



Confidential Mold Assessment Report

LOCATED AT:
820 West Main St
Charlottesville, VA 22903

PREPARED EXCLUSIVELY FOR:
Toby Mac

INSPECTED ON:
Thursday, November 16, 2023



Inspector: Inspector Name
North Star Environmentals
530-C Southlake Blvd
N Chesterfield, VA 23236
(855) 994-3400

Lab Report Explanations

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We screened for the organisms listed on page two of the lab report. If there are numbers across the rows, that organism was found. If there are no numbers, those organisms were not found.

We highly recommend you take these results to your allergen doctor or other equally qualified person in this field.

Page Four of the lab report explains what the highlighted colors mean. The end of the lab report has a description of each organism found.

All buildings have mold to some degree. There is no such thing as a mold free building . If the mold levels are a concern, we recommend taking the results to a qualified doctor or allergist. The mold levels can be reduced by using a qualified mold remediation specialist.

Mold affects everyone differently and what is listed as low on the lab report may cause you to have some type of symptoms. Again, please consult a qualified individual to discuss these results if you have any concerns.

Temperature and seasonal change have a significant impact on the growth rate of mold. Cold weather may cause mold to grow at a slower rate, while hotter, moist weather can cause it to increase. This can also have an impact on the mycotoxins produced, as it is directly affected by temperature and humidity. Consult a remediation professional if you are unsure of the severity of mold in your building.

INTRODUCTORY NOTES

INSPECTION DATE

11/16/2023

START TIME

1:33:38 PM

SQUARE FOOTAGE

1289

YEAR BUILT

1946

AGE

77 year(s)

TEMPERATURE

80s to 90s

WEATHER

Sunny

RAIN IN THE LAST 3 DAYS

Yes

ORIENTATION

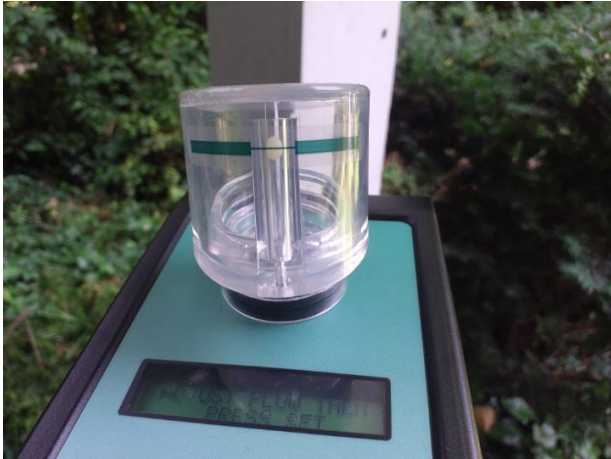
4: We will describe the locations of this property, left or right, as though viewing it from the front door.

Exterior

Inspection notes pertain to moisture issues or visible mold-like substance. Condition and/or operation is not inspected.

LOCATION OF OUTSIDE AIR SAMPLE

5: Control sample taken at front of home.



Calibration of air sampling pump



Control sample at front of home

GENERAL EXTERIOR NOTES

6: There may be an ant colony(s) nesting within the home.



Right side of home



Back of home



Left side of home

7: All downspouts should be extended away from the home at least 4 to 5 ft to direct water away from the foundation.



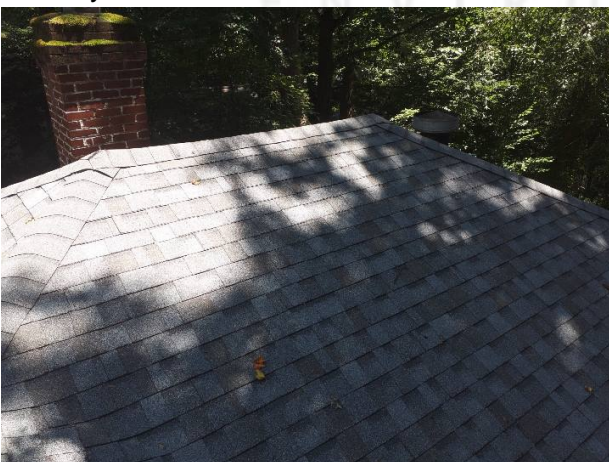
Back of home

8: The dryer vent appeared to be clogged and needs to be cleaned.



Back of home and interior

9: The roof was in good shape appearing to have been replaced or reroofed (a second layer added) recently.



