

J. R. Inspection Services, Inc.
5060 W. Atlantic Ave Delray Beach, Florida 33484
Office (561) 638-1450 Fax (561) 638-7415
Established 1986

State of Florida Licensed Building Inspector
State of Florida Licensed Home Inspector
State of Florida Licensed Mold Assessor
State of Florida Licensed Roofing Inspector
State of Florida Licensed Termite Inspector
ICC Certified Building Inspector
Registered Professional Building Inspector

Certified Indoor Environmentalist
Member of Florida Association of Building Inspectors (FABI)
Member of Home Inspectors Association of Florida (HIAF)
Member of Indoor Air Quality Association, Inc. (IAQA)
Certified Red Cross Disaster Damage Assessment Inspector
Member of International Code Council (ICC)

June 5, 2012

Mr. John Doe
1234 ABC ST
Delray Beach, FL 33445

Dear Mr. and Mrs. Doe:

Pursuant to your request, our company performed an on site visual Mold Inspection on the above referenced property, at the locations listed below, on September 5, 2012 to determine if mold is present.

Per the American Society, Heating, Refrigeration and Air Conditioning Engineers, (ASHRAE), the optimal indoor thermal comfort ranges are 73 to 81 Fahrenheit in the summer months and 68 to 76 Fahrenheit in the winter. The ASHRAE standard for indoor relative humidity is between 30% and 60%. The potential for microbial growth increases as the relative humidity increases over 60%

The Surface Sample Analysis represents the condition present at the time of the inspection:

1. A surface sample (swab) was taken @ the Dining Room Wall behind the baseboards which indicates mold growth. (Stachybotrys-Toxic & Hyphal Fragment)

Stachybotrys- Often referred to as "toxic black mold". It has the ability to produce mycotoxins which may cause a burning sensation in the mouth, throat and nasal passages. Chronic exposure has been known to cause headaches, diarrhea, memory loss and brain damage. Found growing on water damaged cellulose, paper and ceiling tiles.

Hyphal Fragments- Branched structures with cell walls. Hyphae are somewhat analogous to stems of roots in plants whereas the spores would be analogous to the seeds.

Molds have potential to cause health problems. Any or all health questions or concerns should be addressed by a qualified physician and or an Immunologist, to give appropriate clinical meaning.

A complete set of lab results are enclosed.

The air samples represent the condition present at time of collection:

Air samples were collected using Mold Snap Cassettes. Air was drawn through the cassette at a rate of approximately 5 liters per minute for 5 minutes. The air sampling pump was field calibrated prior to sampling by making sure the stainless steel ball in the flow meter is sitting above the 5 liter line marker. The purpose of the air samples collected is to determine the amount (s) and type(s) of fungal components present in the indoor sampling locations compared to those found on the exterior. The sample(s) collected represent the conditions present at the time the samples were taken. There are no current government regulations or health standards defining the allowable number of airborne fungal spores in buildings. However, there are several accepted protocols and studies that are currently used as industry standards. These include the New York City Department of Health Guidelines on Assessment and Remediation of Fungi in Indoor Environments.

1. Air samples were taken at the following locations and compared to the front exterior to determine if the air quality is elevated and therefore compromised:
 - A) Dining Room does not indicate elevated mold spores
 - B) Master Bedroom does not indicate elevated mold spores

Recommended Remediation:

We recommend consulting a State of Florida Licensed Mold Remediation Contractor. They can provide a free mold consultation.

The following is to be used strictly as a general protocol, it is the responsibility of the remediation company to further review, evaluate, and perform all necessary remediation to eliminate the elevated mold conditions found.

