HOME SHIELD ENVIRONMENTAL
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MOLD INSPECTION

123 Sample Report
Denver, CO 80202

James Smith
SEPTEMBER 18, 2019

Inspector
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SUMMARY

2 RECOMMENDATION

1 SAFETY HAZARD

1: GENERAL INSPECTION DETAILS

Information

General: In Attendance
Homeowner

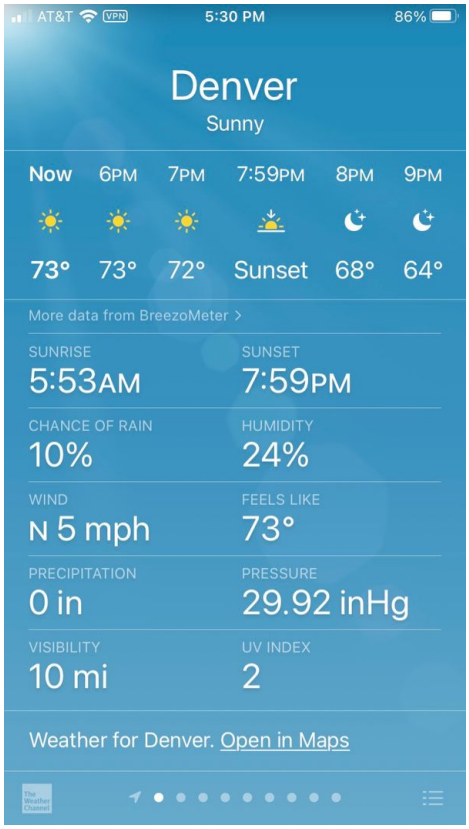
General: Weather Conditions
Clear, No Recent Rain/Snow, Light Wind

General: Type of Building
Single Family Home

General: Temperature (outside)
73 Degrees Fahrenheit (F)

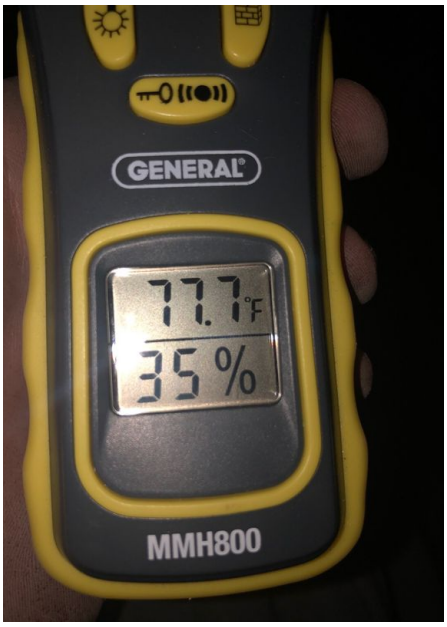
General: Occupancy
Occupied, Utilities On

General: Humidity (outside)
24 Percent Humidity



General: Temperature (inside)

77 Degrees Fahrenheit (F)



General: Humidity (inside)

35 Percent Humidity

The indoor relative humidity should be between 20% to 40% in the winter and less than 60% the rest of the year. Most experts recommend the indoor relative humidity to fall between 40% to 60%.

2: MOLD INSPECTION & TESTING

Information

General: Areas Of Concern

Moisture Intrusion, Apparent Mold Growth, Conditions Conducive To Mold Growth, Previous Water Damage

General: Scope Of Work

Visual Inspection, Indoor Air Sample(s) to Compare with Outside, Surface Sample(s) In Areas Of Concern To Confirm

This Mold Inspection was performed in accordance with the IAC2 Standards of Practice to test the level and type of mold spores that are present inside of the property. A minimum of two samples (One Outside Control Sample and One Indoor Sample) were taken at the property.

One sample is always taken outside as a control. The subsequent samples are taken indoor to compare to the outdoor sample.

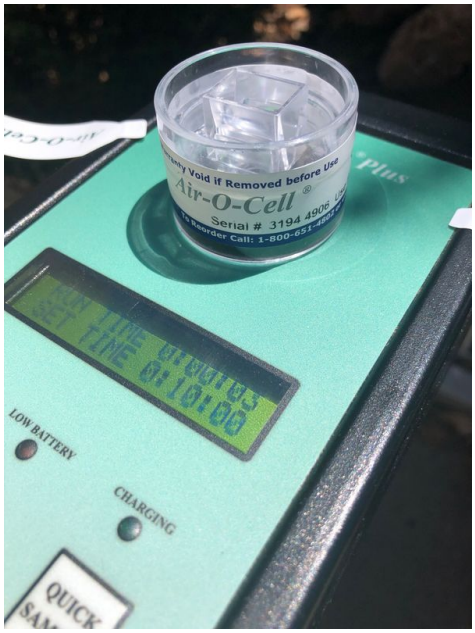
Mold spores can be found everywhere. However, the results of this test will inform us if there are elevated levels inside the property as compared to outside.

