INSPECTION SERVICES
214-222-9208

Indoor Air Quality Sample
Mold Report

Address: Main Street, Dallas, Texas

Date: 01/28/2025

Summary:

Molds like *Aspergillus/Penicillium*, *Chaetomium*, *Stachybotrys/Memnoniella*, and *Cladosporium* are found at elevated or slightly elevated levels indoors compared to an outside control sample, it typically indicates the presence of moisture-related issues within the home.

- **Aspergillus/Penicillium**:
  - Associated with water-damaged materials
  - Can cause respiratory issues, allergies, and asthma
  - Often indicates ongoing moisture problems in the home
- **Chaetomium**:
  - Thrives in prolonged moisture environments
  - Can cause allergic reactions, respiratory irritation, and chronic fatigue
  - Typically found in areas with significant water damage or poor ventilation
- **Stachybotrys/Memnoniella (Black Mold)**:
  - Known for producing mycotoxins that can cause severe health effects
  - Health risks include respiratory problems, neurological symptoms, and immune suppression
  - High levels should be addressed immediately due to potential health dangers
- **Cladosporium**:
  - Common indoor mold, though generally less toxic than others
  - Can cause respiratory issues, allergies, and asthma
  - Often found in damp or humid areas, requiring moisture control to prevent growth

Overall: Elevated levels of these molds suggest moisture issues in the home. Immediate remediation is necessary to prevent health risks and further mold growth.

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TREC #23689
MAT 1313; Exp 01/19/2026

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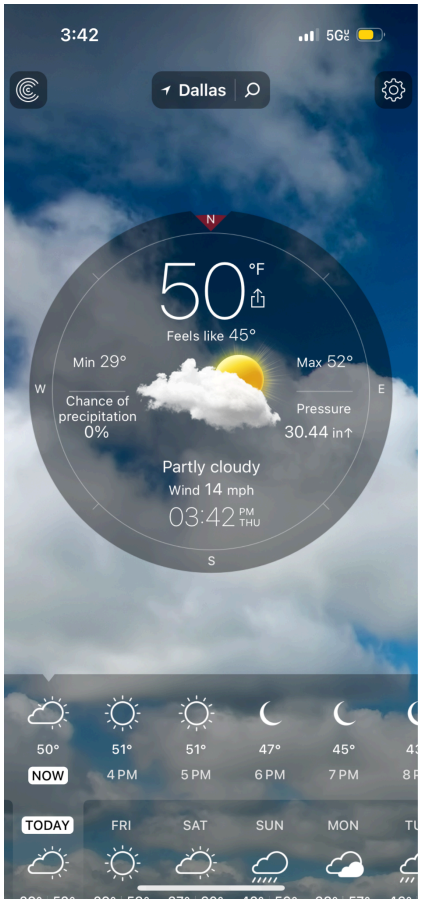
Date: 01/23/2025
Time: 3:42pm
Weather conditions:



Outside Humidity/Temp

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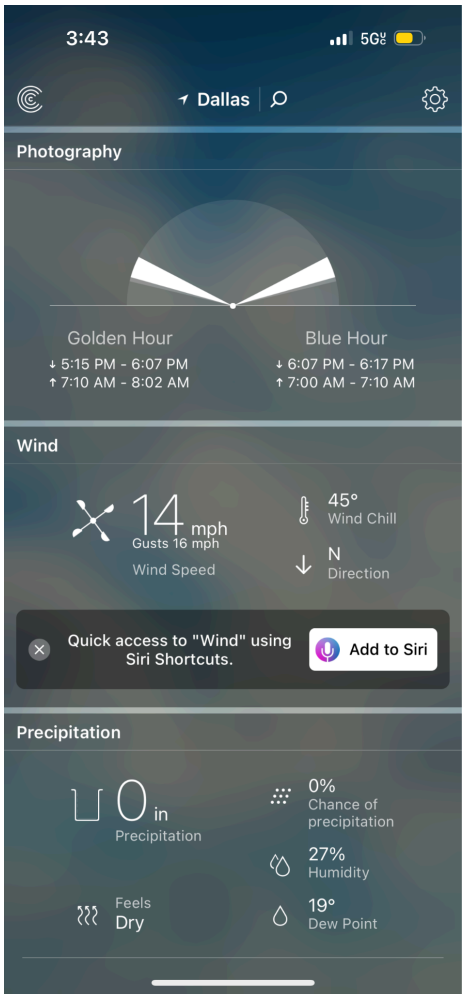

