



Mold Post Remediation Verification

Address: **3502 Washington Rd.**
West Palm Beach, FL 33405

Date of Report: **April 11, 2025**

Requested By:

Restore, Remodel, Renew



This report was generated by Brad J Fishbein. State of Florida, License number MRSA2139. Council Certified Microbial Investigator by the American Council for Accredited Certification. Certificate Number 1108005.

Summary-

Mold remediation was performed throughout the home. Remediation equipment was present in various areas. Wall covering was removed in the Master Bedroom under the window with a local containment in place. The remediation equipment was turned off prior to sampling. The purpose of the inspection was to ensure the remediated areas have been returned to a Condition 1 living environment.

Condition Category-

At the conclusion of this report, inspected areas will be designated into one of three categories (Condition 1, Condition 2, and Condition 3.) (Reference IICRC 520S – Standard and Reference Guide For Professional Mold Remediation).

Condition 1- A normal fungal ecology which is an indoor environment that may have settled spores, fungal fragments, or trace of actual growth whose identity, location, and quantity were reflective of a normal fungal ecology for a similar indoor environment.

Condition 2- (settled spores) is an environment that is primarily contaminated with settled spores that were dispersed directly or indirectly from a Condition 3 area and which may have traces of actual growth.

Condition 3- (actual growth) is an indoor environment that is contaminated with the presence of actual mold growth and associated spores. Actual growth includes growth that is active or dormant, visible or hidden.

Property Description-

Single Family Home

Inspection Technique-

A visual inspection was conducted to determine if there were any signs of fungal growth or water damage. Temperature and humidity levels were determined in the investigated areas. Thermal Imaging was used to detect possible moisture intrusion. Moisture sources were investigated if present. Area air samples are taken from a Zefon Bio-Pump Plus calibrated at 15 liters per minute to trap air spores. Samples are taken indoors and outdoors to compare the number of species of airborne spores. If agreed upon by the client, swab, bulk, tape, or dust samples are used in testing as well.

General Information on Air Samples and Laboratory Results-

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. Indoor spore counts are generally less than outdoor counts. The National Allergy Bureau considers mold counts in the range of 0-900 low. 901-2500 should be considered moderate/inconclusive and should require more investigation from a trained professional. 2501-25,000 should be considered high and needs immediate attention. Anything above 25,000 is considered extremely high. At "high" levels, most individuals with any type of sensitivity will likely experience symptoms.

Relative humidity and temperature are also determined. According to the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE), the optimal indoor thermal comfort range is 73°-81° Fahrenheit in the summer months and 68°-76° in the winter months. The ASHRAE standard for indoor relative humidity is between 30% and 60%. The potential for microbial growth increases as the relative humidity increases above 60%.

Understanding Your Air Sample Analysis Results

Mold spores are present in virtually all environments, both indoors and outdoors, with a few notable exceptions such as industrial clean rooms and hospital organ transplant rooms. Generally, in "normal" or "clean" indoor environments, indoor spore levels are lower, on average, than outdoor levels. However, even the most simple rules (such as "inside/outside" ratios) are not always appropriate for determining whether there is a source of mold growth

indoors, and may provide false or misleading results. One reason these simple methods do not always work is because both outdoor and indoor spores levels vary widely due to factors such as weather conditions and activity levels within the room. For example, even in a "normal" home, spore levels can be higher than outdoors at certain times, such as after vacuuming (when airborne indoor levels could be unusually high) or after a heavy snow (when outdoor levels could be unusually low). This confidential mold assessment is designed and intended to provide an easily understood report for residential home inspections to help in the assessment of mold growth in the living areas sampled. This confidential mold assessment relies on non-invasive and nondestructive tests, so it cannot guarantee that hidden mold problems will be detected and reported. This confidential mold assessment results apply only to the rooms or areas tested, at the time of sampling. Factors taken into consideration include, but are not limited to, the distribution of spore types, absolute levels inside and outside, relative levels inside and outside, the range and variation of spore levels that normally occur outside, and the types of spores present.

Providing you with a helpful, understandable and top quality interpretation requires special expertise.

