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TIGER GROUP, INC.
Home & Building Inspections

www.tigerinspect.com • www.tigercommercial.com
1-800-328-INSP(4677)

Mold Assessment Sample Report

123 Main Street



Prefatory Comments

SCOPE OF MOLD ASSESSMENT

The mold assessment is a "snap-shot in time" describing conditions that exist at the time of assessment. These conditions may change rapidly, depending on the environment being evaluated and other factors. The results, therefore, may change, particularly if recommended maintenance or corrective actions are not accomplished.

The purpose of the mold assessment is to identify, quantify and report signs of existing and potential mold growth along with conditions that are conducive to mold growth as evident to the inspector on the day of the assessment. The mold assessment will be performed in accordance with the Standards of Practice for Mold Inspections of the National Organization of Remediators and Mold Inspectors (NORMI). The mold assessment includes accessible portions of the structure, interior and HVAC systems as defined in the Standards of Practice.

The assessment is a non-intrusive, visual examination of readily accessible surfaces, components and systems in the primary building and associated parking structure(s). The assessment is enhanced with the use of infrared thermography, moisture meters, temperature measurement devices, etc. These devices do not allow visual access into wall or ceiling cavities, but register only surface conditions.

AIR AND SURFACE SAMPLING LIMITATIONS

Air and surface sampling represents a "snapshot in time" and may not reflect mold spore or particulate levels under other variable conditions. The inspector cannot guarantee that hidden conditions can be found through sampling, as the hidden mold may not be producing large enough numbers of spores to be captured during sampling. The spores or particulate may not have access to the sampling device due to insulation, wall/floor coverings or other factors can limit access to the mold spore trap or particulate cassette.

Some areas cannot be sampled due to access restrictions. Areas such as but not limited to high ceilings, insulated areas, and under floor coverings are typically not sampled. The inspector will not create holes to access wall cavities. Only when access holes are provided or walls were previously damaged, can samples be taken within wall cavities. It is standard in the industry for inspectors to rely on odor detection, visual observations, moisture stains, moisture detection, interview information, experience with similar conditions at other properties, logical deductions, and the inspector's judgment to suggest sampling locations and determine if remediation of a specific area is recommended.

It is common in the industry and supported by respected national guidelines (such as the New York City Department of Health Mold Remediation Guidelines) that samples do not have to be taken from all areas of a property. In as much as there are no nationally recognized written standards describing airborne particulate screening protocol, the screening will be performed according to industry standards. Recommendations for remediation can often be made based on site observations and limited sampling. In addition, cost constraints often make it impractical to sample every suspect area. Based on sample results and site assessment, remediation may be recommended for an area that was not sampled but this does not guarantee that mold or particulate source will be discovered during remediation.

The inspector is not responsible for or liable for the non-discovery of any water problems, mold contamination, indoor air quality issues or other conditions of the property that were not discovered due to inadequate sampling or testing in specific areas where such services were not requested and paid for or where no readily visible clues existed that would have warranted sampling in those areas.

The sampling provided reflects a limited evaluation. Further invasive and/or analytical testing may be required to find additional concerns in hidden areas not sampled. Inspections and sampling by other specialists may be required to locate environmental concerns from asbestos, lead paint, and other environmental hazards prior to any remediation. The results of the sampling represent conditions only at the exact time and only at locations from where samples were taken. Thus, the report should not be relied on to represent conditions at any other location or date and does not imply that this property is free of contaminants in other areas.

Mold and particulate sample analysis is performed by an independent lab. A copy of laboratory results will be provided to you.

CLIENT & SITE INFORMATION:

Inspection Date: 2025
Client:
Inspection Site:
Inspector People William Denslow
Present

WEATHER CONDITIONS:

Cloudy, Temperature: 40-50 °F, Relative Humidity: 40-50% RH, Wind - Gusty.
CURRENT: Clear, Temperature: 40-50 °F.
PRIOR DAY: Frozen.
SOIL CONDITIONS:

SERVICES:

Mold Assessment.
Service Requested: The mold assessment includes a visual evaluation of accessible portions of the building for evidence of mold and conditions conducive to mold growth. Unless specifically requested, outbuildings are excluded from this assessment. Please refer to your Agreement Form for additional assessment and report definitions.
Service Defined:

HOUSE STATUS:

The house was occupied at the time of the assessment.
Occupancy: Inaccessible areas include but are not limited to the following.
Access:

- Basement: stored items,
- Crawl space: storage items and/or debris,
- Garage: behind finished surfaces, storage,
- Living Areas: behind finished surfaces, stored items, closets with stored items, furnishings, appliances,
- Attic: insulation, limited access.

