Mold Report

Tiger Woods

Property Address:

123 Main Street, Midlothian, VA, 23114

Burgess Inspections, Inc.

Inspector

530C Southlake Blvd

N Chesterfield, VA 23236

(804) 794-1423

Burgess Inspections, Inc.

Explanations:

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

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

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

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

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

This photo shows our Mold Testing device is working at the proper rate of intake

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Exterior Notes:

Facing the home, on the left side and the back there was negative grade that will allow water to drain to the foundation. No gutters were on the back side of the home There was some slight rot on the siding and trim, mainly at the top of the chimney. The crawl space was viewed from the access only

Interior Notes:

In the cabinet over the refrigerator, there was a mold like substance noted. This may have come from hot air rising over the refrigerator and mixing with the moisture generated from the kitchen during cooking etc. This moist air trapped inside the cabinet creates an environment that is good for mold growth

In the return air vent in the downstairs hall the ducts were dirty along with the air handler itself. This can also create an environment for mold growth

In the up bathroom ceiling there was a mold like substance noted in the corner. This may have come from the moisture from the bathroom. The sheetrock and the moist air creates a good environment for mold growth

In this same bathroom there was a mold like substance noted on the damaged sheetrock by the tub

In the attic there was a moisture stain around the chimney. This may have come from the rot on the siding and trim at the top of the chimney

The cabinet in the kitchen above the fridge with mold

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The ceiling in the bathroom with mold

The attic by the chimney

The drywall in the bathroom by the tub

The HVAC duct

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Locations Interior Samples were taken:

First floor hall by the return air grill Second floor hall (there was no return air duct so we set it up in the middle of the hallway)

Test Results:

See page 2 for types of mold noted on report and at the bottom for what the colors mean

See the bottom of page 5 for the color charts to describe the colors noted in the report

See pages 8 – 10 for descriptions of items noted

There were elevated levels of Aspergillus/Penicillium noted in the "Lower Return" air sample (see page 2 of the lab report). This may be attributed to the accumulation of dirt in the ducts and the air handler unit, along with the elevated levels noted on page 4 of the report, listed as "over the refrigerator"

There were elevated levels of Cladosporium listed on page 4 of the report listed as "ceiling up bath".

The area tested beside the tub came up negative for mold. See page 4 of the report listed as "beside the tub up bath"

We also performed a TPA (total particle analysis) to determine other non-microbial accumulations. It was found that dander was the highest concentration. See page 9 of the report for a description of Dander

Conclusion:

I would recommend having the return air duct and air handling unit professionally cleaned

I would also recommend removing the cabinets over the refrigerator. This cabinet is made of particle board and once mold is growing it is hard to completely clean from the surface

The mold noted in the bathroom ceiling should be removed using an approved method

I would also recommend correcting the leak around the chimney

The statements above are our opinion only and should ALWAYS be verified by a qualified remediation company. Their opinion should always override ours.

HAYES
MICROBIAL CONSULTING

#22008489

Analysis Report prepared for

Burgess Inspections, Inc.

530 C Southlake Blvd
Richmond, VA 23236

Phone: **(804) 794-1423**

Tiger Woods
123 Main Street
Midlothian, VA 23114

Collected: **March 8, 2022**
Received: **March 8, 2022**
Reported: **March 8, 2022**

We would like to thank you for trusting Hayes Microbial for your analytical needs!
We received 6 samples by Drop Off in good condition for this project on March 8th, 2022.

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. This report may not be duplicated, except in full, without the written consent of Hayes Microbial Consulting, LLC..

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

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Spore Trap
SOP - HMC#101

Sample Number	1	33431540		2	33233618		3	33431508	
Sample Name	Exterior			Lower Return			Upper Hall		
Sample Volume	150.00 liter			150.00 liter			150.00 liter		
Reporting Limit	7 spores/m³			7 spores/m³			7 spores/m³		
Background	2			3			3		
Fragments	ND			ND			13/m³		
Organism	**Raw Count**	**Count / m³**	**% of Total**	**Raw Count**	**Count / m³**	**% of Total**	**Raw Count**	**Count / m³**	**% of Total**
Alternaria									
Ascospores	3	20	33.3%	4	27	3.4%	5	33	15.2%
Aspergillus|Penicillium	5	33	55.6%	106	707	91.4%	19	127	57.6%
Basidiospores				2	13	1.7%	1	7	3.0%
Bipolaris|Drechslera									
Chaetomium									
Cladosporium				1	7	<1%	4	27	12.1%
Curvularia									
Epicoccum				1	7	<1%	1	7	3.0%
Fusarium									
Memnoniella									
Myxomycetes	1	7	11.1%	2	13	1.7%			
Pithomyces							3	20	9.1%
Stachybotrys									
Stemphylium									
Torula									
Ulocladium									
Total	9	60	100%	116	774	100%	33	221	100%