Descriptions of the indicators:

Penicillium/Aspergillus and Cladosporium

A high spore count suggests that there is a high probability that *Penicillium* or *Aspergillus* is originating indoors, such as from active mold growth. A low spore count indicates that the spores present are more likely to have originated from outdoor sources and come inside through doors and windows, carried in on people's clothing, or similar methods. *Penicillium* and *Aspergillus* are among the most common molds found growing indoors and are one of the more commonly found molds outside as well. Their spores are frequently present in both outdoor and indoor air, even in relatively clean, mold-growth-free, indoor environments. Additionally, their levels vary significantly based upon activity levels, dustiness, weather conditions, outside air exchange rates, and other factors. This score indicates the likelihood that spores of *Cladosporium* present in the indoor sample originated from indoor sources. A high rating indicates that there is probably a source of *Cladosporium* spores in this location. *Cladosporium* is one of the most commonly found molds outdoors and is also frequently found growing indoors. Even more so than *Penicillium* and *Aspergillus*, spores from *Cladosporium* are generally present in outdoor and indoor air, even in relatively clean, mold-growth-free, indoor environments. Its levels also vary based upon activity levels, weather conditions, dustiness, outside air exchange rates, and other factors.

Basidiospores

Basidiospores are extremely common outdoors and originate from fungi in gardens, forests, and woodlands. It is rare for the source of basidiospores to be indoors because basidiospores are produced by a group of fungi that includes mushrooms and other "macrofungi" (and are not technically molds). Their concentrations can be extremely high outdoors during wet conditions such as rain. Nevertheless, in certain conditions basidiospores can be produced indoors, and a high rating indicates that there is probably a source of basidiospores indoors. One reason basidiospores are important is that they can be an indicator of wood decay (e.g. "dry rot"), a condition that can dramatically reduce the structural integrity of a building.

Chaetomium

A common fungus found in soils, dung, decaying organic matter, seeds, wood or other cellulose containing materials. This mold can be found indoors in water-damaged buildings on sheet rock, wallpaper, and other paper products.

Stachybotrys

A common mold that can grow indoors on water-damaged cellulose rich materials, such as sheet rock, paper, ceiling tiles, insulation backing, gypsum board, and wallpaper. The presence of this fungus can be significant due to its ability to produce mycotoxins under certain environmental conditions. Exposure to the toxins can occur through inhalation, ingestion, or skin exposure.

Quantity and concentration of "marker" spore types

Certain types of mold are generally found in very low numbers outdoors. Consequently, their presence indoors, even in relatively low numbers compared to *Penicillium*, for example, is often an indication that these molds are originating from growth indoors. When present, these mold types are often the clearest indicator of a mold problem. Note, however, that the absence of marker spore types does not mean that a mold problem does not exist in a house; it just means that if a problem is present, it either involves types of mold that are more commonly found both indoors and outdoors, or that the spores from these molds were not airborne at the time of sampling.

Quantity and concentration of "other" spore types

This score indicates the likelihood that other types of mold present in the indoor sample originated from indoor sources. This score includes a heterogeneous group of genera that are not covered by any of the scores discussed above, and so it is difficult to make generalizations about this group. Molds in the "other" category are generally found outdoors in moderate numbers, and are therefore not considered markers of indoor growth. They are frequently found indoors but in lower numbers compared to *Cladosporium* and *Penicillium/Aspergillus* spores.

Other Sample Information:

Sample clarity and visibility

Air samples collect dirt and debris in addition to mold spores. Higher levels of debris make analysis more difficult, because they obscure the analyst's view of spores and can therefore lead to undercounting of the mold spores present. When sample clarity and visibility is rated "poor", the analytical results should be regarded as minimal and actual counts may be higher than reported.

Other "normal trapping" spores

Some molds do not grow on wet building materials and, consequently, are not usually indicative of building problems, or growth on building surfaces. Strict plant pathogens, for example, even if present in high numbers indoors, are not an indication of a building leak or mold growth on a wall or carpet. This section of the report focuses on the exposure level that may be due to these spore types.

Conclusion:

There was no visible evidence of microbial growth or elevated water content on any of the remaining building material throughout the inspected areas of the home. The indoor spore count in the ambient air samples indicates the areas represented a normal fungal building environment. It was deemed remediation was successful at this location. Any construction dust on the remediation equipment or containment barrier will need to be properly cleaned prior to removal.