Recommendations

REMEDIATION CONCLUSIONS:

Recommendations:

Professional mold remediation is recommended to address the following areas:

- Basement.

Based on the lab analysis and visual observations, professional mold remediation is warranted and is recommended. I recommend contacting at least one professional mold remediation company to obtain scope of work and cost estimates.

Remediation should include addressing all apparent visible mold as noted below: several floor joists; furnishings, wood scraps, stored items; boxes.

MOLD RELATED VISUAL OBSERVATIONS:

Confirmed Mold:

Confirmed mold is mold that was sampled and determined to be mold by a lab analysis.

Confirmed mold was noted at the following location(s):

- Basement floor joist.

Apparent Visible Mold:

Apparent visible mold is defined as a visible mold-like substance that was not sampled or analyzed by a lab. In addition to any confirmed mold growth, apparent visible mold was noted at the following locations:

- Basement: additional floor joists, primarily at the front area; underside of stools; underside of metal desk; wood scraps in crawl space; stored pegboard; a few stored boxes.

See attached example photos.

DISCUSSION:

Discussion:

A successful remediation will include eliminating all sources of water and excessive humidity; this step is critical to preventing future mold growth and should be carried out prior to or concurrent with any remediation efforts. All visible mold and suspected mold growth should be removed; spraying or "fogging" alone is not considered adequate by any nationally recognized remediation protocol. Any mold remediation undertaken should be done according to a nationally recognized set of remediation standards of practice, such as the IICRC S-520 (Institute for Inspection, Cleaning and Restoration Certification Standard and Reference Guide for Professional Mold Remediation - 2015) or similar industry protocol. These standards include guidelines to effectively remove the mold, clean the air and surrounding surfaces of residual spores, prevent contamination of unaffected areas and adequately protect all workers. They do not include addressing the underlying moisture concerns that allowed the mold to flourish; any moisture concerns will need to be addressed separately.

Post-remediation evaluation is recommended to confirm the success of any remediation work. This may include a visual assessment, review of remediation documentation and additional air sampling. Any post-remediation air samples should reflect the outdoor mold spore ecology with fewer indoor spores. Tiger Group can perform post-remediation testing at your request for an additional cost.

It is not the intent of this Assessment Report to provide mold remediation protocol or detail all aspects of the remediation work; it is the responsibility of the remediator to implement protocol and procedures deemed applicable to the situation. If remediation protocol is required by a remediator, Tiger Group can provide it at an additional cost.

Professional Remediation Protocols:

It is possible that asbestos or lead paint testing & abatement may be needed prior to mold remediation. Consult your mold remediator to determine if either will be necessary.

At a minimum, the following remediation protocols should be followed during any professional remediation. These protocols are based on the IICRC S-520 Remediation Guidelines, OSHA and other recognized sources. Protocols and procedures will vary depending on the needs of specific areas.

- 1) Isolate the workspace with airtight containment.

- 2) Install negative air machines and air scrubbers as appropriate.
 - 3) Personal protective equipment (PPE) should be used by all personnel entering the workspace.
 - 4) Remove all mold affected and/or wetted porous surfaces up to at least 18" beyond the visibly affected areas. It is possible that additional mold growth may be discovered, expanding the scope of remediation.
 - 5) Abrade or clean all non-removable and/or nonporous surfaces to remove all mold.
 - 6) All water leaks and sources of moisture & high humidity should be eliminated.
 - 7) All surfaces should be dried as needed to eliminate excessive moisture & high humidity.
 - 8) At the remediators discretion, an antifungal agent may be applied to affected areas.
 - 9) At the remediators discretion, an encapsulant/sealant may be applied to affected areas.
 - 10) Double-bag all debris, seal bags and dispose of properly.
 - 11) Thoroughly clean the affected area until all debris and dust is removed. This typically includes HEPA vacuuming and wet-wiping with antimicrobial wipes.
 - 12) HVAC systems and ductwork in or associated with the affected area should be cleaned in accordance with the NADCA standards.
 - 13) Stored items and furnishings in the affected area should be placed outdoors and remediated as needed.
- All remediation work should be carried out in accord with but not limited to: OSHA, CONN-OSHA safety guidelines.
 Post-remediation clearance testing is advised to ensure the success of the remediation.
 Contact Tiger Group if clearance testing is desired.