Representative photo

10: The chimney cap had moss growing on it with mild deterioration and no rain cap or cover at the top.



Chimney

EAVES, SOFFIT, & OVERHANG SURFACES

11: The soffit and fascia had areas of damaged and rotted wood. Based on the appearance of the roof this may be older damage that was never repaired.



Front of home



Right side of home



Back of home



Back of home and interior

12: There was no drip edge visible on the rake edges of the porch roof overhang.



Left side of home

SIDING SURFACES

13: Vines were in contact with the exterior/siding of the home. This is conducive to insects and moisture. Recommend all vegetation be removed from close proximity to the home.



Front of home

DECKS, PORCHES, PATIOS, & COVER/CEILING SURFACES

14: Significant wood rot and deterioration noted at the front porch area.



Front of home

WINDOW SILLS & TRIM

15: Some windows were older, single pane, metal frame and not sealed well. This may be a source of moisture intrusion into the home.



Left side of home

GRADING OF LAND

16: Negative grading noted around the front of the home.



Front of home

Interior

Inspection notes pertain to moisture issues or visible mold-like substance. Condition and/or operation is not inspected.

LOCATIONS OF INDOOR AIR SAMPLES

17: Main floor hallway and basement



Main floor

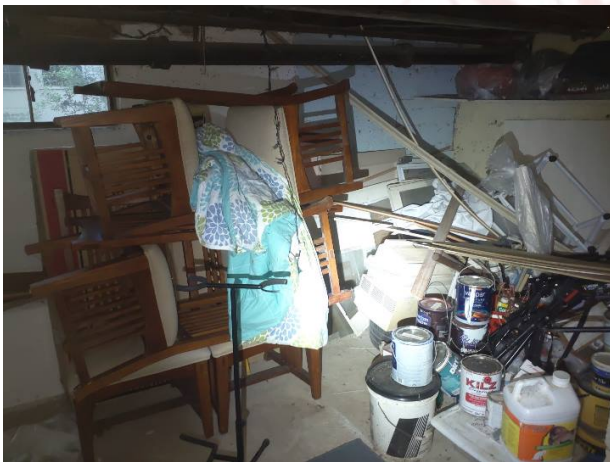


Basement

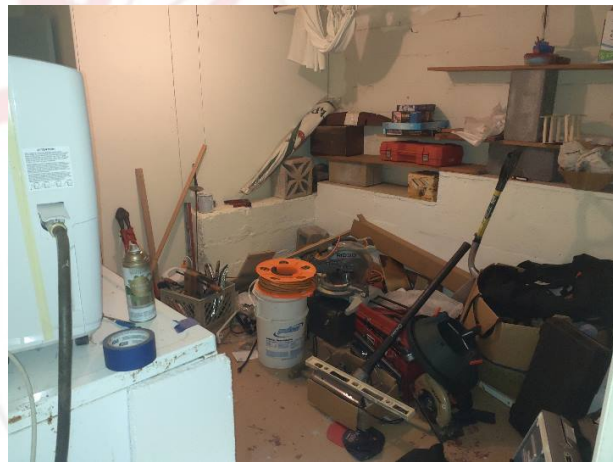
GENERAL INTERIOR NOTES

18: There was a general musty or mildew odor apparent upon entering the home. This odor was considerably stronger in the basement area.

19: Due to stored items, furniture and the home having a cluttered appearance some areas or aspects of the home were inaccessible and could not be inspected.



