

May 18, 2007



RE:

Dear,

At your request, a visual mold inspection of the above referenced property was conducted on May 14, 2007. This inspection report reflects the visual conditions of the property at the time of the inspection only. It is impossible for us to see inside the walls to look for moisture and mold. If you have had water enter your home, the possibility does exist for mold to be present. Results of any samples and information apply only to the surface(s) or air from which they were collected, and are not appropriate for conducting any type of risk assessment. Molds effect everybody differently, you will need to seek medical assistance to help determine it's effects on you. Only an invasive inspection will reveal hidden damage. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover any visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

MOLD INSPECTION

Samples Collected

I did not detect any visible signs of mold problems, but did take an air sample of outdoors and one from the office as a precautionary measure..

Results are clean and are attached at the end of this report.

For more information on molds and Indoor Air Quality I find the following web sites helpful:
<http://www.epa.gov/iaq/index.html> and <http://www.enviro-ed.org/>

Thank you for selecting our firm to do your inspection. If you have any questions regarding the inspection report, please feel free to call us.

Sincerely,

Jim Ellis

President

Ellis Inspection Services, Inc.

Certified AMIAQ mold assessor

#060100000

This report was prepared for the exclusive use of

Mold investigation

CLIENT & SITE INFORMATION:

TIME OF
INSPECTION: 09:00 A.M.
INSPECTION SITE
CITY/STATE/ZIP: Gulf Breeze FL.
BUYERS AGENT:

CLIMATIC CONDITIONS:

WEATHER: Current weather is overcast
Recent weather has been dry

SOIL
CONDITIONS: Dry.

APPROXIMATE
OUTSIDE
TEMPERATURE in
F: 80.

RELATIVE
HUMIDITY
OUTSIDE 69%

APPROXIMATE
INSIDE
TEMPERATURE in
F: 76.

RELATIVE
HUMIDITY INSIDE 48%

OTHER INFORMATION:

HOUSE
OCCUPIED? Yes.

PEOPLE
PRESENT: No one.

This report was prepared for the exclusive use of

MOLD AWARENESS INSPECTION

SITE INFO

Is the building sitting high or low pertaining to drainage?

High.

What is the shade level around the building?

Moderate.

Is there a lot of organic debris around the building?

Moderate.

Are there bushes/trees next to the building?

Yes- Minimal.

What is the exterior of the building composed of?

Brick Veneer over wood framing.

What is the roof composed of?

Composite shingles.

MOLD INVESTIGATION

Why did the client request the investigation/sampling?

Precautionary.

Are there signs of water damage anywhere?

There are signs old of leaks in the attic from the offset ridge vent and plumbing stacks. None of them are active. As a result of these leaks there is some staining of the sheetrock in the attic and it also is showing up in the office corner of the wall / ceiling.

Are occupants or client aware of any water damage in the past?

Unknown.

Clean up

Ten Things You Should Know About Mold (Copied from the EPA website)

1) Potential health effects and symptoms associated with mold exposures include allergic reactions, asthma, and other respiratory complaints.

2) There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to

This report was prepared for the exclusive use of

control moisture.

3) If mold is a problem in your home, you must clean up the mold and eliminate sources of moisture.

4) Fix the source of the water problem or leak to prevent mold growth.

5) Reduce indoor humidity (to 30-60%) to decrease mold growth by: venting bathrooms, dryers, and other moisture-generating sources to the outside; using air conditioners and de-humidifiers; increasing ventilation; and using exhaust fans whenever cooking, dishwashing, and cleaning.

6) Clean and dry any damp or wet building materials and furnishings within 24-48 hours to prevent mold growth.

7) Clean mold off hard surfaces with water and detergent, and dry completely. Absorbent materials such as ceiling tiles, that are moldy, may need to be replaced.

8) Prevent condensation: Reduce the potential for condensation on cold surfaces (i.e., windows, piping, exterior walls, roof, or floors) by adding insulation.

9) In areas where there is a perpetual moisture problem, do not install carpeting (i.e., by drinking fountains, by classroom sinks, or on concrete floors with leaks or frequent condensation).

10) Molds can be found almost anywhere; they can grow on virtually any substance, providing moisture is present. There are molds that can grow on wood, paper, carpet, and foods.

VENTILATION

Are any windows
and/or doors open?

No.

Is AC or heating on
or off?

A/C is off today.

HVAC

The size and operation of the a/c appears adequate.

Is there a musty
smell in the
building?

No.

This report was prepared for the exclusive use of

CONDITION OF BUILDING

Is there visible
dust? No.
Any pets? No.
Number of live
plants? 1-10.

OTHER AREAS TO CHECK

Samples Collected Yes.
I did not detect any visible signs of mold problems, but did take an air sample of outdoors and one from the office as a precautionary measure.. Results are attached at the end of this report.

Equipment Used Indoor Air Quaiity pump using Air-O cells(M5), 1 liter per minute for 5 minutes.