Condition Designation:

Condition 1

Lab Report:

Air Samples

eurofins		Built Environment Testing		Project: 3502 Washington					
Brad Fishbein Brownfish Field Inspections 8959 Indian River Run Boynton Beach, FL 33472 (561) 281-2939		Eurofins Built Environment Testing East, LLC 6340 NW 5th Way Ft. Lauderdale, FL 33309 Phone: (866) 871-1984		Batch: 4017566 Sampled: 04-04-2025 Received: 04-07-2025 Analysis Date: 04-07-2025 Report Date: 04-07-2025					
Test: A001 Spore Trap Analysis									
Sample ID:	19998030-1		19998031-1		19998032-1				
Client Sample ID:	1st FL BR- 4007-8370		SW BR-4007 8452		Exterior-4007 8388				
Volume Sampled(L):	75		75		75				
Media:	Spore Trap: Cassette		Spore Trap: Cassette		Spore Trap: Cassette				
Percent of Trace Analyzed:	100% at 600X Magnification		100% at 600X Magnification		100% at 600X Magnification				
Spore Types	Raw Count	Count/m3	%	Raw Count	Count/m3	%	Raw Count	Count/m3	%
Alternaria	-	-	-	-	-	-	-	-	-
Arthrinium	-	-	-	-	-	-	-	-	-
Ascospores	-	-	-	-	-	-	17	230	7
Penicillium/Aspergillus types	-	-	-	-	-	-	-	-	-
Basidiospores	-	-	-	-	-	-	3	40	1
Bipolaris/Drechslera group	-	-	-	-	-	-	-	-	-
Botrytis	-	-	-	-	-	-	-	-	-
Chaetomium	-	-	-	-	-	-	-	-	-
Cladosporium	-	-	-	-	-	-	197	2,600	81
Curvularia	-	-	-	-	-	-	25	330	10
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Memnoniella	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	1	13	<1
Oidium/Peronospora	-	-	-	-	-	-	-	-	-
Phthomyces	-	-	-	-	-	-	-	-	-
Rusts	-	-	-	-	-	-	-	-	-
Smuts, Periconia, Myxomycetes	-	-	-	-	-	-	-	-	-
Stachybotrys	-	-	-	-	-	-	-	-	-
Torula	-	-	-	-	-	-	-	-	-
Ulocladium	-	-	-	-	-	-	-	-	-
Unidentified spores	-	-	-	-	-	-	-	-	-
TOTAL spores	-	< 13	-	< 13	-	243	3,200	-	-
Hyphal fragments	1	13	-	-	-	13	170	-	-
Pollen	-	-	-	-	-	-	-	-	-
Background debris	1	-	-	1	-	3	-	-	-
Analytical Sensitivity	-	< 13	-	< 13	-	< 13	-	-	-


Agner Martinez
Laboratory Director

Results submitted pertain only to the samples as presented on the accompanying Chain of Custody.
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AIHA LAP, LLC
Lab ID #173067

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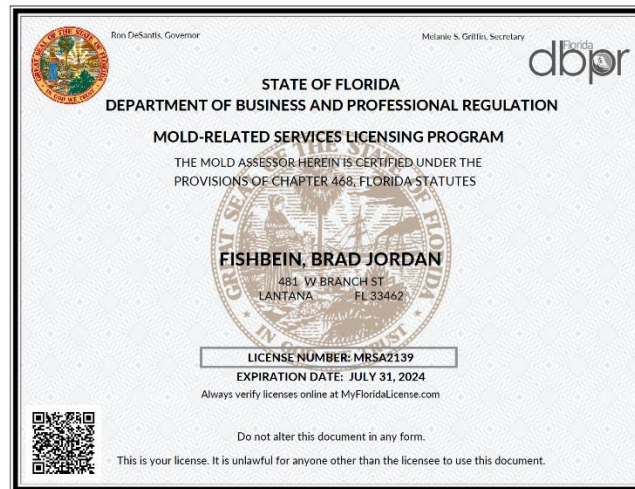
Photographs
OBSERVATIONS







Credentials:



REFERENCES:

- IICRC S520 STANDARD AND REFERENCE GUIDE FOR PROFESSIONAL MOLD REMEDIATION
- FIELD GUIDE FOR THE DETERMINATION OF BIOLOGICAL CONTAMINANTS IN ENVIRONMENTAL SAMPLES, 2ND EDITION
- FLORIDA STATE STANDARDS OF PRACTICE FOR MOLD ASSESSORS, FLDBPR

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Inspection Completed By:
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Brad Fishbein