INFRARED SCANNING:

Infrared Scanning

No unusual temperature differentials were noted.

As part of your mold assessment, infrared scanning is performed at the building interior to check for non-visible evidence of water leaks within wall and ceiling cavities, and for other temperature anomalies that may encourage condensation. The infrared scan registers temperature differentials on the surfaces scanned. It cannot determine conditions within inaccessible cavities; it does not make non-visible mold or any other growth visible. Since this technology is dependent on temperature differentials, it is not as accurate when indoor and outdoor temperatures are similar. The use of infrared scanning is not a guarantee that hidden leaks or other concerns will be made apparent. Only visually accessible surfaces can be scanned.

MOISTURE RELATED RECOMMENDATIONS:

General Recommendations:

The following recommendations are made in an effort to reduce moisture intrusion, leaks and humidity levels throughout the building. Any references to elevated moisture meter readings are elevated in relation to the surrounding surfaces.

Exterior

- Grading at the foundation perimeter should direct all surface runoff away from the foundation to help minimize water penetration. Proper grading should also include positive drainage from walks, patios, driveways and other hardscape elements. Recommend improvement at the front and back.
- Gutter maintenance or repairs suggested to repair and prevent further concerns. Extend downspouts away from the building, as is feasible, a minimum of 6 feet on surface or by installing subsurface piping. Directing roof water away from the building can reduce the probability of basement water entry.
- All plantings and trees should be kept pruned away from the building perimeter to allow airflow and help prevent damage to the siding and roofing.
- Fill the gap in the foundation at the oil fill piping to help prevent water entry.
- The front right entry porch floor has settled unevenly and will tend to direct surface water toward the foundation. If possible, re-pitch the floor away from the foundation. Otherwise, seal the joint between the porch floor and the foundation.

Basement

- Recommend installing a dehumidifier to maintain a relative humidity (RH) of approximately 50% to help reduce the potential for mold growth and health concerns.
- Evidence of water penetration: Staining; Efflorescence, a white powdery

substance often evident on concrete walls and floors indicating migration of moisture through concrete due to water on the opposite side of walls or floors. The source, frequency or amount of water penetration is not always observable at the time of assessment; lack of maintenance or weather events can cause water penetration. If you are interested in a guaranteed dry basement solution, consult with a qualified contractor. It is beyond the scope of a visual assessment to determine possible extenuating circumstances that may exist due to prior water entry.

- Interior*
 - Reducing air infiltration at the older windows will help reduce the possibility of condensation around the windows.
 - Water staining at the room over the garage tested as dry today with a moisture meter and infrared scanning. Monitor conditions here.
- Attic*
 - Attic ventilation appears inadequate. Recommend installing additional venting to help minimize moisture buildup in the winter and heat buildup in the summer. Soffit and ridge vents are preferred.
- HVAC*
 - Consider replacing the older, unused humidifier with a modern design that does not incorporate a standing water reservoir.

Samples

SAMPLES LOCATION & ANALYSIS:

Air Samples Analysis

An exterior air sample was taken for use as a base-line comparison to the indoor air samples. Outdoor temperature: 40-50° F. Outdoor relative humidity: 40-50% RH.

Air sample location: Basement. Temperature: 60-70° F. Relative Humidity: 30-40% RH.

Lab Analysis: This air sample revealed elevated levels of airborne mold spores when compared to the outdoor sample.

Elevated mold spore genus: Aspergillus/Penicillium.

Surface Samples Analysis

Surface sample location: basement floor joist.

The lab analysis confirmed mold growth at this location.

Genus: Aspergillus.

Mold Concentration: heavy.

Mycelial Concentration: few, indicating active growth.

Lab Report Guidelines

For air samples, the first section of the lab analysis displays specific spore counts for each air sample taken. The "raw ct." (raw count) column displays the actual number of spores counted in the sample. The "per m3" (per cubic meter) column displays the extrapolated number of spores per cubic meter of air. This allows a direct comparison of the indoor samples to the outdoor sample. Generally, if the count for a spore type is significantly higher indoors than outdoors, that particular mold is probably growing inside the house. The "% of total" column displays the percentage of that particular spore type compared to all spores found in the sample. Additional information on specific molds is included in the lab analysis glossary for your convenience.

Surface sample lab analysis displays the mold spores identified, their concentration and the concentration of mycelium found. The presence of mycelial fragments in a surface or bulk sample is a strong indicator of active growth. Mycelial fragments are pieces of mycelia, the filament-like structures of many molds. They are somewhat analogous to plant roots, but only superficially so. They are one method mold uses to spread out across or into a surface.