Indoor conditions:
74°F

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Humidity 42%

What does it take for mold to grow:

First:

- **The Inspector is not a physician and cannot advise on medical conditions or the habitability of a home/structure**

- Where and what is mold:

Mold is actually a part of the plant species. Similarly to other allergens, it releases mold spores that can cause allergic reactions leading to health care concerns or symptoms that may mimic a severe cold.

> According to the CDC, mold is found both indoors and outdoors, and can grow on almost any substance when moisture is present. They reproduce by spores, in which their molecules are carried by air. It can enter your home through open doorways, windows, vents, and heating and air conditioning systems.

> Mold in the air outside can also attach itself to clothing, shoes, and pets can and be carried indoors. When mold spores drop on places where there is excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding, they will grow. They reproduce by spores, in which their molecules are carried by air. When spores land on a moist surface suitable for life, they begin to reproduce.

>Many building materials provide suitable nutrients that encourage mold to grow. Wet cellulose materials, including paper and paper products, cardboard, ceiling tiles, wood, and wood products, are particularly conducive for the growth of some molds. Other materials such as dust, paints, wallpaper, insulation materials, drywall, carpet, fabric, and upholstery, commonly support mold growth.
https://jenkinsenvironmentalservices.com/how-when-and-where-mold-occurs/

- There is always a little mold everywhere – in the air and on many surfaces.

Certain molds are toxigenic, meaning they can produce toxins (specifically "mycotoxins"). Hazards presented by molds that may produce mycotoxins should be considered the same as other common molds which can grow in your house. Not all fungi produce mycotoxins and even those that do will not do so under all surface or environmental conditions.

> Mold growth, which often looks like spots, can be many different colors, and can smell musty. Color is not an indication of how dangerous a mold may be. Any mold should be removed and the moisture source that helped it grow should be removed.

> There are very few reports that toxigenic molds found inside homes can cause unique or rare health conditions such as pulmonary hemorrhage or memory loss. These case reports are rare, and a causal link between the presence of the toxigenic mold and these conditions has not been proven. https://www.cdc.gov/mold/faqs.htm

• What does mold require:
> Mold requires water, food, and oxygen to grow. It also requires an environment with a temperature it can survive. While mold cannot spread without these conditions, its spores may survive in a dormant state until conditions are suitable.
Temperature: Most molds cannot grow below 40° F. This is why food is typically refrigerated at 39° F. Mold grows best between 77° F and 86° F, especially if the air is humid. Humidity levels above 60% are considered conducive for mold growth

>> Water: Molds thrive in damp, humid, and wet conditions. They require water to grow and spread, which is why it is recommended to keep homes – especially walls and carpets – as dry as possible. Water leaks, flooding, high humidity, and condensation all provide moisture mold can use to grow and spread. - NOTE: this is the one part of the equation that we as humans can control! And it is where mold inspecting and remediation begins.

>>> Oxygen: Molds are obligate aerobes. This means that they need oxygen to survive. Mold grows even at very low concentrations of oxygen, however, which makes it difficult to fight mold growth by limiting oxygen.

>>>> Food: Mold grows on materials that it can digest – and it can digest a lot. It can metabolize virtually any organic (carbon-containing) matter in nature, making it impossible to remove all food sources of mold from your environment.

• What can mold grow on?

- Mold grows on materials it can digest and use to spread. Consequently, it may grow on any organic material. Substances from wood and paper products to dust containing dead skin cells provide organic 'food' for mold. Mold grows on and digests some synthetic materials like paints, adhesives, and textiles as well. Mold is unable to digest inorganic materials (such as concrete, glass, and metal), but it can digest and grow on the dirt, dust, and organic residue that accumulates on them.

- How does mold affect the surfaces it grows on?

