growth below flooring at east side of living room*



*Mold growth on subfloor and floor joist*



*Mold growth on floor joist*



*Mold growth on underside of subfloor*



*Mold growth on underside of subfloor and floor joist*



*Mold growth in return duct*





*Elevated moisture readings on floor in living room*



*Elevated moisture readings on floor in kitchen*



*Elevated moisture readings on floor in kitchen*



*Elevated moisture readings on floor in guest bedroom*



*Baseboard separating from east wall of living room*



*Stain at base of west wall in family room*



*Elevated moisture readings on base shelf below kitchen sink*



*Elevated moisture readings on base shelf of corner cabinet in kitchen*



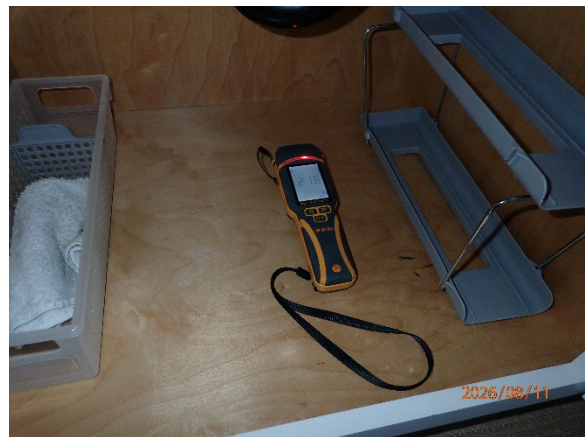
*Elevated moisture readings on toe kick below kitchen sink*



*Elevated moisture readings on toe kick of kitchen island*



*Elevated moisture readings on toe kick of peninsula in kitchen*



*Elevated moisture readings on base shelf of cabinet below primary bathroom sink*





*Elevated moisture readings on base shelf of cabinet below guest bathroom sink*



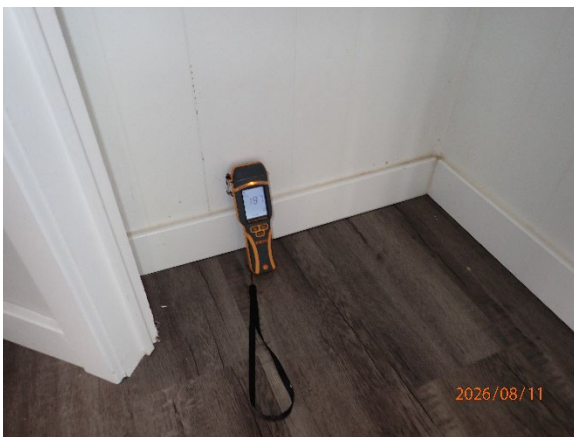
*Elevated moisture readings on east wall behind toilet in guest bathroom*



*Elevated moisture readings on south wall right of vanity cabinet in guest bathroom*



*Elevated moisture readings on west wall of guest bathroom next to bedroom door*



*Elevated moisture readings in linen closet adjacent to guest bathroom*



*Elevated moisture readings in linen closet adjacent to guest bathroom*

## RECOMMENDATIONS

Due to the presence of elevated moisture and mold growth, remediation is recommended in the home. Prior to conducting any remedial work, the supply ducts on the ceiling should be covered to prevent cross-contamination. Remediation should be conducted in two phases: structural remediation followed by detailed cleaning of the home. All appliances should be removed from within the home prior to beginning any remedial work.

### PHASE 1 - STRUCTURAL REMEDIATION:

In order to determine the extent of mold growth on the subfloor and floor joists, it is recommended that all flooring and baseboards be removed throughout the home along with all of the vapor barrier, insulation, and abandoned metal ducting from the underside of the structure. The return flex ducting that runs below the home should be removed. Any debris should be removed from within the crawl space so that the soil is left uncovered. All of the subfloor and floor joists should be inspected. Any subfloor with visible damage or mold growth should be removed. Floor joists that are structurally sound but have visible mold growth can be left in place but should be treated.

Once the baseboards have been removed, the extent of drywall removal should be determined. Drywall and insulation should be removed from the lower two feet (minimum) of the walls in any areas where moisture stains, mold growth, or elevated moisture readings are noted. This should include the areas of concern described in the "Findings" section of this report, as well as any additional areas of damage or mold revealed by the removal of baseboards.

Toe kicks should be removed from the cabinets in the kitchen and both bathrooms to allow inspection of the spaces below. If there is moisture damage or mold growth noted in any of these areas, the affected cabinets should be removed along with any affected drywall and insulation on the walls behind the cabinets.

It is unknown if there are areas of the ceiling impacted by mold growth due to previous roof leaks. Exploratory cuts can be made in areas where there have been known previous leaks or areas where a roofer identifies suspect areas. If mold growth related to previous roof leaks is found, drywall and insulation

should be removed from the ceiling and top of the walls in the affected areas as well as an additional two feet in each direction.