General: Location of Outdoor Sample(s)

Front of Home

The Zefon Bio-Pump Plus is the device used to collect outdoor air sample(s) inside an Air-O-Cell cassette. These air sample(s) are sent to a nationally accredited lab in Colorado for analysis.

The device was calibrated before use and set for 10 minutes to collect an outside air sample.

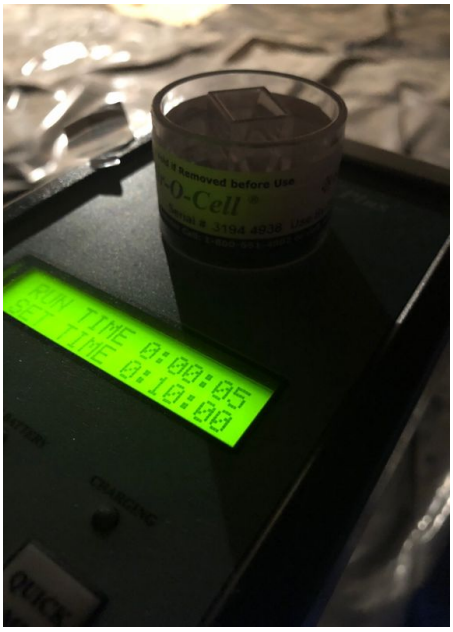


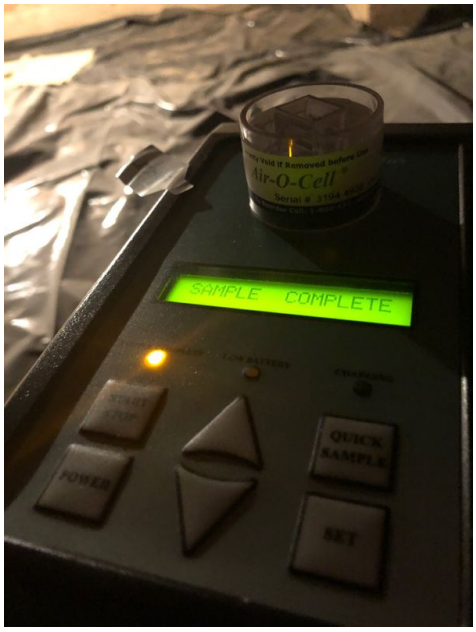
General: Location of Indoor Sample(s)

Crawlspace, Main Level

The Zefon Bio-Pump Plus is the device used to collect indoor air sample(s) inside an Air-O-Cell cassette. These air sample(s) are sent to a nationally accredited lab in Colorado for analysis.

The device was calibrated before use and set for 10 minutes to collect an indoor air sample.

