Sample MRIC (Mold-Related Illness & CIRS)
Inspection & Testing Report Guide

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MOLD INSPECTION AND TESTING REPORT
MOLD RELATED ILLNESS & CIRS PROGRAM

CLIENT	John Smith
PROPERTY ADDRESS	123 Sample St ~ Anytown, CA 98765
DATE OF INSPECTION	Friday, May 30, 2025

SUMMARY AND CONCLUSIONS

Based on the findings of our visual assessment and the concurrent laboratory analysis of the samples collected, the recommendation for professional mold remediation of the Kitchen and Primary Bathroom areas of the home is supported. The air sample collected in the Kitchen showed normal airborne mold spore counts as compared to our outdoor sample. However, the air sample collected at the Primary Bathroom showed elevated mold spore counts, mold growth was confirmed in both areas and water damaged building materials were present. Additional hidden mold growth is possible in all affected areas. See recommendations below.

Based on the findings of our visual assessment and the laboratory analysis of the samples collected, professional cleaning and invasive exploration of the NE Bedroom and Dining Area areas of the home is recommended. The air samples collected showed suspect airborne mold spore counts, the cavity sample collected at the Dining Area Ceiling Center of the 4 Recessed Lights showed spore types and concentrations not indicative of a mold source and water damaged building materials were present. Hidden mold growth is likely in all affected areas. See recommendations below.

Based on our visual inspection and lab samples, professional cleaning and invasive exploration of the Primary Bedroom Closet area of the home is re
visible mold-like growth was observed and all building ma
However, the air sample collected showed the presence
(Chaetomium), which can be a strong indicator of a
collected showed high levels of contamination, an
materials were present. Hidden mold growth is
having invasive exploration performed to defin
We've included invasive exploration informati

Mold Inspection
Office: 800.619
www.mold

ProjectId: 20250530_MP_JOHN

This comprehensive MRIC inspection report demonstrates our detailed written summary & conclusions from a full investigation completed by our inspector.

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Based on the findings of our visual assessment and the laboratory analysis of the samples collected, we did not definitively detect a mold problem in the Formal Living Room, Formal Dining Room, Primary Bedroom or Living Room areas of the home. The air samples collected showed normal airborne mold spore counts as compared to our outdoor sample and the surface samples collected in the Formal Living Room, Formal Dining Room and Primary Bedroom were negative for mold growth. However, the qPCR samples collected at the Bottom Level and Top Level showed high levels of contamination, and as a result hidden mold growth is possible. Client should consider performing invasive exploration and cleaning. See recommendations below.

Based on the findings of the laboratory analysis of the samples collected, professional cleaning of the Bottom Level and Top Level areas of the home is recommended. The qPCR sample collected showed high levels of contamination. See recommendations below.

GENERAL RECOMMENDATIONS

Engage a licensed professional to evaluate and repair, as necessary, the following items related to water intrusion:

- EXTERIOR - Vegetation in contact with exterior walls and previous exterior moisture intrusion
- FORMAL LIVING ROOM - Previous leak at water supply line / previous flooding, previous [illegible]ater supply line, previous exterior moisture intrusion and humidity - conde[illegible]
- KITCHE[illegible]revious leaks and-or spills, previous humidity - condensation / [illegible]ious leaks, previ[illegible] sink plumbing leaks and-or spills, humidity - condensation [illegible]d previous leak [illegible]r supply line
- [illegible]A - Previous leak at water supply line
- [illegible]I - Previous leak at water supply line
- [illegible]ORM - Previous leak at water supply line and humidity -
- [illegible]OM - Previous leak at water supply line and humidity -
- [illegible]M CLOSET - Previous leak at water supply line
- [illegible]ious leak at water supply line

[illegible]NUED MOLD GROWTH IS POSSIBLE IF [illegible] ISSUES ARE NOT CORRECTED.

The results and recommendations based on our findings can expertly guide the best and most effective remediation procedures.

RECOMMENDATIONS FOR PROFESSIONAL MOLD REMEDIATION

All remediation activities should be performed according to the standards outlined in the IICRC S520.

Room/Area	Location within Room/Area and/or Affected Materials
Kitchen	**Mold Impacted and Water Damaged Materials. Mold growth was confirmed at the Drywall and Under Island Sink. Additional hidden mold growth is possible under/around the cabinetry, within the wall cavities and/or in association with the flooring materials.**
Primary Bathroom	**Mold Impacted and Water Damaged Materials. The air sample collected showed elevated airborne mold spore counts and mold growth was confirmed at the Drywall. Additional hidden mold growth is possible under/around the cabinetry, within the wall cavities and/or in association with the flooring materials.**

- Isolate the work area with use of containment / isolation barriers,
  - Whenever possible, a decontamination chamber should be installed at the entrance to the containment / work area,
- Establish negative air pressure within the work area by installing HEPA filtered negative air machines,
- All contents should be removed from the work area,
- Remove all water damaged and/or mold impacted non-structural materials (baseboards, trim, drywall, plaster, cabinetry, carpet, carpet pad, tack strips, underlayment, insulation, etc…),
  - During remediation, removal of affected materials (mold, wet and/or previously wet materials) should continue visibly / known impacted area wherever feasible.
- All porous building materials should be removed from th window coverings, etc…),
- All exposed insulation should be removed from the wo
- All associated debris should be double bagged and da anti-microbial solution prior to removal from the con
- All water damaged and/or mold impacted structural HEPA vacuumed, scrubbed/cleaned, damp wiped wi and then HEPA vacuumed again,
- Compressed air should be applied to all surfaces to stir space and allow for air scrubbing,

Our recommendations outline the specific types of deep cleaning required to properly address a property where a CIRS or mold-related illness patient may reside.