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

Collected: **Mar 8, 2022** Received: **Mar 8, 2022** Reported: **Mar 8, 2022**

HAYES MICROBIAL CONSULTING

Project Analyst: Connor Gailliot, BS — Date: **03 - 08 - 2022**

Reviewed By: Ramesh Poluri, PhD — Date: **03 - 08 - 2022**

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Particle Analysis

Sample Number	1	33431540		2	33233618		3	33431508	
Sample Name	Exterior			Lower Return			Upper Hall		
Sample Volume	150.00 liter			150.00 liter			150.00 liter		
Reporting Limit	7 particles/m³			7 particles/m³			7 particles/m³		
Particle	**Raw Count**	**Count / m³**	**% of Total**	**Raw Count**	**Count / m³**	**% of Total**	**Raw Count**	**Count / m³**	**% of Total**
Dander	10	67	40%	496	3307	94.7%	1204	8027	96.4%
Cellulose Fibers	3	20	12%	18	120	3.4%	31	207	2.5%
Synthetic Fibers				2	13	<1%	4	27	<1%
Fiberglass									
Wood Fibers									
Pollen	6	40	24%	1	7	<1%	2	13	<1%
Plant Hair									
Animal Hair									
Human Hair									
Feather Barbule									
Opaque Particles	1	7	4%				1	7	<1%
Aciniform-like Soot									
Ash and Char-like Soot				1	7	<1%	1	7	<1%
Silicates	5	33	20%	4	27	<1%	6	40	<1%
Gypsum									
Talc									
Mineral Salts									
Rust									
Carpet Beetle Larvae									
Dust Mites / Parts									
Insect Parts									
Insect Frass									
Starch				2	13	<1%			
Total	25	167	100%	524	3494	100%	1249	8328	100%

Collected: **Mar 8, 2022** Received: **Mar 8, 2022** Reported: **Mar 8, 2022**

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Direct Analysis
SOP - HMC#102

#4	Bio-Tape (1.00 cm2)	Organism	Spore Estimate	Mycelial Estimate
	Tape - Over Refrigerator	Aspergillus	Heavy	Many

#5	Bio-Tape (1.00 cm2)	Organism	Spore Estimate	Mycelial Estimate
	Tape - Ceiling Up Bath	Cladosporium	Heavy	Many

#6	Bio-Tape (1.00 cm2)	Organism	Spore Estimate	Mycelial Estimate
	Tape - Beside Tub Up Bath	No Fungi Detected		

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Spore Trap Information

Reporting Limit	The Reporting Limit is the lowest number of spores that can be detected based on the total volume of the sample collected and the percentage of the slide that is counted. At Hayes Microbial, 100% of the slide is read so the LOD is based solely on the total volume. Raw spore counts that exceed 500 spores will be estimated.
Blanks	Results have not been corrected for field or laboratory blanks.
Background	The Background is the amount of debris that is present in the sample. This debris consists of skin cells, dirt, dust, pollen, drywall dust and other organic and non-organic matter. As the background density increases, the likelihood of spores, especially small spores such as those of Aspergillus and Penicillium may be obscured. The background is rated on a scale of 1 to 5 and each level is determined as follows: **NBD:** No background detected due to possible pump or cassette malfunction. Recollect sample. (Field Blanks will display NBD) **1 :** <5% of field occluded. No spores will be uncountable. **2 :** 5-25% of field occluded. **3 :** 25-75% of field occluded. **4 :** 75-90% of field occluded. **5 :** >90% of field occluded. Suggested recollection of sample.
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.
Water Damage Indicator Common Allergen Slightly Higher than Baseline Significantly Higher than Baseline Ratio Abnormality	**Blue:** These molds are commonly seen in conditions of prolonged water intrusion and usually indicate a problem. **Green:** Although all molds are potential allergens, these are the most common allergens that may be found indoors. **Orange:** The spore count is slightly higher than the outside count and may or may not indicate a source of contamination. **Red:** The spore count is significantly higher than the baseline count and probably indicates a source of contamination. **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.
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.

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Total Particulate Analysis Information

Our Total Particulate Analysis test is based on the initial screening procedures from ASTM #D6602. Our Lab only uses light, polarized light, and phase contrast microscopy. No SEM or X-ray defraction is performed. Below are some guidelines to help find totals for the most common particle counts analyzed by light microscopy.

Particle		Air *	Surface *
Dander	Home (Carpeted Areas)	1,000-6,000 / M^3	10,000-16,000 / cm^2
	Home (Hard Surface Areas)	500-5,000 / M^3	5,000-16,000 / cm^2
	Office or Classroom (Carpeted)	4,000-12,000 / M^3	14,000-24,000 / cm^2
	Office or Classroom (Hard Surface Areas)	3,000-10,000 / M^3	12,000-20,000 / cm^2
Cellulose Fibers		0-250 / M^3	0-1,600 / cm^2
Synthetic Fibers		0-250 / M^3	0-1,600 / cm^2
Fiberglass Fibers		0-60 / M^3	0-400 / cm^2
Gypsum Fibers		0-400 / M^3	0-1,800 / cm^2
Talc		0-250 / M^3	0-2,000 / cm^2
Dust Mites (parts)		0-30 / M^3	0-200 / cm^2
Insect Parts		0-30 / M^3	0-200 / cm^2
Animal Hair		0-30 / M^3	0-200 / cm^2
Wood Fibers		0-60 / M^3	0-200 / cm^2
Plant Hairs		0-60 / M^3	0-200 / cm^2
Human Hair		0-60 / M^3	0-200 / cm^2
Carpet Beetle Larvae		0-40 / M^3	0-200 / cm^2
Insect Frass		0-40 / M^3	0-400 / cm^2
Feather Barbules		0-40 / M^3	0-200 / cm^2
Opaque Particles		0-100 / M^3	0-600 / cm^2
Starch		0-40 / M^3	0-200 / cm^2
Rust		0-60 / M^3	0-400 / cm^2
Ash and Char-like Soot		0-100 / M^3	0-300 / cm^2
Aciniform-like Soot		0-100 / M^3	0-800 / cm^2
Silicates	(Varies greatly depending on area)	0-500 / M^3	0-2,800 / cm^2
Pollen	(Varies with outdoor pollen levels and whether there are live indoor plants)	0-500 / M^3	0-2,800 / cm^2