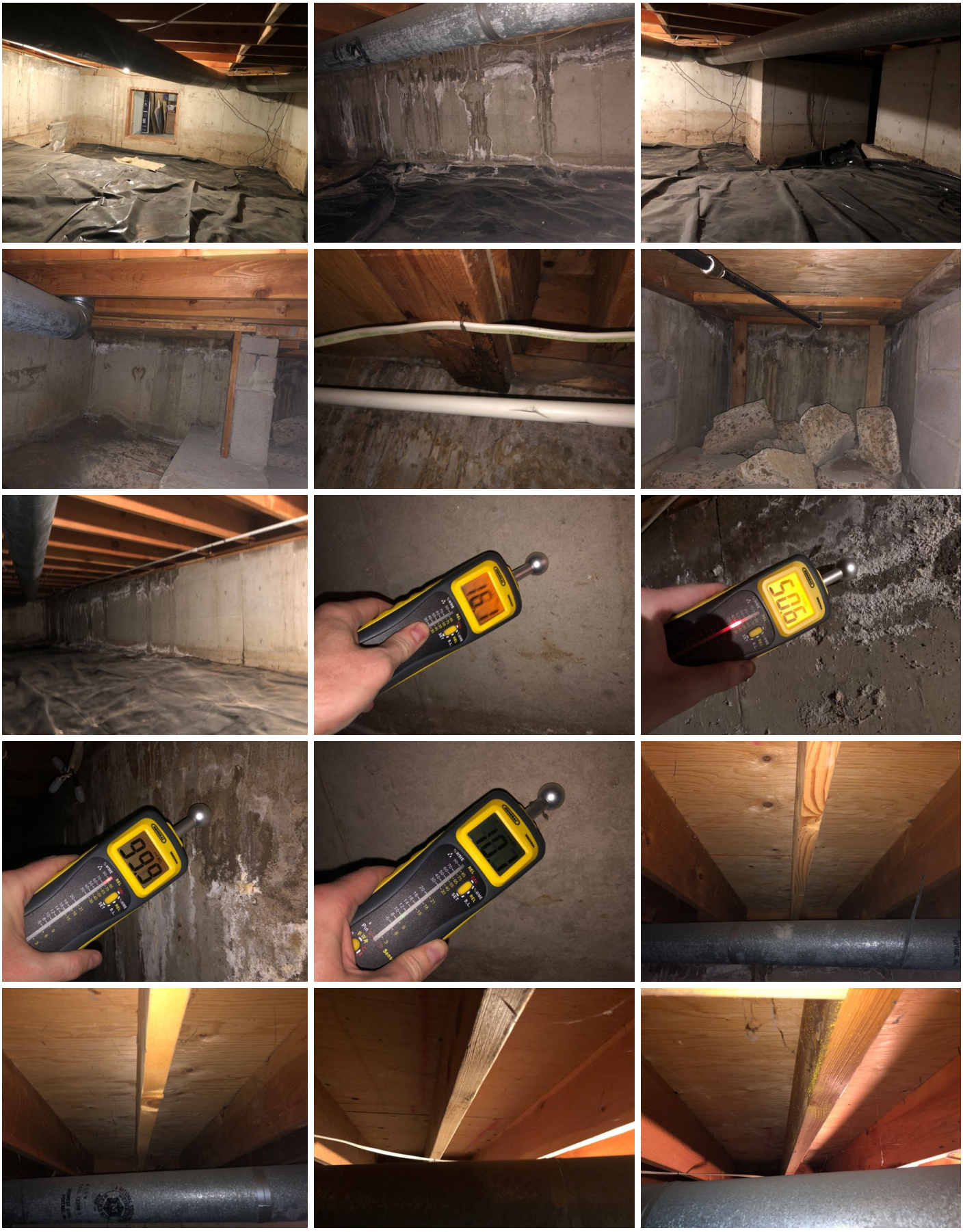

Air-O-Cell
RUN TIME 0:00:05
SET TIME 0:10:00


Air-O-Cell
SAMPLE COMPLETE
POWER
QUICK SAMPLE
SET

General: Visual Examination

The visual inspection was limited to the crawlspace where the client was concerned about apparent mold growth.

The inspector is only performing a visual, non-invasive inspection. It is important to keep in mind that adverse conditions could be present at other locations of the property and behind walls/ceilings where the inspector is unable to access at the time of the inspection.



Observations

2.1.1 General

EFFLORESCENCE

Efflorescence was visible on the concrete foundation walls of the property. Efflorescence is a white, chalky powder that you might find on the surface of a concrete or brick wall. It can be a cosmetic issue, or it can be an indication of moisture intrusion that could lead to structural issues and/or mold growth.

The inspector recommends further evaluation by a qualified contractor to repair/replace as necessary and according to current standards.

Recommendation

Contact a foundation contractor.

2.1.2 General

ELEVATED MOISTURE READINGS

The crawlspace foundation walls showed elevated levels of moisture.

The inspector recommends further evaluation by a qualified contractor to repair/replace as necessary and according to current standards.

Recommendation

Contact a foundation contractor.

3: MOLD INSPECTION RESULTS

Information

General: Mold Laboratory Results

The lab results indicate a high level of mold spores were present in the air sample that was taken in the crawlspace.

The Mold Score in the Crawlspace was 278. A rating greater than 250 is high and indicates a high probability that the spores originated from inside, presumably from indoor mold growth. This score is determined by comparing the outdoor control sample with the indoor samples.