Since mold eats the materials it grows on, those materials end up damaged or degraded. Unchecked mold can cause cosmetic damage and staining, unpleasant odors, and even the structural degradation of the surfaces. Mold digests the carbon in the surface it is growing on. While doing this, it breaks down the material bit by bit. The digestive enzymes eventually destroy the material, and the mold grows and spreads further to consume energy from more material. It's important to identify the cause of any mold on your property and remove and remediate the mold as soon as possible.

Surface Testing: Determines the presence of mold on various surfaces through swabs, tape, etc. test kits by taking the physical substance and submitting to a lab.

Mold air sample tests for mold spores in the air to assess indoor air quality. Air is collected using a pump and analyzed in a lab to identify mold types and concentrations. It's useful for detecting hidden mold, evaluating health concerns, or checking remediation efforts. However, results only reflect conditions at the time of sampling

• General guidelines and comments about spore counts Air Sample Report"

Remember that air samples are a snapshot in time and only provide insight into air quality for the time frame of the air sample.

There are no health-based standards set by any government agency for acceptable levels of biological agents in indoor air.** This is because everyone reacts to mold differently
This is why control samples from the outside environment are taken and used to compare to the indoor air quality.

Generally

.0-50 spores – these trace levels are not an issue.
Exceptions are Stachybotrys which is very toxic; indicates a longer/on-going moisture event. Additional indicators are if the sample contains other water markers like Chaetomium and Fusarium or concerning levels of Penicillium/Aspergillus.

50-199 spores – lower range levels but approaching levels of concern for molds such as Aspergillus/Penicillium++ ; the toxic mold species Stachybotrys and Memnoniella are the only species to be considered an issue at this level; BUT 200 count level of Aspergillus/Penicillium++ are a usually a concern if greater than the outside control numbers.

200-500 spores – the most common species (Penicillium/Aspergillus, Cladosporium and Curvularia) do indicate an elevated level of concern again versus the outside control.
**This level of spore count indicates a larger mold event is occurring and further investigation is required. With a mold consultant.

500-999 spores – Are generally considered to be elevated numbers
**This level of spore count indicates a larger mold event is occurring and further investigation is required. With a mold consultant.

1000+ spores are elevated numbers (unless the control sample proves otherwise).
**This level of spore count indicates a larger mold event is occurring and further investigation is required. With a mold consultant.

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Understanding the steps for Mold Remediation in Texas

1 MOLD INSPECTION

Schedule a mold inspection by a Texas-Licensed Mold Inspector to determine source of water/moisture and to make a recommendation for remedy.

2 MOLD CONSULTANT

Once the mold inspection is complete and the water source has been identified and remedied, you will need to hire a Texas-Licensed Mold Consultant to review the mold inspection report and survey the physical damage. They will create a "**Mold Protocol**" which details what is needed to correct/remove the mold without spreading.

3 MOLD REMEDIATION

With the "**Mold Protocol**" in place, hire a Texas-Licensed Mold Remediation company to execute this protocol as written by the mold consultant.

4 MOLD REMEDIATION INSPECTION

Finally, hire a Texas-Licensed Mold Inspector to test and inspect to ensure all mold has been removed after the remediation company has finished the "**Mold Protocol.**"

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RESULTS:

• **The Inspector is not a physician and cannot advise on medical conditions or the habitability of a home/structure**

> Air sample taken at the entrance to master bedroom with door open
> Air sample taken in kitchen at entrance to office leading to garage
> Swab taken from substance behind water heater in closet
> Fan was on at HVAC during the testing

During the entire testing process.
The house had been closed and no doors or windows opened for approximately 45 minutes before air was turned on and testing was started.

