



Have Microscope Will Travel

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**Report of Findings and Recommendations**

Based on Visual Inspection and  
Limited Sampling for Mold

Sample Customer  
123 Main Street  
Fort Lauderdale, Florida 33324

Reference Number # 0101051

Submitted By:  
JoAnne Randall, M.T.

January 1, 2005



## **Overview and Terms and Conditions**

On-Site Mold Analysis, Inc. was retained by Disaster Insurance on behalf of Sample Customer to perform a mold analysis at 123 Main Street, Fort Lauderdale Florida 33324 on January 1, 2005. Microbiologists Anna Collins and Juan Lopez performed said analysis. Moisture level readings were obtained throughout the residence. Temperature and humidity readings were obtained both indoors and outdoors. One indoor and one outdoor air sample plus six swab surface samples total were taken and analyzed at On-Site Mold Analysis, Inc.'s laboratory. All samples were analyzed using light-phase microscopy at 400x to 800x magnification. The laboratory results represent only those molds present at the time and place the samples were taken; other types of molds may appear subsequently to the samples taken on this date.

Mrs. Customer informed On-Site Mold Analysis, Inc.'s microbiologists that a leak had occurred in the washing machine hose at the property in question approximately two weeks ago. She feels this may have caused a mold infestation. The washer hose had been replaced and a company specializing in such matters had removed the floodwaters. A minor roof leak had occurred approximately six months ago during Hurricane Wilma affecting the kitchen and south bedroom. Mr. Customer has been experiencing respiratory problems and a skin rash since these water incidents.

While performing a visual inspection of the interior of the home, On-Site Mold Analysis, Inc.'s microbiologists noticed water damage in the following locations:

- South bedroom ceiling southwest corner
- Laundry room west wall
- Laundry room south wall
- Kitchen upper north wall



On-Site Mold Analysis, Inc.'s microbiologists also noticed probable mold growth in the following locations:

- Laundry room south wall
- Laundry room north wall
- Laundry room east wall

Laboratory results and recommendations are listed within this report. This report has been FAXed to Disaster Insurance at 954-555-1234 and emailed to Mr. And Mrs. Sample Customer at customer@aol.com. All information is confidential and designed solely for the parties listed above.

On-Site Mold Analysis, Inc. is not affiliated with any particular mold remediation company. No statements made by On-Site Mold Analysis, Inc. should be construed as medical diagnosis of any symptoms any persons are suffering. If anyone is experiencing any illness a physician should be consulted with regard to the symptoms. These laboratory results may be helpful in the proper treatment of the medical problem.



## Laboratory Results

Client Name: Sample Customer

Sample Location Address: 123 Main Street, Fort Lauderdale Florida 33324

Sample Collection Date: January 1, 2005

Analysis Date: January 1, 2005

### Swab Surface Samples Analyzed by: Anna Collins, M.T.

Mold surface samples are useful for confirming and identifying mold growth. On-Site Mold Analysis, Inc. relies on non-invasive and non-destructive tests therefore cannot guarantee that hidden mold problems will be detected and reported. Results apply only to the locations sampled, not to the entire building or any other rooms.

Each surface sample was analyzed by direct microscopic examination. This method of analysis is an effective means of determining whether or not mold is growing on surfaces, and if so, what kinds of molds are present. Indicator molds, found in areas of chronic high moisture are noted with an asterisk (\*). Other microscopic organisms such as bacteria, pollen, algae, and dust mites are reported if deemed necessary for the overall conclusion following analysis.

Quantity Rating Key: + (slight), ++ (moderate), or +++ (most severe)

<u>Sample #</u>	<u>Mold Found</u>	<u>Quantity of Mold</u>
1. North wall behind washing machine	<i>Aspergillus*/Penicillium-like sp.*</i>	++
	<i>Stachybotrys sp.*</i>	+++
	<i>Chaetomium sp.*</i>	++
	<i>Memnoniella sp.*</i>	+
	Basidiospores	+
	Hyphae	+



2. Baseboard east wall in laundry room	<i>Stachybotrys sp.*</i> <i>Chaetomium sp.*</i> <i>Scopulariopsis sp.*</i> <i>Sepedonium sp.</i>	++ +++ + +
3. Baseboard in hallway south wall	<i>Stachybotrys sp.*</i> <i>Chaetomium sp.*</i> <i>Curvularia sp.</i>	+ +++ +
4. Laundry room west wall	<b><i>Aspergillus*/Penicillium-like sp.*</i></b> <i>Chaetomium sp.*</i> <i>Cladosporium sp.*</i> <i>Scopulariopsis sp.*</i> <i>Paecilomyces sp.*</i> <b>Basidiospores</b> Hyphae	+++ + + + + ++ +
5. South bedroom south wall	<i>Aspergillus*/Penicillium-like sp.*</i> <i>Cladosporium sp.*</i> <i>Sepedonium sp.</i> <i>Curvularia sp.</i> <i>Paecilomyces sp.*</i>	+ + + + +
6. Kitchen north wall	<i>Aspergillus*/Penicillium-like sp.*</i> <i>Stachybotrys sp.*</i> <i>Mucor sp.*</i> / <i>Rhizopus sp.*</i> <i>Nigrospora sp.</i>	+ + + +



## Air Sample Results

Air samples are useful in measuring airborne mold levels. Industry standards require at least one indoor and one outdoor air sample be taken and analyzed in order to make indoor/outdoor comparisons and assessments of airborne mold levels.

Sample Type: BioCell™ by GrafTech, Inc.

Sample Duration: 5 minutes at 15 liters per minute

Analyzed by: Juan Lopez, B.B.S.