Photos

Representative photos are provided for your convenience. They do not represent all areas or levels of concern. Please refer to the report text.

PHOTO LOG:

Photo #1:

Confirmed mold: basement floor joists.



Photo #2:

Apparent visible mold: pegboard in basement.



Photo #3:

Apparent visible mold: metal desk underside.



Photo #4:

Apparent visible mold: underside of two stools.



Photo #5: Apparent visible mold: wood scraps in crawl space.



Photo #6: Water seepage evidence in basement: efflorescence on walls.



Photo #7: Front right porch floor has settled unevenly.



Photo #8: Gutters drain too close to the foundation.



Photo #9:

Dry water stains in room over garage.



Lab Analysis

PLEASE REFER TO YOUR ATTACHED LAB ANALYSIS



Analysis Report prepared for

Tiger Group, Inc.

190 Westbrook Rd
Unit 3B
Essex, CT 06426

Phone: (800) 328-4677

Collected: **January 2025**
Received: **January 2025**
Reported: **January 2025**

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 January 2025.

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.

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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Direct Analysis
SOP - HMC#102

#3	Bio-Tape (1.00 cm2*)	Organism	Spore Estimate	Mycelial Estimate
3 - Floor Joist		Aspergillus	Heavy	Few

* indicates data provided by the customer



Collected: Jan 2025

Received: Jan 2025

Reported: Jan 2025

Project Analyst:
Ramesh Poluri, PhD

P. Ramesh

Date:
01 - 2025

Reviewed By:
Steve Hayes, BSMT

Stephen N. Hayes

Date:
01 - 2025

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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 <i>Aspergillus</i> and <i>Penicillium</i> 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 style="background-color: #ADD8E6;">Water Damage Indicator</td> <td>Blue: These molds are commonly seen in conditions of prolonged water intrusion and usually indicate a problem.</td> </tr> <tr> <td style="background-color: #90EE90;">Common Allergen</td> <td>Green: Although all molds are potential allergens, these are the most common allergens that may be found indoors.</td> </tr> <tr> <td style="background-color: #FFDAB9;">Slightly Higher than Baseline</td> <td>Orange: The spore count is slightly higher than the outside count and may or may not indicate a source of contamination.</td> </tr> <tr> <td style="background-color: #FFB6C1;">Significantly Higher than Baseline</td> <td>Red: The spore count is significantly higher than the baseline count and probably indicates a source of contamination.</td> </tr> <tr> <td style="background-color: #DDA0DD;">Ratio Abnormality</td> <td>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.</td> </tr> </table>	Water Damage Indicator	Blue: These molds are commonly seen in conditions of prolonged water intrusion and usually indicate a problem.	Common Allergen	Green: Although all molds are potential allergens, these are the most common allergens that may be found indoors.	Slightly Higher than Baseline	Orange: The spore count is slightly higher than the outside count and may or may not indicate a source of contamination.	Significantly Higher than Baseline	Red: The spore count is significantly higher than the baseline count and probably indicates a source of contamination.	Ratio Abnormality	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.	
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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.										



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Direct Analysis Information

Spore Estimate		Percentages
ND	None Detected	0%
Rare	Less than 10 spores	< 1%
Light	10 - 99 spores	1-10%
Moderate	100 - 999 spores	11-25%
Heavy	1000 - 9999 spores	26-50%
Very Heavy	10000 or greater spores	51-100%

Mycelial Estimate	
ND	None Detected No active growth at site.
Trace	Very small amount of Mycelium Probably no active growth at site.
Few	Some Mycelium Possible active growth at site.
Many	Large amount of Mycelium Probable active growth at site.

Ascospores	<p>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.</p> <p>Health Effects: Health affects are poorly studied, but many are likely to be allergenic.</p>
Aspergillus	<p>Habitat: One of the most common fungi isolated from the environment. Found in soil, decomposing plant material, and indoors on a wide variety of cellulose containing materials.</p> <p>Health Effects: Known to be allergenic and many species also produce mycotoxins. They are a common cause of extrinsic asthma and hypersensitivity pneumonitis. Many species are opportunistic pathogens and are known to cause sinus lesions, ear infections, respiratory infections, and invasive systemic disease.</p>
Aspergillus Penicillium	<p>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.</p> <p>Health 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.</p>
Basidiospores	<p>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.</p> <p>Health Effects: Common allergens and are also associated with hypersensitivity pneumonitis.</p>