Once the affected materials have been removed, all exposed framing in and around areas of moisture damage or mold growth should be treated by abrasive cleaning (e.g. sanding or wire brushing) and hepa-vacuumed. At that point an initial post-remediation verification should be conducted. This should include visual assessment of all areas throughout the home and crawl space to ensure all materials impacted by mold growth and/or moisture damage have been addressed.

## PHASE 2 - DETAILED CLEANING:

Following structural remediation and visual verification that the first phase is complete, any portion of the subfloor that was removed should be replaced. Insulation and vapor barrier should be replaced on the underside of the substructure.

The HVAC unit should be evaluated by an HVAC contractor. The unit should be cleaned along with all of the supply ducts. New return flex ducting can be installed in the crawl space at this stage as well. Because duct cleaning can introduce particulates into the indoor environment, it is recommended that this be done prior to final interior cleaning. Once the system has been cleaned and the new return duct installed, all registers or openings to the ducts should be covered to prevent cross-contamination during final cleaning.

Final cleaning in the home should be conducted once the interior of the home is isolated from the crawl space. Air scrubbers run under negative pressure should be used throughout the home. Care should be taken to ensure the make-up air comes from the outside of the home and not from the crawl space. All surfaces throughout the home, including walls, floors, ceilings, and fixtures, should be wet-wiped and hepa-vacuumed. Once all treatment is complete, air scrubbers should be switched from negative pressure to scrub (recirculating interior air) for a minimum of 24 to 48 hours.

Post-remediation testing should be conducted throughout the home to ensure airborne mold spore concentrations are within normal levels for an indoor environment. Rebuild of interior finishes, including flooring, toe kicks, insulation, drywall, cabinets, and any other fixtures should not be done until final post-remediation verification has confirmed no further remediation is needed in the home.

## ADDRESSING MOISTURE INTRUSION SOURCES:

It is important that conditions contributing to moisture intrusion and mold growth in the home be addressed to prevent further damage from occurring. This should include evaluation of all plumbing systems, the roof, and any sources of moisture penetration around the exterior envelope. Increased perimeter ventilation is needed for the crawl space. Perimeter vents should be installed on all sides of the home to allow for adequate air flow. Installing fans at some of the perimeter vents is also advisable to increase air flow; however, care should be taken to ensure these vents exhaust to the exterior of the structure. Use of a vapor barrier that covers the soil is not recommended since this can contribute to further moisture retention and fungal growth in the soil below the home.

## GENERAL REMEDIATION GUIDELINES:

The Institute of Inspection, Cleaning, and Restoration Certification S520 *Mold Remediation Standard* has established guidelines that dictate the type of practices necessary to deal with microbial contamination. Treatment should be conducted by a professional remediation company with training and experience dealing with microbial contamination. Below is a general outline of standard remediation protocols. Remediation in this home may include these steps, though additional measures may be necessary and will be determined by the remediation company chosen.

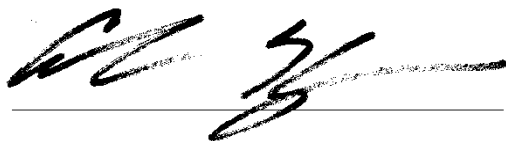
- Contain the area under negative pressure allowing for make-up air to come from the exterior
- Run dehumidifiers within the containment area to dry all building materials
- Cover HVAC registers
- Remove porous materials in the affected areas as well as an additional 2 feet in each direction
- Visually inspect framing; wood with visible rot or structural damage should be removed
- Treat studs, hard woods, and other non-porous materials with abrasive cleaning methods (e.g. sanding or wire brushing)
- Wet-wipe all surfaces within the containment area including walls, ceiling, floors, fixtures, windows, and doors
- Hepa-vacuum all surfaces within the containment area
- Repeat surface treatment and hepa-vacuuming as needed
- Once all treatment is complete, switch the air scrubber from negative pressure to scrub and run for 24 – 48 hours
- Perform post-remediation verification (PRV) by a certified microbial consultant prior to rebuild



|                        |
|------------------------|
| SIGNATURE OF INSPECTOR |
|------------------------|

The findings, testing, opinions, and remediation recommendations contained within this report meet with the industry guidelines and standards set forth by the American Industrial Hygiene Association, American Council of Governmental Industrial Hygienists, World Health Organization, California Department of Public Health, National Institute of Health, and ANSI / IICRC S500 *Standard for Professional Water Damage Restoration*; ANSI / IICRC S520 *Mold Remediation Standard*.

I certify that the above findings, opinions, and recommendations are true and accurate to the best of my knowledge, and represent the most current knowledge of mold assessment and remediation methods.

A handwritten signature in black ink, appearing to read 'CH', is written over a horizontal line.

Caroline Hovey, CMC, CMS, CEC, REA-08115  
Principal Environmental Specialist  
Hovey Environmental LLC