The weather conditions were sunny, calm, and dry

Background Debris Level Key:

- 1: Small amount, no affect on counts.
- 2: Limited amount, counts may be underestimated
- 3: Large amount, counts underestimated
- 4: Overloaded. count not available due to excessive debris

**Indoor Levels:** Location: Laundry room Serial # 012345 Debris Level: 1

<u>Identified Mold</u>	<u>Spore Count in ct/m<sup>3</sup></u>
<i>Aspergillus*/Penicillium-like sp.*</i>	2,086
<i>Stachybotrys sp.*</i>	396
<i>Chaetomium sp.*</i>	356
<i>Cladosporium sp.*</i>	317
<i>Mucor sp.*Rhizopus sp.*</i>	132
<i>Nigrospora sp.</i>	66
<i>Stachybotrys sp.*</i>	40
Total spore count	<b>3,393</b>
Basidiospores	79
Hyphae	13



**Outdoor Levels:** Location: Back patio Serial # 012346 Debris Level: 1

<u>Identified Mold</u>	<u>Spore Count in ct/m<sup>3</sup></u>
<i>Aspergillus*/Penicillium-like sp.*</i>	79
<i>Cladosporium sp.*</i>	92
<i>Sepedonium sp.</i>	66
<i>Mucor sp.*Rhizopus sp.*</i>	40
Smuts/Myxomycetes/ <i>Periconia sp.</i>	13
Total spore count	<b>290</b>
Ascospores	132
Basidiospores	264
Pollen	53

The outdoor air sample establishes a baseline for comparative evaluation of the indoor air samples. There are currently no federal standards for mold spore count levels in residences, schools, or other buildings. The mold inspection industry utilizes NYCDOH (New York City Department of Health) Standards and the ACGIH (American Conference of Governmental Industrial Hygienists) guidelines.

The Indoor Environmental Standards Organization (IESO) provides basic standards for sample collection and the assessment of indoor environments for mold contamination. IESO states that the indoor air quality is compromised if the indoor total mold spore count is ten times or greater than the outdoor total mold spore count. Total spore count indoor concentrations should, in general, be lower than total spore count outdoor concentrations. On the above date, the indoor total mold spore counts are significantly higher than the outdoor total mold spore counts. The indoor air quality is positive for mold and is therefore degraded.



## Moisture levels

Results of the moisture levels within the ceiling, wall cavities and floors using and BD-2100 and Accuscan Pinless Moisture Meters by Delmhorst Instrument Company indicated the following:

High moisture level readings were detected in:

- Laundry room east wall
- Hallway south wall

Moderate moisture level readings were detected in:

- Laundry room baseboard along east wall
- Hallway floor by sliding glass door

All other moisture level results were within normal limits. Limitations of these moisture meters are that they cannot detect moisture levels where carpeting is present or at depths deeper than 3/4 of an inch.

## Temperature and Humidity

	<b>Inside</b>	<b>Outside</b>
<b>Temperature</b>	75.8°F	77.2°F
<b>Humidity</b>	41%	45%

ANSI/ASHRAE Standard 62-2001 states that indoor relative humidity should be maintained within 30% to 60%. The indoor temperature and humidity readings results were within normal limits. Ideally, relative humidity should be kept at or below 50% otherwise dust will absorb water that may allow for the growth of mold.



## Comments/Recommendations

Mold growth can deteriorate building materials resulting in structural damage. An individual's reaction to mold exposure can vary greatly from person to person. Certain persons such as those with compromised immune systems (such as chemotherapy patients), children under age 5, and the elderly have been shown to experience adverse health effects in buildings with chronic high moisture problems. This type of environment also promotes mold growth. Identification of mold in the environment by On-Site Mold Analysis, Inc. is only the first step in correcting this environmental health concern.

The study and understanding of molds is a progressing science. Because different methods of sampling, collection and analysis exist within the indoor air quality industry, different inspectors or analysts may not always agree on the mold concentrations present in a given environment. Additionally, the airborne levels of mold change frequently and by large amounts due to many factors including activity level, weather, air exchange rates (indoors), and disturbance of growth sites. It is possible for report interpretations and ranges of accuracy to vary since comprehensive, generally accepted industry standards do not currently exist for indoor air quality inspections of mold in residential indoor environments. Mold levels can and do change rapidly, especially if home building materials or contents remain wet for more than 24 hours, or if they are wet frequently.

Our opinions are based on visual findings, laboratory data and upon our professional expertise with no warranty or guarantee implied herein. On-Site Mold Analysis, Inc. generated this mold report at the request of, and for exclusive use of, the On-Site Mold Analysis, Inc. client named on this report. The contents of this report shall not be used or released to any third party or relied upon by parties other than the client without prior written consent from On-Site Mold Analysis, Inc.'s client.



Laboratory results showed extensive mold contamination. Due to these findings, it is recommended that a professional mold remediation company be employed to return the premises back to a normal building condition. It is advised to follow the protocol provided in this report (pages 10-15). It is imperative that any water intrusion problem and/or plumbing leak be rectified prior to any mold remediation. If not properly corrected, the mold can regrow.

On-Site Mold Analysis, Inc. has prepared this analysis for the use of those listed on the report. This analysis performed by On-Site Mold Analysis, Inc. is not a medical recommendation and does not take the place of advice of a medical physician. The analysis performed is of the samples collected at a specific time and location; therefore subsequent sampling may yield differing results.

### **Scope of Work – Remediation Plan**

This is the area that is designated to an individualized instruction book (protocol) for the customer based on our laboratory data and visual findings. This is also the area for photos of the actual molds discovered (taken under the microscope of the samples collected), photos of the areas of sample collection, visual mold growth and water damage, and moisture readings documentation photos.

All customers receive a referral list of companies that may be of service to them (e.g. mold remediation companies, air conditioning contractors, plumbers, etc.).