** Estimated Normal Ranges are based on prior experience. There are no standard ranges for this form of testing.*

M^3 = Cubic Meter cm^2 = Square Centimeter

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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.

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Organism Descriptions

Ascospores	**Habitat:**	A large group consisting of more than 3000 species of fungi. Common plant pathogens and outdoor numbers become very high following rain. Most of the genera are indistinguishable by spore trap analysis and are combined on the report.
	Effects:	Health affects are poorly studied, but many are likely to be allergenic.
Ash and Char-like Soot	**Habitat:**	Ash-like soot is formed from the combustion of wood and paper products. Char-like soot comes from the incomplete combustion of wood and paper products.
	Effects:	Sources are wood fireplaces, house fires, forest fires, and burning of leaves and other yard debris.
Aspergillus	**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.
	Effects:	Known to be allergenic and many species also produce mycotoxins. They are a common cause of extrinsic asthma and hypersensivity pneumonitis. Many species are opportunistic pathogens and are known to cause sinus lesions, ear infections, respiratory infections, and invasive systemic disease.
Aspergillus|Penicillium	**Habitat:**	The most common fungi isolated from the environment. Very common in soil and on decaying plant material. Are able to grow well indoors on a wide variety of substrates.
	Effects:	This group contains common allergens and many can cause hypersensitivity pneumonitis. They may cause extrinsic asthma, and many are opportunistic pathogens. Many species produce mycotoxins which may be associated with disease in humans and other animals. Toxin production is dependent on the species, the food source, competition with other organisms, and other environmental conditions.
Basidiospores	**Habitat:**	A common group of Fungi that includes the mushrooms and bracket fungi. They are saprophytes and plant pathogens. In wet conditions they can cause structural damage to buildings.
	Effects:	Common allergens and are also associated with hypersensitivity pneumonitis.
Cellulose Fibers	**Habitat:**	Cellulose fibers are natural fibers from plant material.
	Effects:	Sources of cellulose fibers are paper, cardboard, insulation material.

Cladosporium	**Habitat:**	One of the most common genera worldwide. Found in soil and plant debris and on the leaf surfaces of living plants. The outdoor numbers are lower in the winter and often relatively high in the summer, especially in high humidity. The outdoor numbers often spike in the late afternoon and evening. Indoors, it can be found growing on textiles, wood, sheetrock, moist window sills and in HVAC supply ducts.
	Effects:	A common allergen, producing more than 10 allergenic antigens and a common cause of hypersensitivity pneumonitis.
Dander	**Habitat:**	Dander is dead skin cells. The average person sheds about 600,000 skin cells per day.
	Effects:	Sources are people and animals.
Epicoccum	**Habitat:**	It is found in soil and plant litter and is a plant pathogen. It can grow indoors on a variety of substrates, including paper and textiles and is commonly found on wet drywall.
	Effects:	It is a common allergen. No cases of infection have been reported in humans.
Myxomycetes	**Habitat:**	Found on decaying plant material and as a plant pathogen.
	Effects:	Some allergenic properties reported, but generally pose no health concerns to humans.
Opaque Particles	**Habitat:**	Particles that are not characteristic of other opaque particles that can be identified such as soot. If significant amounts are present, further analysis by SEM and Xray Diffraction are suggested to help determine the makeup and possible sources.
	Effects:	Unknown until characterization is determined.
Pithomyces	**Habitat:**	Common fungus isolated from soil, decaying plant material. Rarely found indoors.
	Effects:	Allergenic properties are poorly studied. No cases of infection in humans.

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Organism Descriptions

Pollen	**Habitat:**	Reproductive structures of trees, grasses and plants.
	Effects:	Trees, grasses and plants.
Silicates	**Habitat:**	Silicates comprise the majority of the Earth's crust. Sand, Portland cement, and thousands of minerals are examples of silicates. Also includes quartz.
	Effects:	Sources are sand, cement and drywall.
Starch	**Habitat:**	Found in Foods such as bread, pasta, and rice. Also found in laundry products, and most plants.
	Effects:	None
Synthetic Fibers	**Habitat:**	Synthetic fibers are man-made fibers such as nylon, polyester, and polyolefin.
	Effects:	Sources of synthetic fibers are carpet, upholstery and clothing.