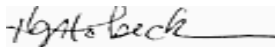
Ellis Home Inspection Services
812 Azalea Trace Dr
Foley, AL 36535
Attn: James Ellis

Lab Number: 915-705-0365
AIHA EMLAP No. 102297
Total Fungal Spore, Mycelia and Pollen Counts-Air
Aerotech Method: A001.7 Other


Project Name: Cartors
Date Received: 05/03/2007
Date Reported: 05/08/2007

Sample Number	1				2				
Sample Identification	73123 A-Indoor				73123 B-Outside				
Date Analyzed	5/8/2007				5/8/2007				
Volume(M ³)	0.0250				0.0250				
Percent Of Trace Analyzed	100% of Trace at 600x Magnification				100% of Trace at 600x Magnification				
Debris Rating	2				2				
Analyte	Total Count	Count/M ³			%	Total Count	Count/M ³		
		Result	DL				Result	DL	
Mycelial Fragments	11	440	40	n/a	<1	<40	40	n/a	
Pollen	3	120	40	n/a	13	520	40	n/a	
Total Fungal Spores	21	840	40	100	45	1,800	40	100	
	Fungal Spore Identification				Fungal Spore Identification				
<i>Alternaria</i>	1	40	40	5					
<i>Arthrinium</i>									
<i>Ascospores</i>	1	40	40	5	2	80	40	4	
<i>Aspergillus/Penicillium- Like</i>									
<i>Basidiospores</i>	2	80	40	10	2	80	40	4	
<i>Bipolaris/Drechslera</i>									
<i>Botrytis</i>									
<i>Chaetomium</i>									
<i>Cladosporium</i>	2	80	40	10	39	1,560	40	87	
<i>Curvularia</i>	1	40	40	5					
<i>Epicoccum</i>	3	120	40	14					
<i>Fusarium</i>									
<i>Memnoniella</i>									
<i>Nigrospora</i>	1	40	40	5					
<i>Oidium/Peronospora</i>									
<i>Pithomyces</i>	1	40	40	5					
<i>Rusts</i>									
<i>Smuts/Myxomycetes/Periconia</i>	8	320	40	38	1	40	40	2	
<i>Stachybotrys</i>									
<i>Stemphylium</i>									
<i>Torula</i>									
<i>Ulocladium</i>									
Unclassified Conidia	1	40	40	5	1	40	40	2	
Data Qualifier					D33				

Laboratory Manager:



Project Manager:



Ellis Home Inspection Services
812 Azalea Trace Dr
Foley, AL 36535
Attn: James Ellis

Lab Number: 915-705-0365
AIHA EMLAP No. 102297
Total Fungal Spore, Mycelia and Pollen Counts-Air
Aerotech Method: A001.7 Other

Project Name: Cartors
Date Received: 05/03/2007
Date Reported: 05/08/2007

Data Qualifiers


Listed below are the data qualifiers included in the analytical report to explain any analytical or quality control issues.

Data Qualifier Number	Description
D33	Broken slide.

Laboratory Manager:



Project Manager:



Ellis Home Inspection Services
 812 Azalea Trace Dr
 Foley, AL 36535
 Attn: James Ellis

Lab Number: 915-705-0365
AIHA EMLAP No. 102297
Microscopic Screen and Fungi Identification
Aerotech Method: T001 Aerotape - Square

Project Name: Cartors
Date Received: 05/03/2007
Date Reported: 05/08/2007

Sample Number	3		
Sample Identification	3 Carpet		
Date Analyzed	5/8/2007		
Analyte	Count/cm²		%
	Result	DL	
Mycelial Fragments	169	15	n/a
Total Fungal Spores	92	15	100
Fungal Spore Identification			
<i>Alternaria</i>	15	15	17
<i>Arthrinium</i>			
Ascospores			
<i>Aspergillus/Penicillium</i> - Like			
Basidiospores	31	15	33
<i>Bipolaris/Drechslera</i>			
<i>Botrytis</i>			
<i>Chaetomium</i>			
<i>Cladosporium</i>			
<i>Curvularia</i>	15	15	17
<i>Epicoccum</i>			
<i>Fusarium</i>			
<i>Memnoniella</i>			
<i>Nigrospora</i>			
<i>Oidium/Peronospora</i>			
<i>Pithomyces</i>	15	15	17
Rusts			
Smuts/Myxomycetes/Periconia	15	15	17
<i>Stachybotrys</i>			
<i>Stemphylium</i>			
<i>Torula</i>			
<i>Ulocladium</i>			
Unclassified Conidia			
Data Qualifier	D17		

Laboratory Manager:



Project Manager:



Ellis Home Inspection Services
812 Azalea Trace Dr
Foley, AL 36535
Attn: James Ellis

Lab Number: 915-705-0365
AIHA EMLAP No. 102297
Microscopic Screen and Fungi Identification
Aerotech Method: T001 Aerotape - Square

Project Name: Cartors
Date Received: 05/03/2007
Date Reported: 05/08/2007

Data Qualifiers

Listed below are the data qualifiers included in the analytical report to explain any analytical or quality control issues.

