



RIC AIR QUALITY MOLD TEST REPORT

At your request, an Air Quality Mold Test Report was performed at the address listed below. This report contains the important details relating to the areas tested and the type of testing procedures used to capture mold spores that were present in these areas at the time of inspection. More information regarding mold and its presence in homes can be obtained from the Environmental Protection Agency (www.epa.gov/mold) and the Center for Disease Control (www.cdc.gov/mold). RIC Home Inspections stresses the importance of reviewing the information provided by these agencies which includes the full scope of the nature of mold, mold testing, and procedures used to correct properties that are determined to contain high levels of mold conditions.

SOME IMPORTANT TOPICS REGARDING MOLD AND MOLD TESTING

This report represents a limited snapshot of what was identified in limited sampling areas in and around the home at the time of our inspection. The results of our testing only reveals whether mold is present or not present in the areas tested. Types of mold can be identified during this testing process, but a definitive identification of all mold types present in the home is technically exhaustive and beyond the scope of this service. Please read and understand the following facts about Mold, Fungus, and Indoor Air Quality and the position of RIC Home Inspections regarding these concerns:

MOLD AND FUNGUS IS EVERYWHERE. It is scientifically proven that mold is everywhere. Tests have been performed on even the most visibly clean surfaces in homes and have resulted in positive readings for the presence of mold and fungus. It is well documented that there is no possible way to completely eliminate the presence of mold and fungus spores from any interior space. A mold test will always reveal some type of mold or fungus presence which means that we should not be overly alarmed when testing yields the presence of mold.

MOLD AND FUNGUS STANDARDS DO NOT EXIST. The fact is there are no acceptable or unacceptable levels of mold contamination set by the Center for Disease Control, the Environmental Protection Agency, or any other independent authoritative source. Without accepted thresholds, test results can be interpreted very differently depending on the tester/interpreter's personal opinion. This is the reason why RIC Home Inspections does NOT claim to have the to determine through this limited testing procedure whether this home is safe or not safe. This service could only be performed by properly qualified immunologists and toxicologists who have the background, education, and experience necessary to formulate an opinion regarding hazardous mold conditions..

MOISTURE = MOLD. Moisture and mold are inter-related. If moisture is listed in any portion of our home inspection report, then we want our clients to understand that excessive amounts of mold may also be present. If the presence of hazardous mold is a concern, then we stress the importance of meeting with the expert of your choice who has the background, education and experience to help you. Consequently, if high levels of mold content are found in this home, the first step to correction would be to determine and eliminate the source of moisture that is creating this environment.

QUALIFIED PROFESSIONALS ARE ALWAYS RECOMMENDED. Our clients are very important to us and we believe that the testing and interpretation of mold spore counts should be left to the true experts in the field such as immunologists and toxicologists. We do not want to mislead our clients. No matter how profitable the service, we are simply not capable of rendering sound opinions that are equivalent to those who are qualified immunologists or toxicologists. That is why we specifically disclaim these issues in our agreement and do not inspect for or provide an opinion on the potential for, or the existence of mold or related damage in the home.

FOR FURTHER INFORMATION. If you have concerns about mold or other indoor air quality issues that are beyond the scope of our ability to answer, we recommend that you contact specialists in the field such as the CDC the EPA and other true experts. Be prepared to receive differing opinions from different experts. For further information regarding the issues of mold and other indoor air contaminants we recommend the online resources that the EPA and the CDC provide at the websites listed above.

This report is for your exclusive use in determining the radon levels in the property listed below.

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WARNING.... This report cannot be sold or transferred! The Client agrees to indemnify, defend and hold harmless RIC Home Inspections from third party claims relating to this report.



HOME & CLIENT INFORMATION

TESTING ADDRESS: 123 Main Street - Greenville, SC. 

CLIENT'S NAME: Mr. and Mrs. Home Buyer.
 CLIENT'S E-MAIL: hbuyer@email.com
 PHONE #: 555-555-5555.

BUILDING CHARACTERISTICS

ESTIMATED AGE OF STRUCTURE: 1960.
 BUILDING TYPE: Single Family Dwelling.
 STORIES: 1.
 SPACE BELOW GRADE: Basement.

CLIMATIC CONDITIONS DURING TESTING

TEMPERATURE: 55 degrees.
 CONDITIONS: Partly Cloudy.
 SOIL CONDITIONS: Dry.

TESTING METHOD

TEST PARAMETERS

TEST TYPE: Spore trap analysis utilizing a battery powered air sampling pump.
 SAMPLING PUMP MAKE/MODEL: Zefon International Bio-Pump Plus, Product #ZBP-200.
 SAMPLING PUMP SERIAL NUMBER: 6319.
 SAMPLING DEVICES: Air-O-Cell Bioaerosol Sampling Cassettes.
 FLOW RATE CALIBRATION: 15 Liters per minute (Lpm)
 SAMPLE DURATION: 10 minutes.
 TARGET VOLUME: 150 Liters.

SAMPLE LOCATIONS

Each sample was obtained using the testing procedure as described in this report. At the completion of each sample, the capture device used was immediately sealed, it's serial number and time of the sample were recorded, and then the device was forwarded to our lab for evaluation. The spore types listed for each sample represent those that were identified in the capture device. The numbers listed reflect the presence of each spore type in count per cubic meter. The total count per cubic meter of all spores collected for each sample is also included for reference.