- If the work is occurring over several days, each day should end with a compressed air treatment.

- HEPA vacuum all surfaces within the work area,
- Damp wipe all surfaces within the work area with an appropriate surfactant,
- All exposed building materials and porous surfaces should be sealed with a *clear penetrating encapsulant,
  - ***IMPORTANT:** If colored / non-translucent encapsulant is used, full clearance will not be possible.
- All negative air machines and/or air scrubbers should be turned off,
- An appropriate non-mechanical air scrubbing solution (Such as AeroSolver), should be applied / fogged into the space,
  - Plastic sheeting should be placed on all surfaces in preparation for the application (ceiling, exposed framing, finished walls, flooring, etc…),
  - Follow the manufacturers recommendations for appropriate application, set time and recommended procedures.
  - Plastic sheeting (excluding containment/critical barriers) should be removed from surfaces, double bagged and damp wiped with an appropriate surfactant prior to removal from the containment,
- Damp wipe all surfaces within the work area with an appropriate surfactant,
- Damp wipe all surfaces within the work area with grain or isopropyl alcohol,
- Dry wipe all surfaces within the work area with appropriate electrostatic cloths.
- **IMPORTANT:** Areas must remain isolated and undisturbed until Phase I testing is performed, and the area is cleared.

RECOMMEN NS FOR PROFESSIONAL INVASIVE EXPLORATIC

old growth is pos the areas listed in the table below. Client should consider mo liation fessional or other qualified professional to perform invasive s. If mold growth is found, all remediation activities should be he standards outlined in the IICRC S520. Proper engineering to prevent the spreading of airborne mold spores during the

ation within Room/Area
len mold growth is possible within the wall cavities.
len mold growth is possible within the wall cavities or in association with the flooring materials.
ter Damaged Materials. The cavity sample llected at the Ceiling Center of the 4 Recessed ghts showed spore types and concentrations

Our MRIC Program is designed to identify any potential mold sources, related contamination, and the proper cleaning procedures.

	indicative of a mold source, the air sample collected showed the presence of Marker spore type molds and the qPCR sample collected showed high levels of contamination. Hidden mold growth is possible within the wall cavities and/or in association with the flooring materials.
NE Bedroom	**Water Damaged Materials. The air sample collected showed suspect airborne mold spore counts. Hidden mold growth is possible within the door, within the wall cavities and/or in association with the flooring materials.**
Primary Bedroom	Hidden mold growth is possible within the wall cavities and/or in association with the flooring materials.
Primary Bedroom Closet	**Water Damaged Materials. The air sample collected showed the presence of Marker spore type molds and the qPCR sample collected showed high levels of contamination. Hidden mold growth is possible within the door, within the wall cavities and/or in association with the flooring materials.**
Living Room	Hidden mold growth is possible within the wall cavities and/or in association with the flooring materials.

- Isolate the work area with use of containment / isolation barriers,
  - Whenever possible, a decontamination chamber should be installed at the entrance to the containment / work area,
- Establish negative air pressure within the work area by installing HEPA filtered negative air machines,
- Remove all water damaged and/or mold impacted non-structural materials (baseboards, trim, drywall, plaster, cabinetry, carpet, carpet pad, tack s underlayment, insulation, etc…),
  - During remediation, removal of affected materials (m wet and/or previously wet materials) should contin visibly / known impacted area wherever feasible.
- All exposed insulation should be removed from the wo
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- All associated debris should be double bagged and da anti-microbial solution prior to removal from the co
- All water damaged and/or mold impacted structural HEPA vacuumed, scrubbed/cleaned, damp wiped wi and then HEPA vacuumed again,
- Compressed air should be applied to all surfaces to stir space and allow for air scrubbing,

This program creates a clear pathway to ensure a safe and healthy environment for CIRS patients and individuals affected by mold-related sensitivities or illnesses

- If the work is occurring over several days, each day should end with a compressed air treatment.

- HEPA vacuum all surfaces within the work area,
- Damp wipe all surfaces within the work area with an appropriate surfactant,
- All exposed building materials and porous surfaces should be sealed with a *clear penetrating encapsulant,
  - ***IMPORTANT:** If colored / non-translucent encapsulant is used, full clearance will not be possible.
- All negative air machines and/or air scrubbers should be turned off,
- An appropriate non-mechanical air scrubbing solution (Such as AeroSolver), should be applied / fogged into the space,
  - Plastic sheeting should be placed on all surfaces in preparation for the application (ceiling, exposed framing, finished walls, flooring, etc…),
  - Follow the manufacturers recommendations for appropriate application, set time and recommended procedures.
  - Plastic sheeting (excluding containment/critical barriers) should be removed from surfaces, double bagged and damp wiped with an appropriate surfactant prior to removal from the containment,
- Damp wipe all surfaces within the work area with an appropriate surfactant,
- Damp wipe all surfaces within the work area with grain or isopropyl alcohol,
- Dry wipe all surfaces within the work area with appropriate electrostatic cloths.
- **IMPORTANT:** Areas must remain isolated and undisturbed until Phase I testing is performed and the area is cleared.

RECOMMEN ONS FOR REMOVAL OF POROUS CONTENTS & DEMOLITIO LATED TO PLANNED RENOVATIONS

the course of d ion, it is possible that new /undiscovered water en mold growth may be discovered. Client should consider tion professional or other qualified professional to perform any f building materials, including carpeting, related to planned tructure. If any water damage and/or mold impacted materials are Remediation and/or Invasive Exploration should be ndards outlined in the IICRC S520.

removed from the home prior to Phase 1 Clearance
ting throughout the residence. In addition, if the HVAC flex ducting should be removed prior to Phase 1 Clearance aterials should follow the recommendations outlined below.

with use of containment / isolation barriers,

At Mold Inspection Sciences, our MRIC Program includes the investigation of the exterior and all interior spaces in your property.