Dining Room

- Containment barriers will need to be used. All entryway must be sealed with Polyethylene Sheeting and duct tape. All return and supply vents in the area of remediation must be sealed.
- Air Scrubbers and de-humidifiers will need to be brought inside and outside the containment area, in accordance with the IICRC S520 (Standards and Reference Guide for Professional Mold Remediation)
- Remove baseboards on entire south wall, east wall, and north wall to expose drywall
- Remove all affected areas of drywall from floor minimum two feet high (or to window sills) and two feet beyond the last visible trace of mold and dispose of it properly. Remove and discard any exposed insulation. **After the drywall is removed a water test must be done to pin point the water entry.**
- The inner wall cavity areas must be hepa vacuumed and cleaned with an approved antimicrobial sanitizer. Inspect the exposed (wood) framing for microbial growth and decay. All (wood) studs that support microbial growth will need to be damp wiped with an approved microbialcide, wire brushed, sanded, heap vacuumed and an antimicrobial coating applied.

- All surfaces inside the containment area will need to be hepa vacuumed including window frames, walls and floors. If a through cleaning of the remediation area is not done, this will be reflected by failure of clearance testing.

All work should be conducted in accordance with the LLCRC S520 Standard and Reference Guide for Professional Mold Remediation, 1st Edition, December 2003, and the New York City remediation of fungi in indoor environment guidelines April 200, which should be followed in their entirety. These guidelines are considered to be industry standard and will reduce liability of cross contamination. The following Scope of Work complies with the American Conference of Governmental Industrial Hygienist (ACGIH) guidelines) for remediation of mold contaminated building components that have been chronically water damaged.

Institute of Inspection, Cleaning and Restoration Standards and Reference Guide for Professional Mold Remediation S520 (www.iicrc.org).

The American Conference of Governmental Industrial Hygienist (ACGIH), the EPA (www.epa.gov/iaq/molds/ondex.html).

The New York City Department of Health published in 2000 (www.NYC.GOV/HTML/DOH/HTML/EPI/MOLDRPTI.HTML).

Clearance Testing/Post Testing:

Clearance testing should be performed after any type of mold removal or remediation to verify that the remediation was successful in reducing indoor microbial levels of equal to or below ambient outdoors. Testing is to be done after the clean-up phase of the remediation is completed, but prior to any walls being closed or components such as cabinets/flooring being reinstalled. **This includes testing inside and outside the containment areas.**

Limitations:

It is important to understand that changes in occupancy, remodeling, maintenance procedures and many other factors can have a significant effect on indoor air quality. Walls behind wallpaper, paneling and furnishings may have a chance to have mold growth behind them, which is not visible until exposed. Maintaining acceptable indoor air quality is an ongoing effort and must be continually monitored to be effective.

Our recommendations are based on the finding, per EPA and NYC published guidelines and upon our professional expertise with no warranty or guarantee implied herein. This report is exclusively for the use and benefit of the client identified above. J.R. Inspection Services, Inc. accepts no responsibility for interpretations of this report by others. The contents of this report shall not be used or relied upon by other parties without prior written authorization by J.R. Inspection Services, Inc.

Thank You for the opportunity for performing this inspection. If you have any questions regarding the text of this report, please feel free to contact our office.

Enclosures

Very Truly Yours,



Greg Rothberg, Vice President
Certified Indoor Environmentalist #01333
State of Florida Licensed Mold Assessor MRSA #121



EMSL Analytical, Inc.

2700 West Cypress Creek Road, Suite B-111 Fort Lauderdale, FL 333
Phone/Fax: (954) 786-9331 / (954) 941-4145
<https://www.emsl.com> / pompanobeachlab@emsl.com

EMSL Order ID: 561201610
Customer ID: JRIS78
Customer PO:
Project ID:

Attn: Greg Rothberg
JR Inspections Service, Inc.
5060 West Atlantic Avenue
Delray Beach, FL 33484

Phone: (561) 638-1450
Fax: (561) 638-7415
Collected: 09/05/2012
Received: 09/06/2012
Analyzed: 09/06/2012

Proj: DOE

Test Report: Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Swab Samples (EMSL Method: M041)