This sample does not provide definitive proof of all mold spore types that may be present in the area tested. Each of our samples represents only a snapshot of the area tested and can be limited in it's representation of the entire environment. There may be types of mold present in the area, but were not present in a great enough quantity to be captured in the samples we collected. If a more thorough analysis of these testing environments is desired, we recommend that you contact an environmental testing and mitigation firm of your choice that can provide a more technically exhaustive evaluation of the home.

SAMPLE 1



LOCATION

Outside, Front yard.



PURPOSE:

Baseline analysis. By capturing a sample of the outside air, we are able to determine a general idea of the types of mold spores that are naturally present in the environment around the home.

CASSETTE SERIAL #:

2406 0487.

TIME COLLECTED::

4:39pm.

SPORES IDENTIFIED

ALTERNARIA:	10.
ASCOSPORES:	270.
ASPERGILLUS/PENICILLIUM:	230.
BASIDIOSPORES:	400.
CLADOSPORIUM:	510.
EPICOCCUM:	0
STACHYBOTRYS:	0
PAECILOMYCES:	0
TOTAL::	1420.

SAMPLE 2

LOCATION

Indoor, Basement Bedroom/Bonus Room.



PURPOSE:

Indoor sample that provides us with a result that is likely to represent the highest level of potential exposure inside a finished living space.

CASSETTE SERIAL #:

2406 0479.

TIME COLLECTED::

4:50pm.

SPORES IDENTIFIED

ALTERNARIA:	20.
ASCOSPORES:	0
ASPERGILLUS/PENICILLIUM:	60.
BASIDIOSPORES:	100.
CLADOSPORIUM:	100.
EPICOCCUM:	7
STACHYBOTRYS:	60.
PAECILOMYCES:	73.
TOTAL::	420.

GENERAL INFORMATION

SPORE DESCRIPTIONS

ALTERNARIA:

A normal agent of decay that is known to be a major plant pathogen. Alternaria are also common allergens in humans, growing indoors and causing hay fever or hypersensitivity reactions. They are present in the environment and are a natural part of fungal flora almost everywhere.

ASCOSPORES

Grows well under a variety of conditions and many are known to be plant pathogens. Ascospores grow everywhere and are commonly found indoors on damp substrates. No unique health risks are associated with this type of mold.

ASPERGILLUS/PENICILLIUM

This is the most common type of mold fungi identified in the air. Aspergillus/Penicillium are often present in homes following a flood or a chronic moisture invasion. It can



BASIDIOSPORES:	cause allergic reactions such as hay fever, asthma, and hypersensitivity. A reproductive spore produced by Basidiomycete fungi, a grouping that includes mushrooms, shelf fungi, rusts, and smuts. Commonly found on forest floors, lawns, and any wood substrate, it can cause asthma, hay fever, and hypersensitivity in humans.
CLADOSPORIUM:	A genus of fungi including some of the most common indoor and outdoor molds. Associated with hay fever and asthma in humans, it is commonly found in high concentration in water-damaged building materials.
EPICOCCUM:	A plant pathogen and endophyte, it is a widespread fungus which produces colored pigments that can be used as antifungal agents against other pathogenic fungi. It is usually found indoors on textiles and paper products.
STACHYBOTRYS	A specific family (genus) of mold that helps to decay organic matter. Associated with a very potent mycotoxin, it's presence can be significant. Exposure can occur through inhalation, ingestion or through the skin. It will grow on water damaged building materials which contain cellulose such as gypsum board, ceiling tiles, insulation, drywall, and wall paper.
PAECILOMYCES:	Natural habitats include decaying plant matter, insects, and soils. It can be found on varying types of substrates indoors such as leather, paper, PVC, tobacco, and even optical lenses. Exposure to Paecilomyces can cause corneal ulcers and keratitis after extended contact lens use or eye surgery.

SUMMARY

The following represents our interpretation related to the testing results noted above. If further clarification regarding these results is needed, please do not hesitate to contact our office. Again, if a more thorough analysis of these testing environments is desired, we recommend that you contact an environmental testing and mitigation firm of your choice that can provide a more technically exhaustive evaluation of the home.

TOTAL SPORE COUNT:	The total spore count for the indoor sample is roughly 35% of that which was found outside the home. This is desirable considering the fact that overall indoor mold exposure is significantly lower inside the home in comparison to the natural environment.
WATER DAMAGE EVIDENCE:	Three mold types identified with the indoor sample are those that are commonly found on building materials that have experienced significant water damage (Stachybotrys, Cladysporium, and Aspergillus/Penicillium). This means that moisture penetration has occurred in this area at a significant level and affected building materials have not been repaired or replaced as needed. Since there were no visual signs of moisture or moisture damage during the inspection, these damaged materials are likely hidden = Recommend that a licensed contractor further evaluate and repair as needed.
INDOOR MOLD GROWTH:	Three mold types identified with the indoor sample were not found in the outdoor baseline sample (Epicoccum, Stachybotrys Paecilomyces). This means that these molds may be originating and/or growing indoors only. Further testing would be needed for verification and the source of their presence would need to be identified and repaired = Consult an environmental specialist as needed.
REPORT PREPARED BY:	Tommy Donovan - RIC Home Inspections.
PREPARATION DATE:	02/18/2017.