- Establish negative air pressure within the work area by installing HEPA filtered negative air machines,
- Remove all building materials necessary to accommodate for planned renovations,
- HEPA vacuum all surfaces within the work area,
- Damp wipe all surfaces within the work area with an appropriate surfactant,
- Damp wipe all surfaces within the work area with grain or isopropyl alcohol,
- Dry wipe all surfaces within the work area with appropriate electrostatic cloths.
- **IMPORTANT:** If at any time through the course of the demolition any water damage and/or mold impacted materials are discovered, Remediation and/or Invasive Exploration should be performed as outlined in the RECOMMENDATIONS FOR PROFESSIONAL MOLD REMEDIATION and/or RECOMMENDATIONS FOR PROFESSIONAL INVASIVE EXPLORATION sections above.
- **IMPORTANT:** Areas must remain isolated and undisturbed until Phase I testing is performed, and the area is cleared.

Phase I Clearance Testing (Performed 24-72 hours after work is completed)
After the mold remediation is complete, but before new building materials are installed, the remediation areas should be inspected, tested via Air and Dust Samples for Direct Analysis, and approved by Mold Inspection Sciences.

- **IMPORTANT:** Areas must remain isolated and undisturbed until Phase II testing is performed, and the area is cleared.

Phase II Clearance Testing (Performed 2-4 weeks after work is completed)
After Phase I Clearance Testing, but before new building materials are installed, the remediation areas should be inspected, tested via qPCRHM (HERTSMI) or qPCREM (ERMI) samples, and approved by Mold Inspection Sciences.

RECONSTRUCTION OF IMPACTED AREAS AND PLAN RENOVATIONS

- Reconstruction of Impacted areas including plan
  - All contractors should perform their wo
  - Areas should remain contained whenev

HVAC CLEANING AND DUCT LEAKAGE SEAI

- The HVAC System should be properly clean
  - Establish negative air on the system w negative air machines,
  - *Entire system should be scrubbed and appropriate scrubbing device,

This is an important aspect in determining exactly where the contamination source is and what the proper remediation procedure will be.

- ***NOTE:** When flex ducting is present, it will need to be replaced as opposed to cleaned.

- The Evaporator Coil Blower Motor and Air Handler Closet Cabinet should be properly cleaned,
  - Damp wipe all surfaces within the work area with an appropriate surfactant,
  - Damp wipe all surfaces within the work area with alcohol wipes,
  - Dry wipe all surfaces within the work area with appropriate electrostatic cloths.
- Replace the air filter,
- A temporary MERV 13 or better HVAC filter should be installed at every return air vent and supply register, and the system fan should be turned on and ran for 10 minutes.
- The temporary filters should be removed, and the return air vents, supply registers and immediate 12-24" of related ducts should be damp wiped with an appropriate surfactant followed by a dry wipe with appropriate electrostatic cloths.

Phase III Clearance Testing (Performed immediately after work is completed)
Immediately after the cleaning activities are completed, the HVAC system should be tested via Dust Samples for Direct Analysis, and approved by Mold Inspection Sciences.

- **IMPORTANT:** Immediately following the Phase III sample collection, the hould be isolated with use of containment / isolation barriers and until the system is cleared.
- AC System / ducts should be properly sealed from leakage,
  - AeroSeal products should be applied to ensure the system is pr functioning without leakage.
- **ORT : Immediately following the application of the duct sealing s, the system should be isolated with use of containment / isolation and remain so until the project is cleared.

S FOR CLEANING OF INDIRECTLY IMPACTED

tion within Room/Area
qPCR sample showed High levels of amination. All surfaces should be cleaned as ned below.
qPCR sample showed High levels of ntamination. All surfaces should be cleaned as utlined below.

We also collaborate with your healthcare provider and remediation contractor to ensure all standards are met and your concerns are fully addressed.

- Isolation / containment barriers of individual areas may be removed if needed. However, it is recommended that the structure be segmented in a reasonable manner with use of isolation / containment barriers and/or in multi-story structures segment by floors to assist in phasing of the cleaning steps and the final clearance testing.
- All porous contents should be removed from the space,
    - Porous contents should be disposed of and/or professionally cleaned.
- HEPA vacuum all surfaces within the work area,
- Plastic barriers should be removed from surfaces, double bagged and damp wiped with an appropriate anti-microbial solution prior to removal from the containment,
- An appropriate non-mechanical air scrubbing solution (Such as AeroSolver), should be applied / fogged into the space,
    - Follow the manufacturers recommendations for appropriate application, set time and recommended procedures,
- Plastic barriers should be removed from surfaces, double bagged and damp wiped with an appropriate anti-microbial solution prior to removal from the containment,
- Damp wipe all surfaces within the work area with an appropriate surfactant,
- Damp wipe all surfaces within the work area with grain or isopropyl alcohol wipes,
- Dry wipe all surfaces within the work area with appropriate electrostatic cloths.
- **IMPORTANT:** Areas must remain isolated and undisturbed until Phase IV testing is performed, and the project is cleared.

Phase IV Clearance Testing (Performed 2-4 weeks after work is completed)
After the cleaning is completed, the project should be inspected, tested via qPCRHM (HERTSMI) or qPCREM (ERMI) samples, and approved by Mold Inspection Sciences.

AIR SAMPLES

Lab Code	Location	Conclusion (Inside vs. Outside Ratio in spores/m3)	Co
OS01	Outdoor Control Sample	Baseline	R
ST01	Formal Living Room	Normal Tolerances. Total spore counts (266/193)	
ST02	Formal Dining Room	Normal Tolerances. Total spore counts (133/193)	

Our inspector will gather physical data, collect photographs and provide written documentation which can be used as evidence.