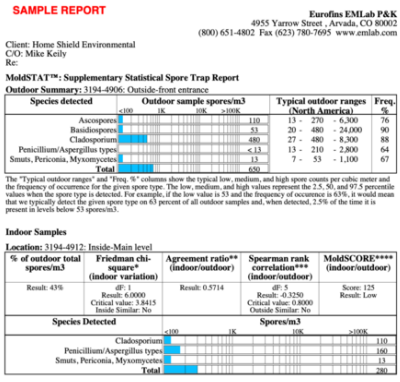
- The indoor air sample that was taken in the Crawlspace revealed the following species of mold:
  - **Alternaria**
  - **Cladosporium**
  - **Curvularia**
  - **Penicillium/Aspergillus Types**
  - **Basidiospores**
  - **Smuts, Periconia, Myxomycetes**

The lab results indicate a low level of mold spores were present in the air sample that was taken on the main level of the home.

The Mold Score on the Main Level was 125. A rating less than 150 is low and indicates a low probability of spores originating inside. This score is determined by comparing the outdoor control sample with the indoor samples.

- The indoor air sample that was taken on the Main Level revealed the following species of mold:
  - **Cladosporium**
  - **Penicillium/Aspergillus Types**
  - **Smuts, Periconia, Myxomycetes**

- The swab sample taken in the crawlspace did reveal mold growth but the species of mold was unable to be determined.


SAMPLE REPORT

Eurofins EMLab P&K
4955 Yarrow Street , Arvada, CO 80002
(800) 651-4802 Fax (623) 780-7695 www.emlab.com

Client: Home Shield Environmental
C/O: Mike Keily
Re:

MoldSTAT™: Supplementary Statistical Spore Trap Report

Outdoor Summary: 3194-4906: Outside-front entrance

Species detected	Outdoor sample spores/m3				Typical outdoor ranges (North America)		Freq. %
	<100	1K	10K	>100K			
Ascospores				110	13 - 270	- 6,300	76
Basidiospores				53	20 - 480	- 24,000	90
Cladosporium				480	27 - 480	- 8,300	88
Penicillium/Aspergillus types				< 13	13 - 210	- 2,800	64
Smuts, Periconia, Myxomycetes				13	7 - 53	- 1,100	67
Total				650			

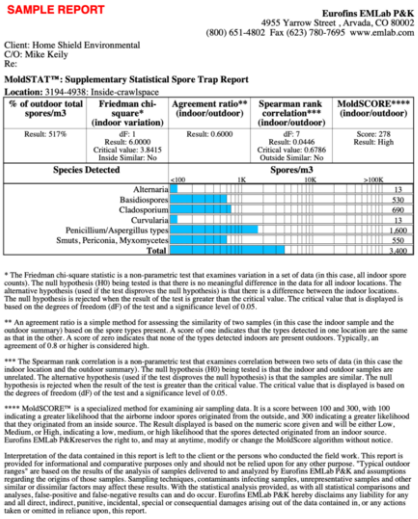
The "Typical outdoor ranges" and "Freq. %" columns show the typical low, medium, and high values represent the 2.5, 50, and 97.5 percentile values when the spore type is detected. For example, if the low value is 53 and the frequency of occurence is 63%, it would mean that we typically detect the given spore type on 63 percent of all outdoor samples and, when detected, 2.5% of the time it is present in levels below 53 spores/m3.

Indoor Samples

Location: 3194-4912: Inside-Main level

% of outdoor total spores/m3	Friedman chi-square* (indoor variation)	Agreement ratio** (indoor/outdoor)	Spearman rank correlation*** (indoor/outdoor)	MoldSCORE**** (indoor/outdoor)
Result: 43%	df: 1 Result: 6.0000 Critical value: 3.8415 Inside Similar: No	Result: 0.5714	df: 5 Result: -0.3250 Critical value: 0.8000 Outside Similar: No	Score: 125 Result: Low

Species Detected	Spores/m3				
	<100	1K	10K	>100K	
Cladosporium					110
Penicillium/Aspergillus types					160
Smuts, Periconia, Myxomycetes					13
Total					280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Client: Home Shield Environmental
C/O: Mike Keily
Re:

MoldSTAT™: Supplementary Statistical Spore Trap Report

Location: 3194-4938: Inside-crawlspace

% of outdoor total spores/m3	Friedman chi-square* (indoor variation)	Agreement ratio** (indoor/outdoor)	Spearman rank correlation*** (indoor/outdoor)	MoldSCORE**** (indoor/outdoor)
Result: 517%	df: 1 Result: 6.0000 Critical value: 3.8415 Inside Similar: No	Result: 0.6000	df: 7 Result: 0.0446 Critical value: 0.6786 Outside Similar: No	Score: 278 Result: High