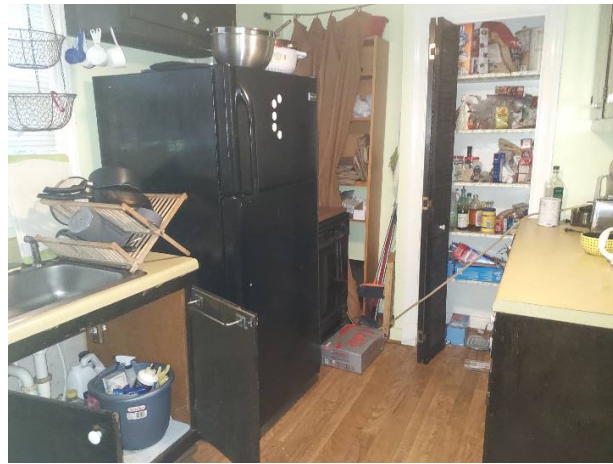
Basement



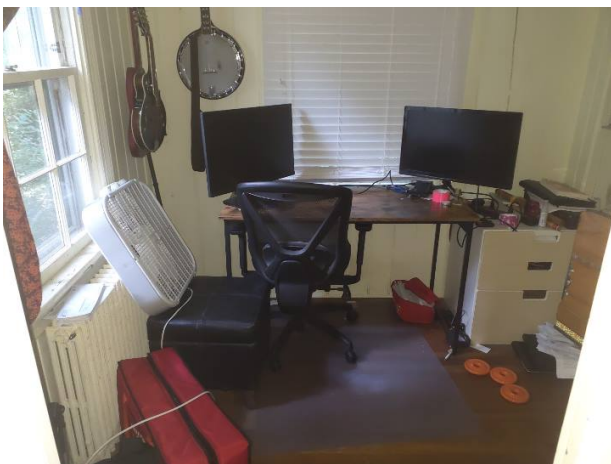
Basement



Basement



Main floor



Main floor, locked closet



Main floor

20: Ventilation in the attic may be inadequate for this space. Recommend a qualified professional evaluate and give recommendations.



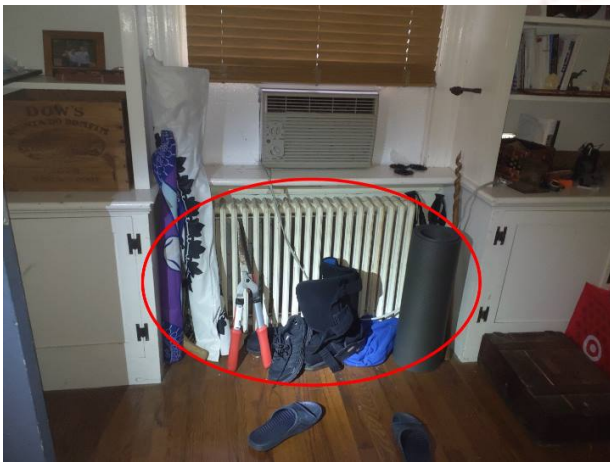
Only visible vent

21: The bath fan exhaust vent was broken or disconnected and did not appear to be venting to the exterior. On daily moisture from shower should be vented to the outside.



Attic

22: There were moisture stains and deteriorated plaster below the living room window AC unit. Recommend evaluating the function of the window unit to ensure proper operation. The area appeared dry at the time of inspection.

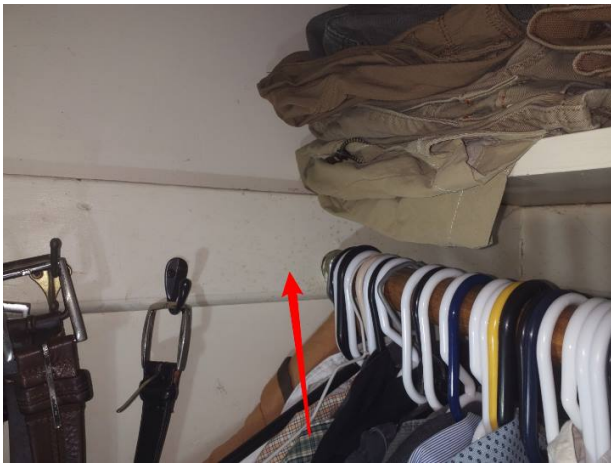


Living room

23: There was water staining, discoloration and spotting noted in the bedroom closets. The areas were dry at the time of inspection and the stains may be older.



Detail view



Bedroom closet



Bedroom closet

24: There was spotting and discoloration around some of the window areas. The area was dry the time of inspection.



Back left bedroom

25: Black spotting or suspicious bio growth was noted in the ceiling of the closet in the bathroom.



Bathroom closet

26: There were two dehumidifiers in the basement, only one of which was operating at the time of the inspection.



Representative photo

27: There were a couple of vertical foundation cracks noted at the front of the basement area. Recommend a licensed professional evaluate these cracks and determine their cause.



Front of basement, possible hydrostatic pressure



Detail view



Detail view

28: There was water staining and damaged drywall/paneling around the floor of the basement. Recommend removing items, drywall and paneling for better inspection of possible damage.