ST03	Kitchen	Normal Tolerances. Total spore counts (107/193)	Recommended by inspector and approved by client
ST04	Dining Area	Suspect: Chaetomium (7/<7)	Recommended by inspector and approved by client
ST05	NE Bedroom	Suspect: Penicillium/Aspergillus (320/<7)	Recommended by inspector and approved by client
ST06	Primary Bedroom	Normal Tolerances. Total spore counts (240/193)	Recommended by inspector and approved by client
ST07	Primary Bathroom	Elevated: Chaetomium and Stachybotrys (910/7)	Recommended by inspector and approved by client
ST08	Primary Bedroom Closet	Suspect: Chaetomium (13/<7)	Recommended by inspector and approved by client
ST09	Living Room	Normal Tolerances. Total spore counts (187/193)	Recommended by inspector and approved by client

CAVITY SAM

	ation	Conc (spores/m3)	Comments
	ning	Spore s and concentrations dicative of mold growth in the ity: Chaetomium (53)	Recommended by inspector and approved by client

Our mold specialists take air samples, wall cavity air samples, and surface samples if needed to assess your current mold situation.*

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DIRECT SURFACE SAMPLES

Lab Code	Location	Conclusion	Comments
DE01	Formal Living Room (Shutter framing)	No mold growth on our collected sample	Recommended by inspector and approved by client
DE02	Formal Dining Room (French door window trim)	No mold growth on our collected sample	Recommended by inspector and approved by client
DE03	Kitchen (Drywall)	Mold Growth: Stachybotrys species; Ulocladium species	Recommended by inspector and approved by client
DE04	Kitchen (Under Island sink)	Mold Growth: Ulocladium species	Recommended by inspector and approved by client
DE05	Primary Bedroom (Base of French door trim and threshold)	No mold growth on our collected sample	Recommended by inspector and approved by client
DE06	Primary Bathroom (Drywall)	Mold Growth: Stachybotrys species; Chaetomium species; Ulocladium species	R

*NOTE: Number and type of samples will vary depending on the observed conditions in your property at time of inspection.

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QPCR-MOLD SAMPLES

Lab Code	Location	Conclusion	Comments
EM01	Outdoor Control Sample (Surfaces)	Baseline	Recommended by inspector and approved by client
EM02	Bottom Level (Surfaces)	High: Aspergillus penicillioides (225/ND); Aspergillus versicolor (188/35); Chaetomium globosum (360/ND); Penicillium brevicompactum (285/104); Penicillium crustosum (301/ND); Scopulariopsis chartarum (40/9); Trichoderma atroviride (69/28)	Recommended by inspector and approved by client
EM03	Top Level (Surfaces)	High: Aspergillus niger (116/16); Aspergillus penicillioides (276/ND); Aspergillus versicolor (127/35); Chaetomium globosum (77/ND); Penicillium brevicompactum (423/104); Penicillium crustosum (158/ND); Penicillium spinulosum /4); Scopulariopsis chartarum); Stachybotrys chartarum 8)	Recommended by inspector and approved by client

DOTOXINS PLES

nclusion	Comments
seline – 126 EU/mg	Recommended by inspector and approved by client
242 EU/mg	Recommended by inspector and approved by client
1 EU/mg	Recommended by inspector and approved by client

qPCR sampling is essential to an MRIC Program investigation because it uncovers hidden environmental conditions that other methods may miss

EM02	Top Level (Surfaces)	Moderate: Dominance Index: (4.7/0.0) Prevalence Index: (37.7/0.0) WD Bacteria Burden Score: 2	Recommended by inspector and approved by client
EM03	Outdoor Control Sample (Surfaces)	Baseline Dominance Index: (0.0) Prevalence Index: (0.0) WD Bacteria Burden Score: 7	Recommended by inspector and approved by client

For additional detailed information on the sample results, please see the independent laboratory report included with this inspection report.

Our qPCR samples are analyzed by our accredited laboratory so you will get 100% accurate results of the levels and types of mold contamination in your home or building

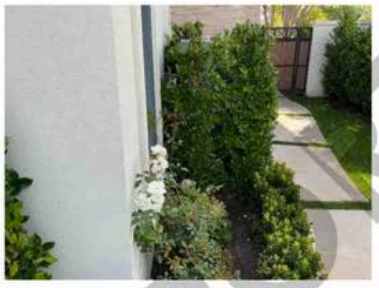
APPENDIX I

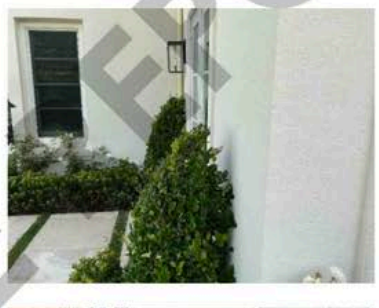
INSPECTION PHOTOS AND COMMENTS

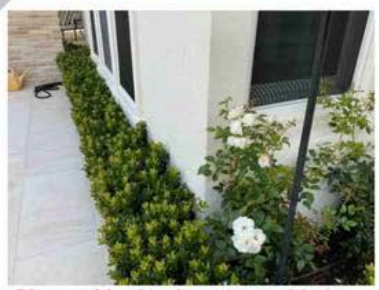
EXTERIOR

Plants/trees are coming into contact with the roof/walls.

This condition existed multiple times. Not all occurrences are shown.







Observed bushes in contact with the exterior walls around the property.

Moisture Content: Dry

Humidity this area: 60%
Humidity Outdoor: 60%

Suspected source(s)/cause(s):
Vegetation in contact with exterior walls

Our full and limited property inspection services include moisture readings, hygrometer readings, and thermal imaging with top-of-the-line FLIR equipment.