Species Detected	Spores/m3				
	<100	1K	10K	>100K	
Alternaria					13
Basidiospores					530
Cladosporium					690
Curvularia					13
Penicillium/Aspergillus types					1,600
Smuts, Periconia, Myxomycetes					550
Total					3,400

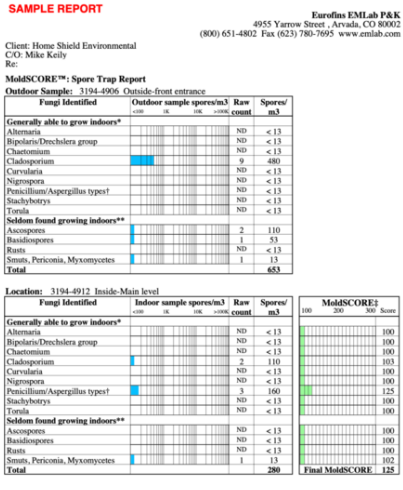
* The Friedman chi-square statistic is a non-parametric test that examines variation in a set of data (in this case, all indoor spore counts). The null hypothesis (H0) being tested is that there is no meaningful difference in the data for all indoor locations. The alternative hypothesis (used if the test disproves the null hypothesis) is that there is a difference between the indoor locations. The null hypothesis is rejected when the result of the test is greater than the critical value. The critical value that is displayed is based on the degrees of freedom (df) of the test and a significance level of 0.05.

** An agreement ratio is a simple method for assessing the similarity of two samples (in this case the indoor sample and the outdoor summary) based on the spore types present. A score of one indicates that the types detected in one location are the same as that in the other. A score of zero indicates that none of the types detected indoors are present outdoors. Typically, an agreement of 0.8 or higher is considered high.

*** The Spearman rank correlation is a non-parametric test that examines correlation between two sets of data (in this case the indoor location and the outdoor summary). The null hypothesis (H0) being tested is that the indoor and outdoor samples are unrelated. The alternative hypothesis (used if the test disproves the null hypothesis) is that the samples are similar. The null hypothesis is rejected when the result of the test is greater than the critical value. The critical value that is displayed is based on the degrees of freedom (df) of the test and a significance level of 0.05.

**** MoldSCORE™ is a specialized method for examining air sampling data. It is a score between 100 and 300, with 100 indicating a greater likelihood that the airborne indoor spores originated from the outside, and 300 indicating a greater likelihood that they originated from an inside source. The Result displayed is based on the numeric score given and will be either Low, Medium, or High, indicating a low, medium, or high likelihood that the spores detected originated from an indoor source. Eurofins EMLab P&KreserveS the right to, and may at anytime, modify or change the MoldScore algorithm without notice.

Interpretation of the data contained in this report is left to the client or the persons who conducted the field work. This report is provided for informational and comparative purposes only and should not be relied upon for any other purpose. "Typical outdoor ranges" are based on the results of the analysis of samples delivered to and analyzed by Eurofins EMLab P&K and assumptions regarding the origins of those samples. Sampling techniques, contaminants infecting samples, unrepresentative samples and other similar or dissimilar factors may affect these results. With the statistical analysis provided, as with all statistical comparisons and analyses, false-positive and false-negative results can and do occur. Eurofins EMLab P&K hereby disclaims any liability for any and all direct, indirect, punitive, incidental, special or consequential damages arising out of the data contained in, or any actions taken or omitted in reliance upon, this report.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4955 Yarrow Street , Arvada, CO 80002
(800) 651-4802 Fax (623) 780-7695 www.emlab.com

Client: Home Shield Environmental
C/O: Mike Keily
Re:

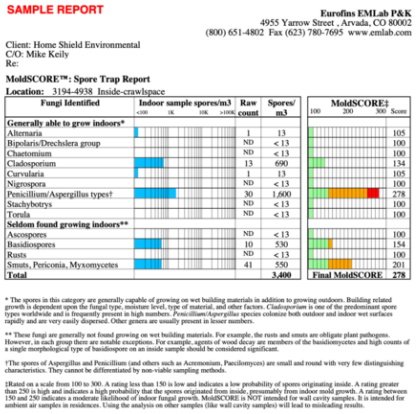
MoldSCORE™: Spore Trap Report

Outdoor Sample: 3194-4906 Outside-front entrance

Fungi Identified	Outdoor sample spores/m3				Raw count	Spores/ m3
	<100	1K	10K	>100K		
Generally able to grow indoors*						
Alternaria					ND	< 13
Bipolaris/Drechslera group					ND	< 13
Chaetomium					ND	< 13
Cladosporium				9		480
Curvularia					ND	< 13
Nigrospora					ND	< 13
Penicillium/Aspergillus types†					ND	< 13
Stachybotrys					ND	< 13
Torula					ND	< 13
Seldom found growing indoors**						
Ascospores				2		110
Basidiospores				1		53
Rusts					ND	< 13
Smuts, Periconia, Myxomycetes				1		13
Total						**653**

Location: 3194-4912 Inside-Main level

Fungi Identified	Indoor sample spores/m3				Raw count	Spores/ m3	MoldSCORE‡ 100 200 300 Score
	<100	1K	10K	>100K			
Generally able to grow indoors*							
Alternaria					ND	< 13	100
Bipolaris/Drechslera group					ND	< 13	100
Chaetomium					ND	< 13	100
Cladosporium				2		110	103
Curvularia					ND	< 13	100
Nigrospora					ND	< 13	100
Penicillium/Aspergillus types†				3		160	125
Stachybotrys					ND	< 13	100
Torula					ND	< 13	100
Seldom found growing indoors**							
Ascospores					ND	< 13	100
Basidiospores					ND	< 13	100
Rusts					ND	< 13	100
Smuts, Periconia, Myxomycetes				1		13	102
Total						**280**	**Final MoldSCORE 125**



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Eurofins EMLab P&K
4955 Yarrow Street , Arvada, CO 80002
(800) 651-4802 Fax (623) 780-7695 www.emlab.com

Client: Home Shield Environmental
C/O: Mike Keily
Re:

MoldSCORE™; Spore Trap Report

Location: 3194-4938 Inside-crawlspace

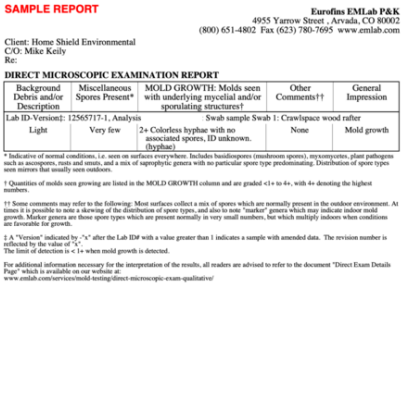
Fungi Identified	Indoor sample spores/m3 <100 1K 10K >100K	Raw count	Spores/ m3	MoldSCORE‡ 100 200 300 Score
Generally able to grow indoors*				
Alternaria		1	13	105
Bipolaris/Drechslera group		ND	< 13	100
Chaetomium		ND	< 13	100
Cladosporium		13	690	134
Curvularia		1	13	105
Nigrospora		ND	< 13	100
Penicillium/Aspergillus types†		30	1,600	278
Stachybotrys		ND	< 13	100
Torula		ND	< 13	100
Seldom found growing indoors**				
Ascospores		ND	< 13	100
Basidiospores		10	530	154
Rusts		ND	< 13	100
Smuts, Periconia, Myxomycetes		41	550	201
Total			**3,400**	**Final MoldSCORE 278**

* The spores in this category are generally capable of growing on wet building materials in addition to growing outdoors. Building related growth is dependent upon the fungal type, moisture level, type of material, and other factors. *Cladosporium* is one of the predominant spore types worldwide and is frequently present in high numbers. *Penicillium/Aspergillus* species colonize both outdoor and indoor wet surfaces rapidly and are very easily dispersed. Other genera are usually present in lesser numbers.

** These fungi are generally not found growing on wet building materials. For example, the rusts and smuts are obligate plant pathogens. However, in each group there are notable exceptions. For example, agents of wood decay are members of the basidiomycetes and high counts of a single morphological type of basidiospore on an inside sample should be considered significant.

†The spores of Aspergillus and Penicillium (and others such as Acremonium, Paecilomyces) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods.

‡Rated on a scale from 100 to 300. A rating less than 150 is low and indicates a low probability of spores originating inside. A rating greater than 250 is high and indicates a high probability that the spores originated from inside, presumably from indoor mold growth. A rating between 150 and 250 indicates a moderate likelihood of indoor fungal growth. MoldSCORE is NOT intended for wall cavity samples. It is intended for ambient air samples in residences. Using the analysis on other samples (like wall cavity samples) will lead to misleading results.