> NOTE: since there are no set standards for mold spore counts inside of a home. A control sample is taken outside. The control sample was taken in the front of the house in the middle of the front walk - Tree canopy was overhead but at least 25-30 feet high and therefore should have little impact on the control.
Additionally, wind was light to non-existent

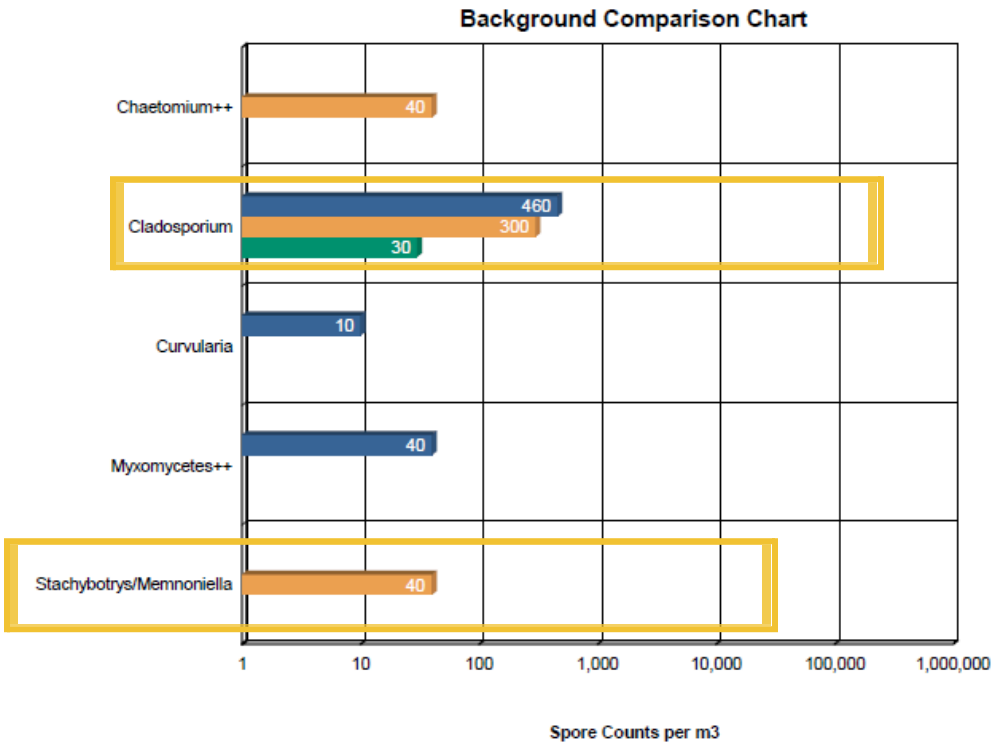
- Beige and blue lines (greater than green control - if no green control present then not present outside at all - but IS present in house) in chart below are areas of concern:

EMSL Analytical, Inc.
3310 Keller Springs, Suite 145 Carrollton, TX 75006
Phone: (972) 892-9928 Fax: (972) 892-9929 Web: http://www.EMSL.com Email:dallaslab@emsl.com

Attn: Brian Wharton
The Brickkicker
10563 Marquis Ln.
Dallas, TX 75229

Proj: Crestmont

EMSL Order: 112500076
Customer ID: BRBW75
Collected:
Received: 1/24/2025
Analyzed: 1/27/2025



* The chart is displayed using a logarithmic scale. The bar size is not directly proportional to the number of spores.

