

AIR QUALITY REPORT



AN INDEPENDENT TESTING FIRM THAT DOES NOT PERFORM REMEDIATION

(804) 480-9641 AIRQUALITYPRO.NET

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Name: xxxxxxxxx Inspection Report Number: 2012 Date: 3/27/26

Address: xxx

Microbial Lab Test Number: 26014636 Temperature and Relative Humidity: 68/45

Type of Testing Performed: air sampling

Testing Purpose: Air quality testing for a home purchase. The buyer has mold allergies. The property features a semi-finished full basement. There are signs of previous kitchen leaks and stains on the ceiling above the basement area. No odors were reported or detected.

Testing Locations: outdoor air sample, master bedroom air sample, basement air sample, 2nd level air sample, kitchen air sample

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The federal government, including the EPA, does not have specific regulatory thresholds or standards for acceptable levels of mold or mold spores in indoor environments. While the EPA and CDC offer guidance on mold and moisture control, they do not set numerical limits for mold concentrations. **There isn't a specific mold spore count that is definitively safe for everyone. People react differently to mold exposure, with some experiencing symptoms at lower levels than others.**

While some sources suggest a general guideline of 500 spores per cubic meter of air as a starting point for what might be considered "high", even lower levels can cause problems for sensitive individuals. The key is to address visible or odorous mold growth promptly, as any amount of mold can be problematic.

While there aren't strict regulatory thresholds for acceptable mold levels in homes, there are generally accepted industry guidelines. Generally, a mold spore count below 500 spores per cubic meter of air is considered normal. Higher counts, depending on species and signs of mold or moisture, *may* suggest remediation is needed. The presence of mold, regardless of the amount, should be addressed as it can pose health risks, particularly for sensitive individuals. A typical indoor mold spore count is usually between 200-500 spores per cubic meter.

Spore counts between 1,500-3,000 may suggest an indoor mold problem, particularly if there are no corresponding increases outdoors. Counts exceeding 3,000-10,000 may indicate a need for cleaning and checking HVAC systems. Counts from 10,000 to 25,000 are a more serious concern and often require remediation. Those above 25,000 generally require professional remediation.

Air Quality Pro suggests that, when appropriate, you share the Laboratory Test Results with an allergist or physician.

Analysis and recommendations apply only to the specific areas tested.

Microbial Laboratory Report Findings:

Low levels of Ascospores, Cladosporium, and Epicoccum were found in both first and second level air samples. These species are typically found and do not pose health concerns.

The basement air sampling contained 75,000 Aspergillus/Penicillium spores per cubic meter; none were present outdoors. This extremely high-level signals an active mold issue and poses a serious health risk.

Allergic Reactions: Aspergillus and Penicillium are strong allergens that can trigger asthma, wheezing, coughing and upper respiratory infections. For people with weakened immune systems, COPD, or severe asthma, this concentration poses a risk of serious, chronic lung infections.

Professional remediation is required. DIY cleanup should not be attempted.

To fully expose the source of the problem, the thin wallboard around the perimeter of the basement and under the kitchen need to be removed and discarded.

George Delk



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