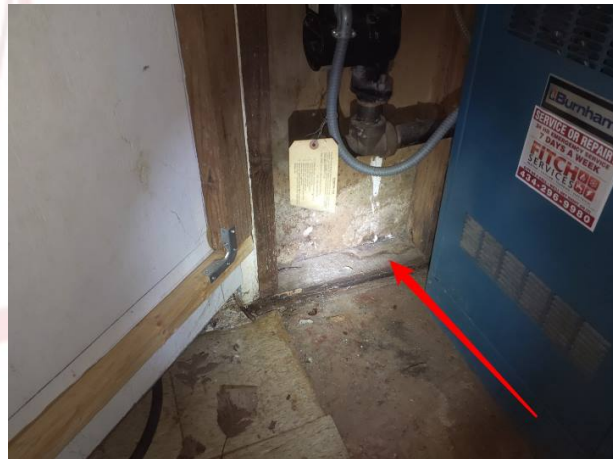
Basement



Basement



Basement storage



Mechanical area

29: Significant water staining, discoloration and suspicious bio growth noted behind the shelf in the basement. Client declined tape lift sample.



Basement storage

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30: Water staining and efflorescence was noted on some of the exterior walls of the basement.



Back of basement



Left side of basement

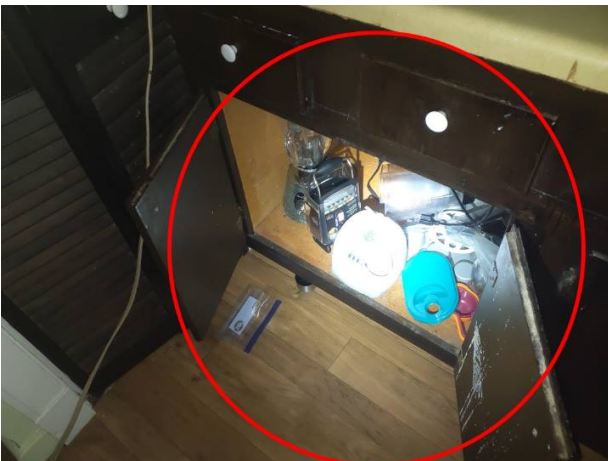
31: Dry stains and past water damage noted in the ceiling of the basement bathroom.



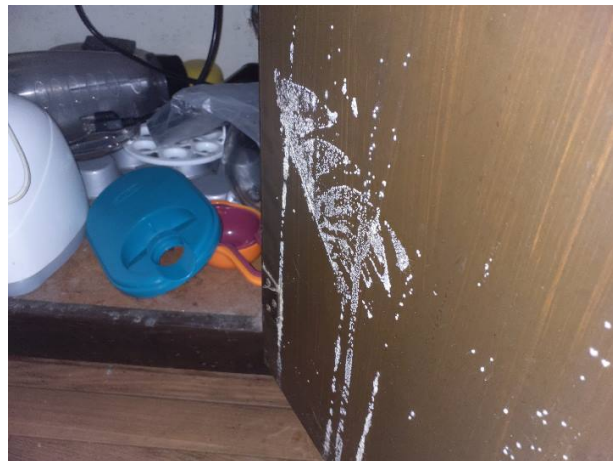
Basement bathroom

INSIDE SURFACES ON WALL & BASE CABINETRY (KITCHENS & BATHS)

32: White spots or suspicious bio growth was noted inside the kitchen cabinetry. This area was dry at the time of inspection and these may be resulted from food particles in the area. Recommend thorough cleaning of the home.



Kitchen



Detail view



Detail view

Lab Results

EXPLANATION OF RESULTS FROM LAB REPORT

33: Lab results indicate that spores found were at a level significantly higher than the exterior baseline.

Conclusion

The conclusion below is our opinion and should be verified by a professional remediator. A remediator's opinion should always outweigh ours.

CONCLUSION BASED ON LAB REPORT

34: A mold remediation company should be consulted to correct all issues.

NORTH STAR
ENVIRONMENTALS



#23029768

Analysis Report prepared for

North Star Environmentalals

530 C Southlake Blvd
Richmond, VA 23236
Phone: (855) 994-3400

38187
Toby Max
820 West Main St.
Charlottesville, VA 22903

Collected: **July 21, 2023**
Received: **July 24, 2023**
Reported: **July 24, 2023**

We would like to thank you for trusting Hayes Microbial for your analytical needs!
We received 3 samples by FedEx in good condition for this project on July 24th, 2023.

The results in this analysis pertain only to this job, collected on the stated date, and should not be used in the interpretation of any other job. Information supplied by the customer can affect the validity of results. These results apply only to the samples as received. This report may not be duplicated, except in full, without the written consent of Hayes Microbial Consulting, LLC.