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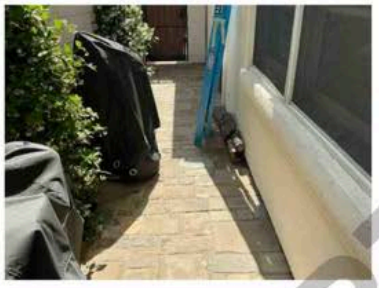
EXTERIOR [SOUTH]

Firewood is stacked against the structure.



Observed some firewood against the South exterior walls.

Moisture Content: Dry

Humidity this area: 60%
Humidity Outdoor: 60%

Area Affected: 4 LF

This technology and specialized equipment helps detect active leaks, missing insulation, and duct maintenance issues.

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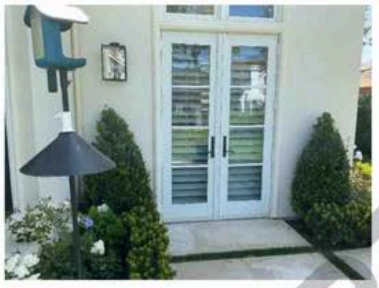
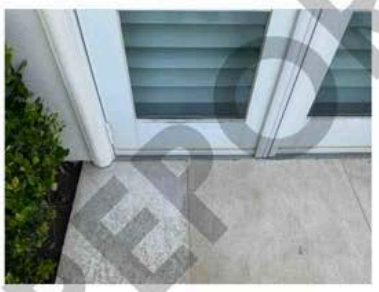
EXTERIOR [SOUTHEAST]

Caulking / Grout was observed in poor condition.





Observed some deteriorated caulking on this French door adjacent to the Formal Dining Room. Also observed some water damage to the door.

Moisture Content: Dry

Humidity this area: 60%
Humidity Outdoor: 60%

Area Affected: 2 SF

Suspected source(s)/cause(s):
Previous exterior moisture intrusion

Mold is found outdoors and indoors. It can enter your home in a variety of ways, but it thrives in places with a lot of moisture.

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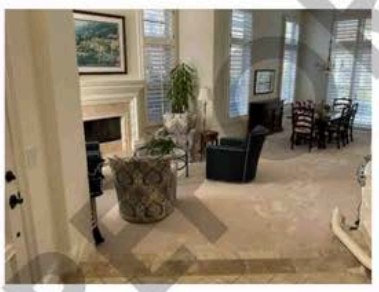
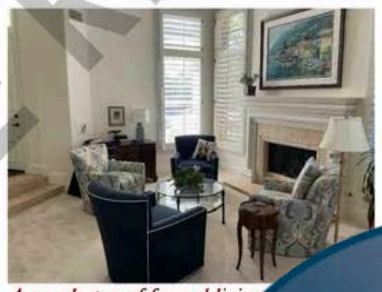
FORMAL LIVING ROOM

Area photo[s].





Humidity this area: 48%
Humidity Outdoor: 60%

Area photos of formal livin
space. The client stated
flooded by water loss a

All areas that have been impacted by moisture will be reported, such as places where there have been leaks, flooding, around windows, or pipes.

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FORMAL LIVING ROOM [SOUTHEAST]

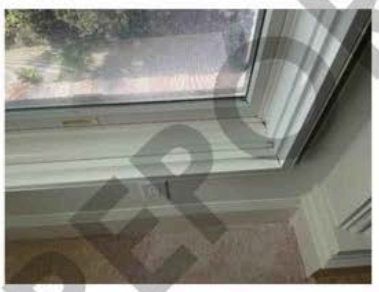
Evidence of mold-like growth was observed.

Moisture Content: Dry

Humidity this area: 48%
Humidity Outdoor: 60%

Area Affected: 4 SI

Suspected source(s)/cause(s): Previous leak at water supply line / previous flooding



Observed some mold like growth on the window shutter framing on the South wall to the left of the chimney.

While some visible signs of mold include staining, discoloration, and water damage, not all indicators of mold can be seen or even smelled.

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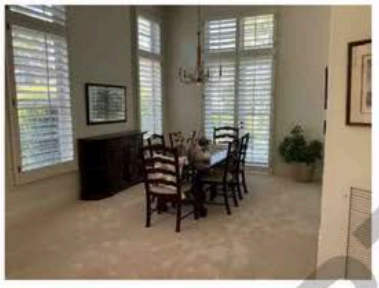
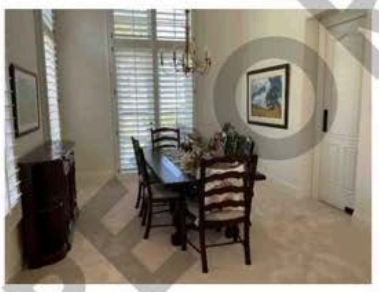
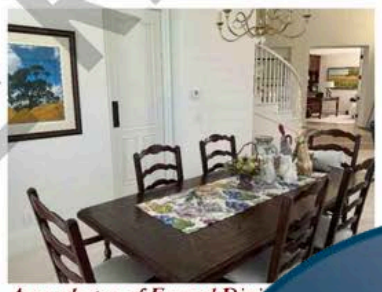
FORMAL DINING ROOM

Area photo[s].







Humidity this area: 51%
Humidity Outdoor: 60%

Area photos of Formal Din
The area was impacted b
common water loss flo
mitigated.

That's why it is critical to get in touch with a professional that has the experience and tools to detect mold beyond the surface.

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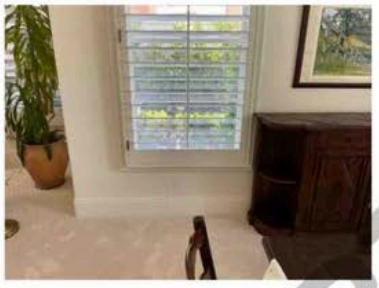
FORMAL DINING ROOM [SOUTH]

Client stated a previous moisture intrusion affected this area.