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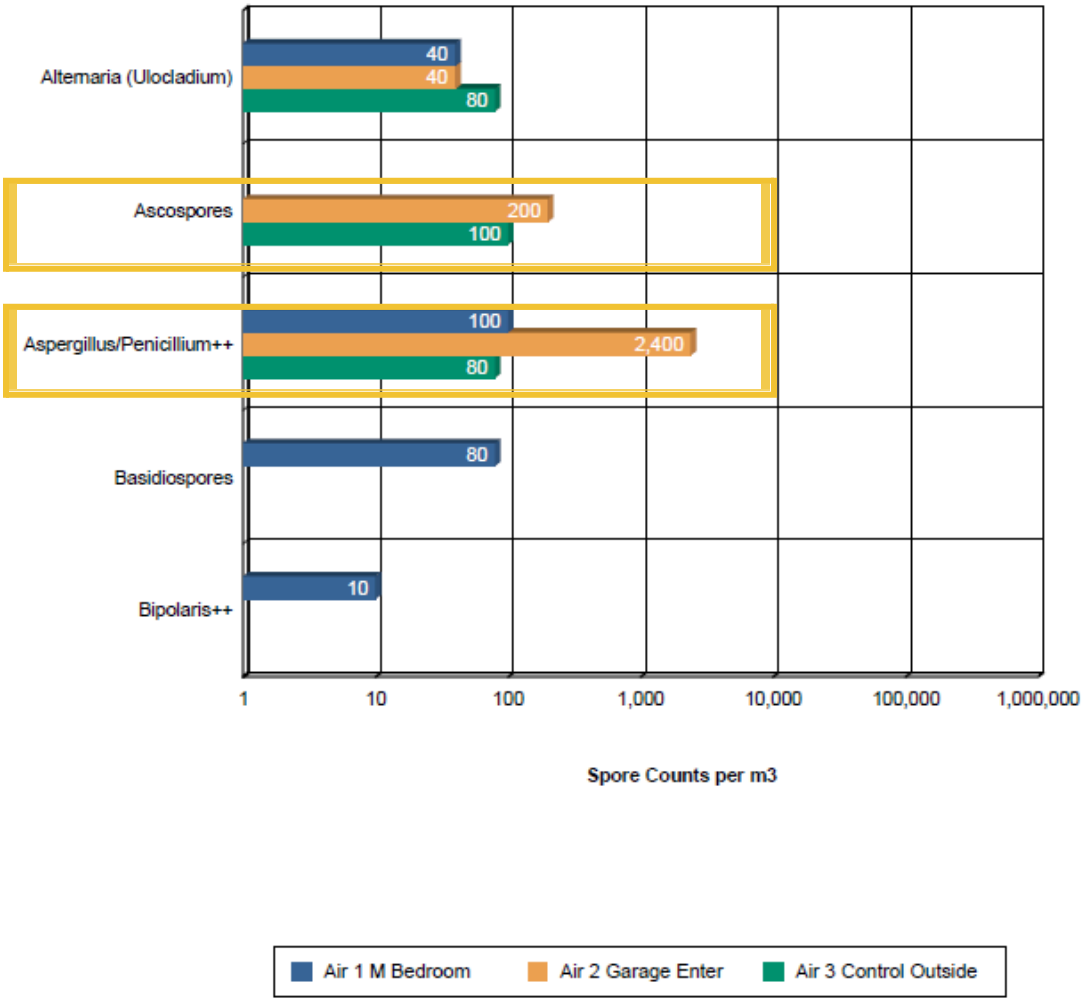
Background Comparison Chart



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Swab result from behind water heater:

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Attn: Brian Wharton
The Brickkicker
10563 Marquis Ln.
Dallas, TX 75229

Proj: Crestmont

EMSL Order: 112500076
Customer ID: BRBW75
Collected:
Received: 1/24/2025
Analyzed: 1/27/2025

Test Report: Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Swab Samples (EMSL Method MICRO-SOP-200)

Lab Sample Number: / Client Sample ID: / Sample Location:	112500076-0001 Swab 1 Water Heater Closet				
Spore Types	Category				
Alternaria (Ulocladium)	-				
Aspergillus/Penicillium++	Low				
Basidiospores	-				
Bipolaris++	-				
Chaetomium++	"Medium"				
Curvularia	-				
Epicoccum	-				
Fusarium++	-				
Ganoderma	-				
Myxomycetes++	-				
Pithomyces++	-				
Rust	-				
Scopulariopsis/Microascus	-				
Stachybotrys/Memnoniella	-				
Unidentifiable Spores	-				
Zygomycetes	-				
Hyphal Fragment	Medium				
Insect Fragment	-				
Pollen	-				
Fibrous Particulate	-				

Surface Contamination ASSESSMENTReport™ Samples Based on Direct Microscopic Analysis MICRO-SOP-200

Sample Information		Sample Location	Surface Contamination Rating (Referenced in IICRC S520)	Recommended Remedial Action (Referenced in IICRC S520)
Lab Sample #:	112500076-0001	Water Heater Closet	Condition 3: Actual fungal growth	Remediate to a Condition 1 status
Client Sample ID:	Swab 1			

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Results:
The side of the house where the kitchen/office air sample was taken showed signs of active mold activity.