All information provided to Hayes Microbial is confidential information relating to our customers and their clients. We will not disclose, copy, or distribute any information verbally or written, except to those designated by the customer(s). We take confidentiality very seriously. No changes to the distribution list will be made without the express consent of the customer.

This laboratory bears no responsibility for sample collection activities, analytical method limitations, or your use of the test results. Interpretation and use of test results are your responsibility. Any reference to health effects or interpretation of mold levels is strictly the opinion of Hayes Microbial. In no event, shall Hayes Microbial or any of its employees be liable for lost profits or any special, incidental or consequential damages arising out of the use of these test results.

A handwritten signature in black ink that reads "Stephen N. Hayes".

Steve Hayes, BSMT(ASCP)
Laboratory Director
Hayes Microbial Consulting, LLC.



EPA Laboratory ID: VA01419



Lab ID: #188863



DPH License: #PH-0198

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North Star Environmental

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 Toby Mac
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 22903

#23029768

Spore Trap +
 SOP - #HMC101

Sample Number*	1 36206974			2 36206981			3 36206978		
Sample Name*	Exterior Control @ Front of Home			Main Floor			Basement		
Sample Volume*	150 L			150 L			150 L		
Reporting Limit	7 spores/m ³			7 spores/m ³			7 spores/m ³		
Background	2			2			2		
Fragments	ND			ND			ND		
Particles	Dander	Pollen	Fiber	Dander	Pollen	Fiber	Dander	Pollen	Fiber
Counts			20 / m ³	2400 / m ³		13 / m ³	1300 / m ³		
Organism	Raw Count	Count / m ³	% of Total	Raw Count	Count / m ³	% of Total	Raw Count	Count / m ³	% of Total
Alternaria	2	13	1.0%						
Ascospores	101	670	51.3%				2	13	1.6%
Aspergillus Penicillium							120	800	96.8%
Basidiospores	79	530	40.1%				1	7	<1%
Bipolaris Drechslera									
Chaetomium									
Cladosporium	7	47	3.6%	1	7	100.0%			
Curvularia									
Epicoccum	1	7	<1%				1	7	<1%
Fusarium									
Memnoniella									
Myxomycetes	7	47	3.6%						
Pithomyces									
Stachybotrys									
Stemphylium									
Torula									
Ulocladium									
Total	197	1314	100%	1	7	100%	124	827	100%

Water Damage Indicator Common Allergen Slightly Higher than Baseline Significantly Higher than Baseline Ratio Abnormality