Lab Sample Number:	561201610-0001				
Client Sample ID:	#1				
Sample Location:	Wall Dining Room				
Spore Types	Category				
Agrocybe/Coprinus	-				
Alternaria	-				
Ascospores	-				
Aspergillus/Penicillium	Rare				
Basidiospores	-				
Bipolaris++	-				
Chaetomium	-				
Cladosporium	-				
Curvularia	-				
Epicoccum	-				
Fusarium	-				
Ganoderma	-				
Myxomycetes++	-				
Paecilomyces	-				
Rust	-				
Scopulariopsis	-				
Stachybotrys	*Medium*				
Torula	-				
Ulocladium	-				
Unidentifiable Spores	Rare				
Zygomycetes	-				
Ascotricha	Rare				
Fibrous Particulate	Rare				
Hyphal Fragment	Low				
Insect Fragment	-				
Pollen	-				

Category: Count/per area analyzed
Rare: 1 to 10 Low: 11 to 100 Medium: 101 to 1000 High: >1000

Bipolaris++ = Bipolaris/Dreschlera/Exserohilum Myxomycetes++ = Myxomycetes/Periconia/Smut
* = Sample contains fruiting structures and/or hyphae associated with the spores.

Ariel Escoto, Laboratory Manager
or Other Approved Signatory

No discernable field blank was submitted with this group of samples.

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation of the data contained in this report is the responsibility of the client. *- denotes not detected. Samples received in good condition unless otherwise noted.
Samples analyzed by EMSL Analytical, Inc. Fort Lauderdale, FL AIHA-LAP, LLC--EMLAP Accredited #102794

Initial report from: 09/06/2012 13:50:39

For Information on the fungi listed in this report please visit the Resources section at www.emsl.com



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Test Report: MoldSnap™ Analysis of Fungal Spores & Particulates by Optical Microscopy (EMSL Method 05-TP-003)

Lab Sample Number:	561201610-0002			561201610-0003			561201610-0004		
Client Sample ID:	156323			156220			156221		
Volume (L):	25			25			25		
Sample Location:	Exterior			Dining Room			Master Bedroom		
Spore Types	Raw Count	Count/m ³	% of Total	Raw Count	Count/m ³	% of Total	Raw Count	Count/m ³	% of Total
Alternaria	-	-	-	-	-	-	-	-	-
Ascospores	2	80	5.3	1	40	25	-	-	-
Aspergillus/Penicillium	14	560	36.8	-	-	-	-	-	-
Basidiospores	16	640	42.1	1	40	25	-	-	-
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium	-	-	-	-	-	-	-	-	-
Cladosporium	-	-	-	-	-	-	-	-	-
Curvularia	1	40	2.6	1	40	25	-	-	-
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium	-	-	-	-	-	-	-	-	-
Ganoderma	2	80	5.3	-	-	-	-	-	-
Myxomycetes++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis	-	-	-	-	-	-	-	-	-
Stachybotrys	-	-	-	-	-	-	-	-	-
Torula	-	-	-	-	-	-	-	-	-
Ulocladium	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	3	120	7.9	-	-	-	1	40	20
Zygomycetes	-	-	-	-	-	-	-	-	-
Pestalotiopsis	-	-	-	1	40	25	-	-	-
Pithomyces	-	-	-	-	-	-	4	160	80
Total Fungi	38	1520	100	4	160	100	5	200	100
Hyphal Fragment	2	80	-	-	-	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	1	40	-	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	40	-	-	40	-	-	40	-
Analyt. Sensitivity 300x	-	40*	-	-	40*	-	-	40*	-
Skin Fragments (1-4)	-	1	-	-	3	-	-	3	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	3	-	-	2	-	-	3	-

Bipolaris++ = Bipolaris/Dreschlera/Exserohilum
Myxomycetes++ = Myxomycetes/Periconia/Smut

Ariel Escoto, Laboratory Manager
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High Levels of background particulate can obscure spores and other particulates leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. Present= Spores found during additional scan at lower mag. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. Results have not been adjusted for field or laboratory blank unless otherwise noted. Samples received in good condition unless otherwise noted.

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