These included:

>>> High amounts of Aspergillus/Penicillium

These amounts are high when compared to the exterior and/or fall above the generally accepted spore range - 200 for Aspergillus/Penicillium

- Aspergillus/Penicillium is a common mold that can grow indoors and outdoors, and exposure to it can trigger a range of health issues:
    - **Where it grows**
      Aspergillus/Penicillium can grow on dead or decaying plant matter outdoors, and on a variety of organic materials and household items indoors. It's often found in damp, humid environments with poor ventilation or water damage.
- **Health effects**
  Exposure to Aspergillus/Penicillium can cause a range of health issues, including allergic reactions, lung infections, and Aspergillosis. Aspergillosis is a chronic respiratory infection that can spread to other parts of the body in people with compromised immune systems.
- **How it spreads**
  Aspergillus/Penicillium produces large amounts of spores that can become airborne and be inhaled

NOTE: The outside samples showed low amounts of Aspergillus/Penicillium++

These included:

>>> Moderate to high amounts of Stachybotrys/Memnoniella (AKA Black Mold)

When these levels get above 50 count/M^3 (per cubic meter)

- ***Stachybotrys***, one of the most common and recognizable types of mold found in indoor environments, is a greenish-black mold that is often referred to as “black mold” or “toxic mold” due to its appearance and ability to cause severe illness in people.
    - **Where it grows**
      Damp places such as bathrooms, wet carpets, and wet boards are the best habitats for developing *Stachybotrys* mold. Laundry rooms, poorly isolated ***basements, areas around leaky pipes are all suitable habitats for Stachybotrys*** mold to appear, providing enough moisture.
    - **Health effects**
      Stachybotrys and Memnoniella can cause health effects due to their mycotoxins, especially in sensitive individuals. Symptoms may include respiratory issues (coughing, difficulty breathing), allergic reactions (itchy eyes, nasal congestion), fatigue, headaches, and, in severe cases, immune suppression or lung inflammation. Vulnerable groups, such as children, the elderly, and those with respiratory conditions, are at higher risk. Addressing moisture issues and proper mold remediation are essential to reduce health risks.
- **Facts about**
    - The presence of *Stachybotrys* and *Memnoniella* (both types of mold) often indicates a longer-term or chronic water event. These molds thrive in environments with persistent moisture, such as water-damaged materials that have been wet for an extended period, typically 7–12 days or longer.
    - *Stachybotrys* and *Memnoniella* are often classified as **tertiary molds**. Tertiary molds typically appear later in the mold growth cycle, requiring prolonged water exposure (e.g., days to weeks) to establish themselves. These molds thrive in

environments with persistent moisture and typically colonize materials like drywall, wallpaper, wood, and other high-cellulose substrates.

NOTE: The outside samples showed no presence of Stachybotrys/Memnoniella

Back bedroom air sample results

>>> High amounts of Cladosporium

These amounts are high when compared to the exterior and/or fall above the generally accepted spore range - of 50-500 for

Outdoor sample was 30 count/m^3

- The presence of *Cladosporium* in a home usually indicates an ongoing moisture issue. It can cause health problems for sensitive individuals, and its growth is linked to water-damaged or poorly ventilated areas.
    - **Where it grows**
      Cladosporium feeds on organic materials that contain cellulose, such as wood, paper, carpet, fabrics, and dust. It breaks down these materials to obtain nutrients.
- **Health effects**
  Cladosporium can cause coughing, sneezing, and difficulty breathing, especially in people with asthma, allergies, or compromised immune systems.
- **How it spreads**
  Cladosporium spreads by producing airborne spores, which, when they land in moist environments, can germinate and grow into new colonies. Its growth is heavily dependent on moisture, making areas with persistent water issues prime locations for its development.