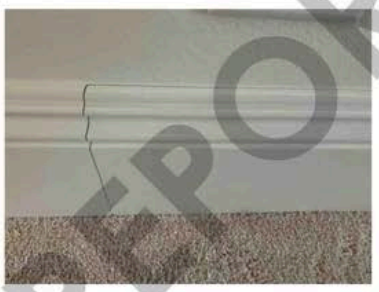


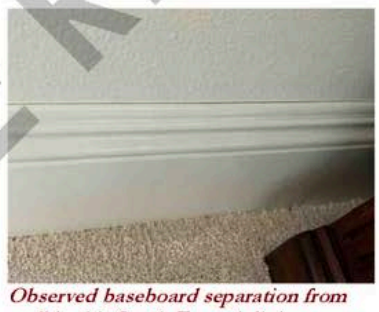
Moisture Content: Dry

Humidity this area: 51%
Humidity Outdoor: 60%

Area Affected: 12 LF

Suspected source(s)/cause(s):
Previous leak at water supply line





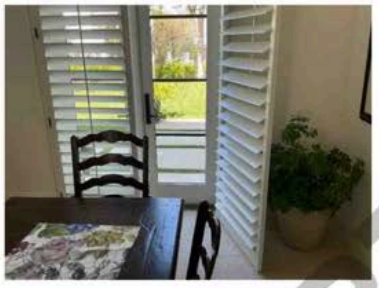
Observed baseboard separation from wall in this South Formal dining room wall. The client stated that some of these baseboards were reused after water flood mitigation.

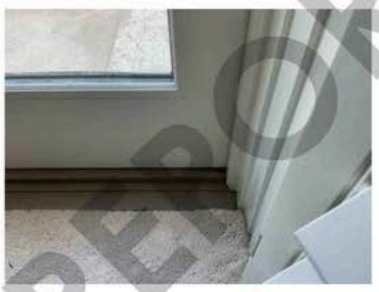
Our investigations go deeper than a typical mold and moisture assessment, uncovering issues that might otherwise be missed.

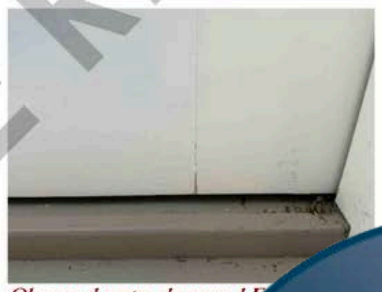
Mold Inspection Sciences

FORMAL DINING ROOM [WEST]

Water damage - Moisture damage or staining observed in this area.







Observed water damaged F
common to the exterior
deteriorating caulking
French door.

Moisture Content: Dry

Humidity this area: 51%
Humidity Outdoor: 60%

Area Affected: 1 SF

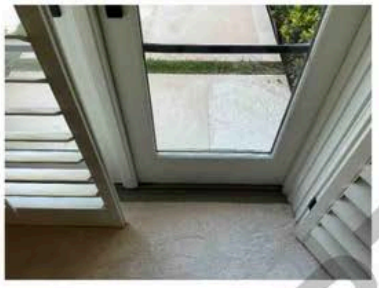
Suspected source(s)/cause(s):
Previous exterior moisture intrusion

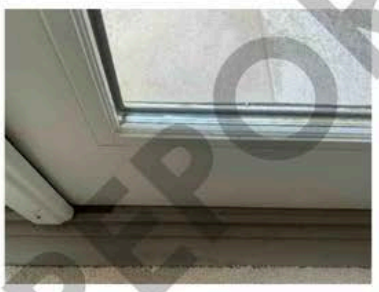
This allows us to identify hidden contamination in enclosed spaces or areas where it may be entering from the exterior.

Mold Inspection Sciences

FORMAL DINING ROOM [WEST]

Evidence of mold-like growth was observed.





Observed some mold-like growth on this window of the right side French door.

Moisture Content: Dry

Humidity this area: 51%
Humidity Outdoor: 60%

Area Affected: 2 SI

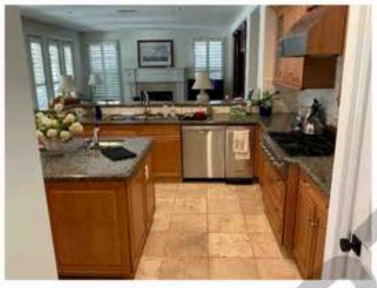
Suspected source(s)/cause(s):
Humidity - condensation

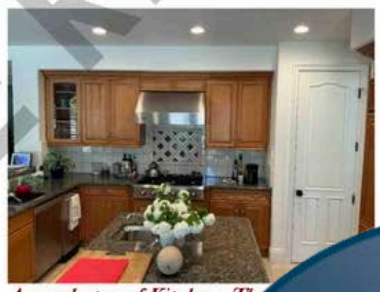
Did you know? Our MRIC Program investigates historical contamination in your property providing insights into hazards you may not know were present.

Mold Inspection Sciences

KITCHEN

Area photo[s].





Area photos of Kitchen. Th
stated in the past that th
flooded by a water leak
Primary bathroom al
down through kitch
fixtures.