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Client: Home Shield Environmental
C/O: Mike Keily
Re:

DIRECT MICROSCOPIC EXAMINATION REPORT

Background Debris and/or Description	Miscellaneous Spores Present*	MOLD GROWTH: Molds seen with underlying mycelial and/or sporulating structures†	Other Comments††	General Impression
Lab ID-Version‡: 12565717-1, Analysis		Swab sample Swab 1: Crawlspace wood rafter		
Light	Very few	2+ Colorless hyphae with no associated spores, ID unknown. (hyphae)	None	Mold growth

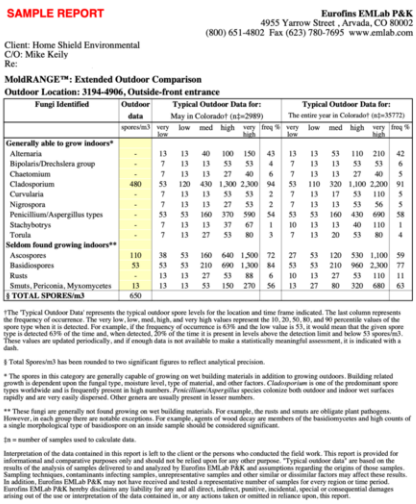
* Indicative of normal conditions, i.e. seen on surfaces everywhere. Includes basidiospores (mushroom spores), myxomycetes, plant pathogens such as ascospores, rusts and smuts, and a mix of saprophytic genera with no particular spore type predominating. Distribution of spore types seen mirrors that usually seen outdoors.

† Quantities of molds seen growing are listed in the MOLD GROWTH column and are graded <1+ to 4+, with 4+ denoting the highest numbers.

†† Some comments may refer to the following: Most surfaces collect a mix of spores which are normally present in the outdoor environment. At times it is possible to note a skewing of the distribution of spore types, and also to note "marker" genera which may indicate indoor mold growth. Marker genera are those spore types which are present normally in very small numbers, but which multiply indoors when conditions are favorable for growth.

‡ A "Version" indicated by ."x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".
The limit of detection is < 1+ when mold growth is detected.

For additional information necessary for the interpretation of the results, all readers are advised to refer to the document "Direct Exam Details Page" which is available on our website at:
www.emlab.com/services/mold-testing/direct-microscopic-exam-qualitative/



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(800) 651-4802 Fax (623) 780-7695 www.emlab.com

Client: Home Shield Environmental
C/O: Mike Keily
Re:

MoldRANGE™; Extended Outdoor Comparison

Outdoor Location: 3194-4906, Outside-front entrance

Fungi Identified	Outdoor data	Typical Outdoor Data for: May in Colorado† (n‡=2989)					Typical Outdoor Data for: The entire year in Colorado† (n‡=35772)					
	spores/m3	very low	low	med	high	very high	freq %	very low	low	med	high	very high	freq %
Generally able to grow indoors*													
Alternaria	-	13	13	40	100	150	43	13	13	53	110	210	42
Bipolaris/Drechslera group	-	7	13	13	53	53	4	7	13	13	53	53	6
Chaetomium	-	7	13	13	27	40	6	7	13	13	27	40	5
Cladosporium	480	53	120	430	1,300	2,300	94	53	110	320	1,100	2,200	91
Curvularia	-	7	13	13	53	53	2	7	13	17	53	110	5
Nigrospora	-	7	13	13	27	53	2	7	13	13	53	56	5
Penicillium/Aspergillus types	-	53	53	160	370	590	54	53	53	160	430	690	58
Stachybotrys	-	7	13	13	37	67	1	10	13	13	40	110	1
Torula	-	7	13	27	53	80	3	7	13	20	53	80	4
Seldom found growing indoors**													
Ascospores	110	38	53	160	640	1,500	72	27	53	120	530	1,100	59
Basidiospores	53	53	53	210	690	1,300	84	53	53	210	960	2,300	77
Rusts	-	13	13	27	53	88	6	10	13	27	53	110	11
Smuts, Periconia, Myxomycetes	13	13	13	53	150	270	56	13	27	80	320	680	63
‖ TOTAL SPORES/m3	650												

†The 'Typical Outdoor Data' represents the typical outdoor spore levels for the location and time frame indicated. The last column represents the frequency of occurrence. The very low, low, med, high, and very high values represent the 10, 20, 50, 80, and 90 percentile values of the spore type when it is detected. For example, if the frequency of occurrence is 63% and the low value is 53, it would mean that the given spore type is detected 63% of the time and, when detected, 20% of the time it is present in levels above the detection limit and below 53 spores/m3. These values are updated periodically, and if enough data is not available to make a statistically meaningful assessment, it is indicated with a dash.