****The swab sample from behind the water heater in the hall closet showed the presence of:

- Aspergillus/Penicillium++ (see above notes regarding this mold)
- Chaetomium++

>>> Moderate to high amounts of Chaetomium++

EMSL Labs states the following:

Condition 3 for actual fungal growth and the area should be remediated back to Condition 1 which is normal low spore counts for this mold

“Condition 3 (actual growth): an indoor environment contaminated with the presence of actual mold growth and associated”

- **Chaetomium** is a type of mold commonly found on water-damaged materials with high cellulose content, such as drywall, wood, paper, and textiles. It is known for its cottony or wool-like texture and its characteristic odor, often described as musty or damp. This mold thrives in areas with persistent or chronic moisture
    - **Where it grows**
      Found in damp or water-damaged environments, especially after long-term water exposure (e.g., leaks, floods, or high humidity).
    - **Growth Timeline**: Indicates moderate to severe and prolonged water damage.
    - **Health effects**
      Prolonged exposure may lead to health issues, especially for individuals with allergies, respiratory conditions, or weakened immune systems.
    - **Chaetomium** is typically classified as a **tertiary mold**, though it can sometimes behave as a secondary mold in certain conditions.

- In general, *Chaetomium* is an indicator of significant and sustained water intrusion and often signals the need for immediate remediation and resolution of the moisture source.

** For Air samples - In a mold report, "m3" stands for "cubic meter," meaning the mold concentration is measured as the number of spores per cubic meter of air, essentially indicating how many mold spores would be present in a one cubic meter space based on the sample collected; a higher "m3" value signifies a higher concentration of mold in the air.

Additional notes:

Other molds were present and at elevated levels when compared to the outside control - see report for full details
These include:

- Basidiospores
- Bipolaris++
- Curvularia
- Myxomycetes++

Opinion of the inspector. The fact the higher concentrate was toward the west or kitchen side of the house aligns with the poor drainage of the grade and foundation on that side of the house.

Additionally having the duct work under the house and with areas that indicate mold in or on the duct work under the house further aligns.

References for this report:

- **Centers for Disease Control and Prevention (CDC)**: Highlights the potential health risks of mold, including *Cladosporium*, and provides guidelines for mold remediation. (CDC Mold Resources)

- **American Industrial Hygiene Association (AIHA)**: Provides insights into the impact of molds, including *Cladosporium*, on indoor air quality and health. (AIHA Mold Resources)
- www.bustmold.com

General notes about mold:

NOTE: Mold usually causes allergic reactions:
&
Mold impacts everyone differently.

Some people may develop an allergic reaction, while others may not.

Symptoms of an allergic reaction vary. It's possible to have symptoms year-round, or only during specific months. Your symptoms may be worse in damp areas or in areas with a higher concentration of mold.

Symptoms of an allergic reaction may include:

- dry skin
- sneezing
- stuffy nose or runny nose
- coughing
- postnasal drip
- itchy throat, eyes, and nose
- watery eyes

An allergic reaction to mold may become serious in some cases. Severe reactions include:

- serious asthma attacks
- allergic fungal sinusitis

Recommendations and next steps:

- Recommend engagement of Licensed Mold Consultant for further investigation and remediation plan
    - Mold consultant may recommend HVAC cleaning, duct cleaning, carpet cleaning and/or replacement, etc. and full mold Remediation
    - Reference for Mold Consultant available upon request
- Clearance testing can be performed after these activities have been completed, by the mold consultant and/or the Mold Inspector (The BrickKicker).
- Mold remediation companies are licensed by the State and cannot conduct remediation with a mold consultant protocol. **The following words mean nothing in Texas and are illegal unless there the proper license behind them..***C**ertified anything; mold restoration - are not remediators***
- One could add a UV light to the HVAC system to “zap” mold spores

HVAC reference available upon request

Other notes from inspection:

Mold consultant reference available upon request.

Helpful websites:

www.bustmold.com
www.moldhelpforyou.com
www.cdc.gov/mold

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References available upon request.

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Date: 01/28/2025

Brian Wharton

Brian Wharton
Mold Inspector (Mold Assessment Technician) License: TDLR MAT1313, exp 01/19/2026
Websites for more information:
www.bustmold.com
www.cdc.gov/mold
www.moldhelpforyou.com

- **Lab analysis and results link below:**

https://drive.google.com/drive/folders/1K-_TuiGxz1rAb_lyvkuQkMqhzUut248v?usp=sharing