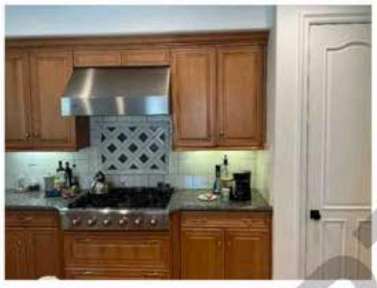
Humidity this area: 62%
Humidity Outdoor: 60%

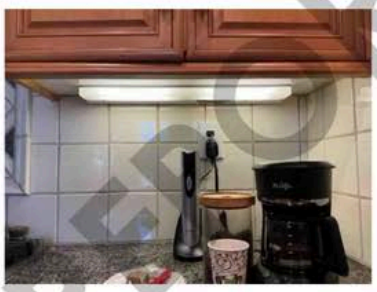
*** Humidity level for this area is above the ASHRAE recommended level for habitable spaces. Preferable level is between 30% and 60%.**

Having a property's history is invaluable in determining the proper remediation procedures.

KITCHEN [SOUTHEAST]

Corrosion, rust, and/or leaks were observed.





Observed some rust on this light fixture under top cabinets, East wall. The client stated water was coming down through the vent hood from the common water leak from upstairs Primary Bathroom.

Moisture Content: Dry

Humidity this area: 62%
Humidity Outdoor: 60%

Area Affected: 1 SF

Suspected source(s)/cause(s): Previous leaks and-or spills

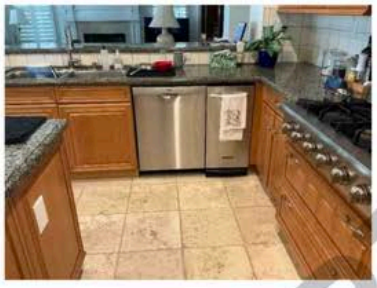
*** Humidity level for this area is above the ASHRAE recommended level for habitable spaces. Preferable level is between 30% and 60%.**

We often find that the source of contamination is hidden and not immediately visible.

Mold Inspection Sciences

KITCHEN [NORTHEAST]

Evidence of mold-like growth was observed.



Observed mold like growth
cabinetry where the sink
dishwasher is located.

Moisture Content: Dry

Humidity this area: 62%
Humidity Outdoor: 60%

Area Affected: 2 LF

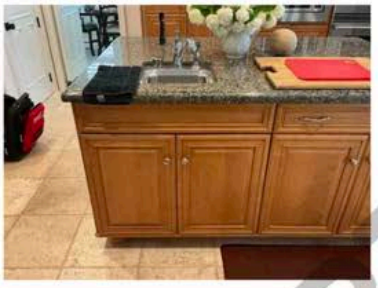
Suspected source(s)/cause(s): Previous humidity - condensation / Previous leaks

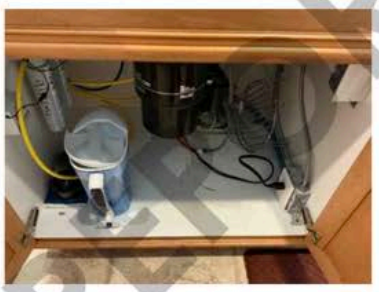
*** Humidity level for this area is above the ASHRAE recommended level for habitable spaces. Preferable level is between 30% and 60%.**

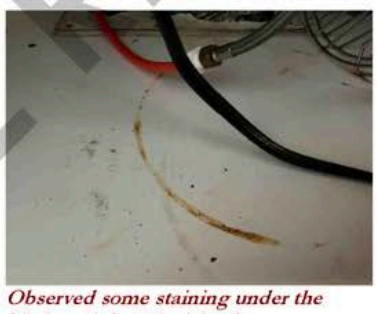
By combining cavity sampling with qPCR testing, we can accurately pinpoint the exact source.

KITCHEN [SOUTH]

Water damage - Moisture damage or staining observed in this area.







Observed some staining under the kitchen sink at the island.

Moisture Content: Dry

Humidity this area: 62%
Humidity Outdoor: 60%

Area Affected: 4 SF

Suspected source(s)/cause(s): Previous sink plumbing leaks and-or spills

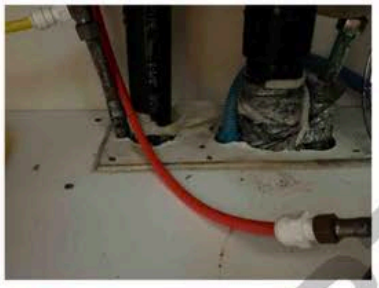
*** Humidity level for this area is above the ASHRAE recommended level for habitable spaces. Preferable level is between 30% and 60%.**

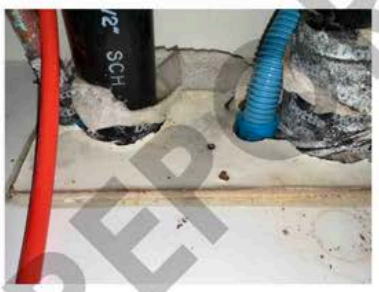
qPCR sampling and testing amplifies the presence of mold spores so that not only the genus but also the species of molds present can be identified.

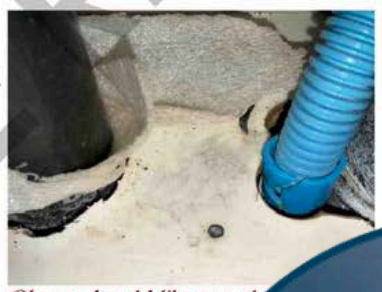
Mold Inspection Sciences

KITCHEN

Evidence of mold-like growth was observed.