‖ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

* The spores in this category are generally capable of growing on wet building materials in addition to growing outdoors. Building related growth is dependent upon the fungal type, moisture level, type of material, and other factors. *Cladosporium* is one of the predominant spore types worldwide and is frequently present in high numbers. *Penicillium/Aspergillus* species colonize both outdoor and indoor wet surfaces rapidly and are very easily dispersed. Other genera are usually present in lesser numbers.

** These fungi are generally not found growing on wet building materials. For example, the rusts and smuts are obligate plant pathogens. However, in each group there are notable exceptions. For example, agents of wood decay are members of the basidiomycetes and high counts of a single morphological type of basidiospore on an inside sample should be considered significant.

‡n = number of samples used to calculate data.

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General: Recommendations

Mold has been found to germinate, grow, and produce spores in as little as 24 hours after water damage has occurred in the home. Time is of the essence in order to prevent further mold growth. Here are some facts about mold and recommendations to protect your home in the future.

- In order for mold to grow the temperature needs to be between 40 degrees to 100 degrees Fahrenheit. It is likely that nearly every home will fall within this temperature range.
- Moisture control is the key to limiting and preventing the growth of mold in your home. Keep your home dry and well ventilated to ensure that the humidity stays below 60% in the home.
- Mold spores are almost always present in outdoor and indoor air. This means you need to contain and stop moisture intrusion as soon as possible. If left unattended there is a high probability of mold growth.
- Solving a mold problem requires fixing the source of moisture and removing any contaminated components.
- Make sure to perform routine maintenance and check hidden areas to help prevent mold growth.
- If there is a crawlspace present at the property it is recommended to have a vapor barrier installed and have proper ventilation to prevent moisture intrusion and mold growth.

Observations

3.1.1 General

Safety Hazard

HIGH LEVELS OF MOLD SPORES IN CRAWLSPACE AIR SAMPLE

High levels of mold spores were present in the air sample in the crawlspace at the time of the inspection.

Recommend further evaluation and remediation/removal of mold by a qualified mold remediation contractor.

Recommendation

Contact a qualified mold remediation contractor

STANDARDS OF PRACTICE

General Inspection Details

IAC2 Standards of Practice - Moisture, Humidity, and Temperature

I. The inspector shall measure:

A. Moisture of any room or area of the building that has moisture intrusion, water damage, moldy odors, apparent mold growth, or conditions conducive to mold growth.
B. Humidity of any room or area of the building (at the inspector's discretion).
C. Temperature of any room or area of the building (at the inspector's discretion).

Mold Inspection & Testing

Limited Mold Inspection

The limited mold inspection does not include a visual examination of the entire building, but is limited to a specific area of the building identified and described by the inspector. As a result, moisture intrusion, water damage, musty odors, apparent mold growth, or conditions conducive to mold growth in other areas of the building may not be inspected.

– A mold inspection is valid for the date of the inspection and cannot predict future mold growth. Because conditions conducive to mold growth in a building can vary greatly over time, the results of a mold inspection (examination and sampling) can only be relied upon for the point in time at which the inspection was conducted.

– A mold inspection is not a home (property) inspection.

– A mold inspection is not a comprehensive indoor air quality inspection.

– A mold inspection is not intended to eliminate the uncertainty or the risk of the presence of mold or the adverse effects mold may cause to a building or its occupants.

The inspector shall describe:
– The room or limited area of the building in which the Limited Mold Inspection is performed.

The inspector shall perform:
– A limited non-invasive visual examination of the readily accessible, visible, and installed systems and components located only in the room or limited area.
– Mold samples according to the IAC2 Mold Sampling Procedures.

The inspector shall report:
– Moisture intrusion,
– Water damage,
– Musty odors,
– Apparent mold growth, or
– Conditions conducive to mold growth; and
– Results of a laboratory analysis of all mold samplings taken at the building.

Mold Inspection Results

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