* indicates data provided by the customer



Collected: Jul 21, 2023

Received: Jul 24, 2023

Reported: Jul 24, 2023

Project Analyst:
 Jeremiah Moore, *jeremiah moore*

Date:
07 - 24 - 2023

Reviewed By:
 Steve Hayes, BSMT *Stephen N. Hayes*

Date:
07 - 24 - 2023

Spore Trap Information

Reporting Limit	The Reporting Limit is the lowest number of spores that can be detected based on the total volume of the sample collected and the percentage of the slide that is counted. At Hayes Microbial, 100% of the slide is read so the LOD is based solely on the total volume. Raw spore counts that exceed 500 spores will be estimated.					
Blanks	Results have not been corrected for field or laboratory blanks.					
Background	<p>The Background is the amount of debris that is present in the sample. This debris consists of skin cells, dirt, dust, pollen, drywall dust and other organic and non-organic matter. As the background density increases, the likelihood of spores, especially small spores such as those of Aspergillus and Penicillium may be obscured. The background is rated on a scale of 1 to 5 and each level is determined as follows:</p> <p>NBD: No background detected due to possible pump or cassette malfunction. Recollect sample. (Field Blanks will display NBD)</p> <p>1 : <5% of field occluded. No spores will be uncountable.</p> <p>2 : 5-25% of field occluded.</p> <p>3 : 25-75% of field occluded.</p> <p>4 : 75-90% of field occluded.</p> <p>5 : >90% of field occluded. Suggested recollection of sample.</p>					
Fragments	Fragments are small pieces of fungal mycelium or spores. They are not identifiable as to type and when present in very large numbers, may indicate the presence of mold amplification.					
Control Comparisons	There are no national standards for the numbers of fungal spores that may be present in the indoor environment. As a general rule and guideline that is widely accepted in the indoor air quality field, the numbers and types of spores that are present in the indoor environment should not exceed those that are present outdoors at any given time. There will always be some mold spores present in "normal" indoor environments. The purpose of sampling and counting spores is to help determine whether an abnormal condition exists within the indoor environment and if it does, to help pinpoint the area of contamination. Spore counts should not be used as the sole determining factor of mold contamination. There are many factors that can cause anomalies in the comparison of indoor and outdoor samples due to the dynamic nature of both of those environments.					
<table border="1"> <tr><td>Water Damage Indicator</td></tr> <tr><td>Common Allergen</td></tr> <tr><td>Slightly Higher than Baseline</td></tr> <tr><td>Significantly Higher than Baseline</td></tr> <tr><td>Ratio Abnormality</td></tr> </table>	Water Damage Indicator	Common Allergen	Slightly Higher than Baseline	Significantly Higher than Baseline	Ratio Abnormality	<p>Blue: These molds are commonly seen in conditions of prolonged water intrusion and usually indicate a problem.</p> <p>Green: Although all molds are potential allergens, these are the most common allergens that may be found indoors.</p> <p>Orange: The spore count is slightly higher than the outside count and may or may not indicate a source of contamination.</p> <p>Red: The spore count is significantly higher than the baseline count and probably indicates a source of contamination.</p> <p>Violet: The types of spores found indoors should be similar to the ones that were identified in the baseline sample. Significant increases (more than 25%) in the ratio of a particular spore type may indicate the presence of abnormal levels of mold, even if the total number of spores of that type is lower in the indoor environment than it was outdoors.</p>
Water Damage Indicator						
Common Allergen						
Slightly Higher than Baseline						
Significantly Higher than Baseline						
Ratio Abnormality						
Color Coding	Fungi that are present in indoor samples at levels lower than 200 per cubic meter are not color coded on the report, unless they are one of the water damage indicators.					
Significant Figures	Raw counts and column totals may reflect more than 2 significant figures, but results should only be considered significant to 2 figures.					

Alternaria	Habitat: Commonly found outdoors in soil and decaying plants. Indoors, it is commonly found on window sills and other horizontal surfaces. Effects: A common allergen and has been associated with hypersensitivity pneumonitis. Alternaria is capable of producing toxic metabolites which may be associated with disease in humans or animals. Occasionally an agent of onychomycosis, ulcerated cutaneous infection and chronic sinusitis, principally in the immunocompromised patient.
Ascospores	Habitat: A large group consisting of more than 3000 species of fungi. Common plant pathogens and outdoor numbers become very high following rain. Most of the genera are indistinguishable by spore trap analysis and are combined on the report. Effects: Health affects are poorly studied, but many are likely to be allergenic.
Aspergillus Penicillium	Habitat: The most common fungi isolated from the environment. Very common in soil and on decaying plant material. Are able to grow well indoors on a wide variety of substrates. Effects: This group contains common allergens and many can cause hypersensitivity pneumonitis. They may cause extrinsic asthma, and many are opportunistic pathogens. Many species produce mycotoxins which may be associated with disease in humans and other animals. Toxin production is dependent on the species, the food source, competition with other organisms, and other environmental conditions.
Basidiospores	Habitat: A common group of Fungi that includes the mushrooms and bracket fungi. They are saprophytes and plant pathogens. In wet conditions they can cause structural damage to buildings. Effects: Common allergens and are also associated with hypersensitivity pneumonitis.
Cladosporium	Habitat: One of the most common genera worldwide. Found in soil and plant debris and on the leaf surfaces of living plants. The outdoor numbers are lower in the winter and often relatively high in the summer, especially in high humidity. The outdoor numbers often spike in the late afternoon and evening. Indoors, it can be found growing on textiles, wood, sheetrock, moist window sills and in HVAC supply ducts. Effects: A common allergen, producing more than 10 allergenic antigens and a common cause of hypersensitivity pneumonitis.
Dander	Habitat: Dander is dead skin cells. The average person sheds about 600,000 skin cells per day. Effects: Sources are people and animals.

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Organism Descriptions

Epicoccum

Habitat: It is found in soil and plant litter and is a plant pathogen. It can grow indoors on a variety of substrates, including paper and textiles and is commonly found on wet drywall.

Effects: It is a common allergen. No cases of infection have been reported in humans.

Myxomycetes

Habitat: Found on decaying plant material and as a plant pathogen.

Effects: Some allergenic properties reported, but generally pose no health concerns to humans.