Observed mold-like growth
island sink between drai

Moisture Content: Dry

Humidity this area: 62%
Humidity Outdoor: 60%

Area Affected: SF

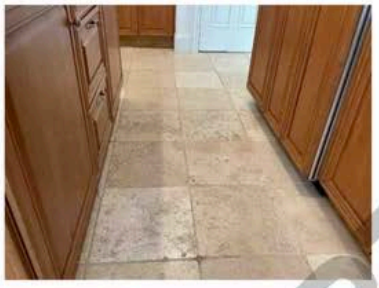
Suspected source(s)/cause(s):
Humidity - condensation

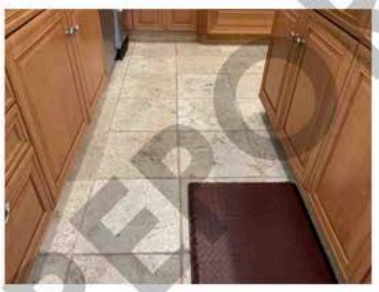
*** Humidity level for this area is above the ASHRAE recommended level for habitable spaces. Preferable level is between 30% and 60%.**

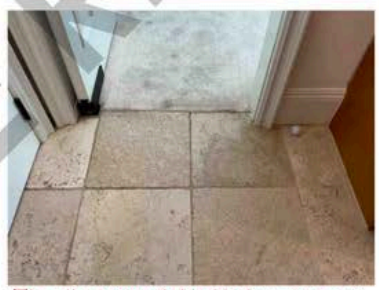
This deeper level of testing is useful for your health care provider in helping them determine the best course of action for your specific needs.

KITCHEN

Worn or damaged roofing materials, signs of ponding, or previous repairs were noted.







The client stated this kitchen area was impacted by previous moisture intrusion common to water leak from upstairs Primary Bathroom.

Moisture Content: Dry

Humidity this area: 62%
Humidity Outdoor: 60%

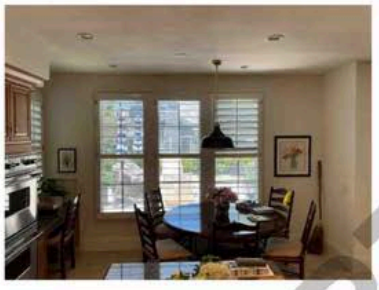
Suspected source(s)/cause(s):
Previous leak at water supply line

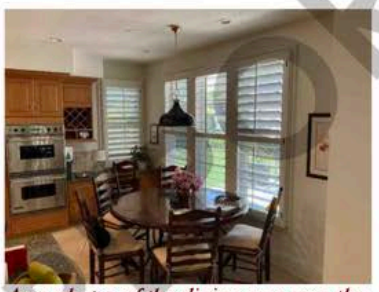
*** Humidity level for this area is above the ASHRAE recommended level for habitable spaces. Preferable level is between 30% and 60%.**

Since 2002, we've performed more than 75,000 investigations for a variety of clients and structures.

DINING AREA

Area photo[s].





Area photos of the dining area near the kitchen. The client stated and showed me a video of water running down the recessed light fixtures from a cold water line leak from under a vanity in the Primary Bathroom.

Humidity this area: 62%
Humidity Outdoor: 60%

*** Humidity level for this area is above the ASHRAE recommended level for habitable spaces. Preferable level is between 30% and 60%.**

Our testing services will determine the type of mold present in your property and provide insight into how it may be impacting your living environment

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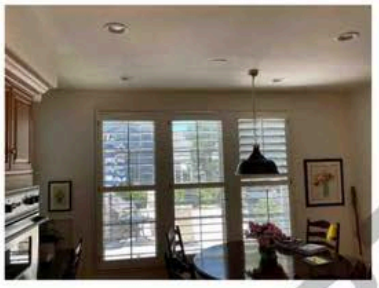
DINING AREA

Client stated a previous moisture intrusion affected this area.

This condition existed multiple times. Not all occurrences are shown.

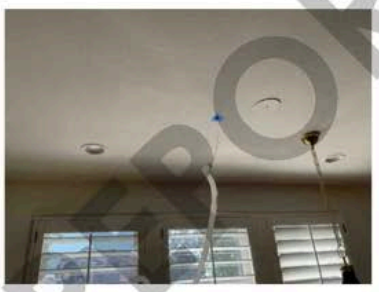


Moisture Content: Dry

Humidity this area: 62%
Humidity Outdoor: 60%

Suspected source(s)/cause(s):
Previous leak at water supply line

*** Humidity level for this area is above the ASHRAE recommended level for habitable spaces. Preferable level is between 30% and 60%.**



Observed some swelling of these reused baseboards when water mitigation was done about a year ago.

When your healthcare provider recommends an expanded MRIC Program investigation, our approach may go beyond standard testing.

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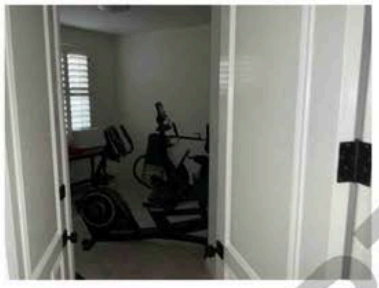
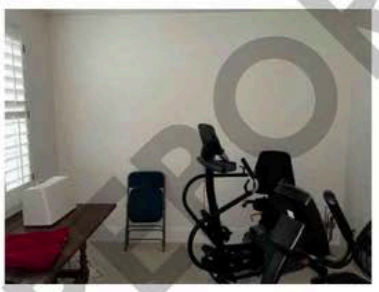
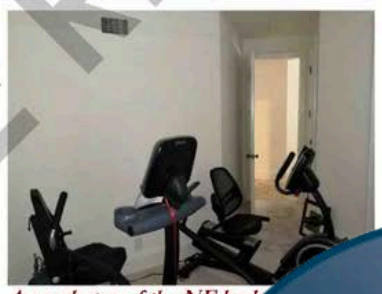
NE BEDROOM [NONE]

Area photo[s].



Humidity this area: 58%
Humidity Outdoor: 60%





Area photos of the NE bed
Previous common floodi
this room and shared
room space.

This can include bacterial, endotoxin, actinomycetes, and other specialized sampling to gather the most comprehensive data about the condition of your property.

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