Data Qualifier Number	Description
D17	Pollen observed.

Laboratory Manager:



Project Manager:



Indoor Environmental Report

For

**Ellis Home Inspection Services
812 Azalea Trace Dr
Foley, AL 36535**

Project Name: Cartors

Project Number:

Date Sampled: May 02, 2007

Laboratory Number: 915-705-0365

Tuesday, May 8, 2007



This report has been prepared at the request of and for the exclusive use of the client named in this report. Aerotech Laboratories, Inc. will not release results or report to a third party without prior written consent.

Purpose

To characterize environmental samples collected by Ellis Home Inspection Services and received by Aerotech P&K on 05/03/2007 for microbiological contaminants as directed.

Introduction

Mold, also known as fungi, are microscopic organisms that can be found virtually everywhere, indoors and outdoors. In the presence of excess moisture, molds can grow rapidly to produce adverse conditions. In response to increasing public concern, a number of authorities, including the United States EPA, California Department of Health Services and New York City Department of Health, have developed recommendations and guidelines for assessment and remediation of mold. Websites for these organizations can be found at the end of this report.

While it is generally accepted that molds can be allergenic, infectious and toxic, there are no generally accepted numerical guidelines for interpretation of microbial data. The absence of standards makes interpretation of microbial data somewhat challenging. This report has been designed to provide some basic interpretive information using certain assumptions and facts that have been extracted from a number of authoritative bodies and peer reviewed text, such as the American Conference of Governmental Industrial Hygienists (ACGIH). In the absence of standards, the user must determine the appropriateness and applicability of this report to the given situation. Identification of the presence of a particular fungus in an indoor environment does not necessarily mean that the building occupants are or are not being exposed to antigenic or toxic agents.

None of the information contained herein should be construed as medical advice or a call to action for evacuation or remediation. Any decision relative to medical significance should be made by a qualified physician.

Aerotech Laboratories did not conduct a site investigation, provide consulting or collect samples referenced in this report. Aerotech's sole involvement in this project is to provide analytical results for samples submitted. The data presented in this report are based on the samples and accompanying information provided and represents concentrations at a point in time under the conditions sampled.

All aspects of this report are governed by Aerotech's standard terms and conditions.

Materials

1. Samples collected by Ellis Home Inspection Services. Project Name: Cartors. Please reference chain of custody included with this report.

Methods

1. Surface and Bulk Samples

Bulk, swab, and dust samples undergo an aqueous extraction and subsequent microscopic analysis. Tape samples are analyzed directly; spores are counted and characterized. All samples are analyzed via light microscopy at 600X magnification. The results are reported as total, meaning they include both viable and non-viable fungal spores. This technique does not allow for the differentiation between *Aspergillus* and *Penicillium* spores. Additionally, depending on morphology, other non-distinctive spores will be reported in categories such as ascospores (produced in an ascus) or basidiospores (borne outside a basidium including the mushrooms and other microfungi).

2. Air Samples – Spore Trap Device

Spore traps are a unique sampling device designed for the rapid collection and analysis of a wide range of airborne particulates, including fungal spores. Samples are analyzed via light microscopy at 600X magnification, with the entire trace (100% of the sample) being analyzed. The results are reported as total, meaning they include both viable and non-viable fungal spores. This technique does not allow for the differentiation between *Aspergillus* and *Penicillium* spores. Additionally, depending on morphology, other non-distinctive spores will be reported in categories such as ascospores (produced in an ascus) or basidiospores (including the mushrooms and other microfungi). Genera with greater than 500 spores on a slide are difficult to count and are therefore estimations. Similarly, excessive non-microbial particulates can mask the presence of fungal spores, thereby reducing counting accuracies. All slides are graded with the following debris scale for data qualification.

Debris Rating Scale

Non-Microbial Particulate Debris	Description	Interpretation
0	No particles detected.	No particulates on slide. The absence of particulates could indicate improper sampling, as most air samples typically
1	Minimal non-microbial debris present.	Reported values are not affected by debris.
2	Up to 25% of the slide occluded with non-microbial particulates.	Non-microbial particulates can mask the presence of fungal spores. As a result, actual values could be higher than the numbers reported. Higher debris ratings increase the probability of this bias.
3	26% to 75% of the slide occluded with non-microbial particulates.	
4	76% to 90% of the slide occluded with non-microbial particulates.	
5	Greater than 90% of the slide occluded with non-microbial particulates.	<p>*Air-O-Cell or LARO Cassettes - Sample could not be read due to excessive debris. Reported concentrations are estimations calculated from the number of spores observed on the perimeter of debris. The sample should be collected at shorter time interval, or other measures taken to reduce the collection of non-microbial debris.</p> <p>*Other Cassettes - Sample could not be read due to excessive debris. The sample should be collected at</p>

3. Data Qualifiers

The *Data Qualifiers* identify issues or events that are relevant to your analytical results. A data qualifier includes information about the validity, the source of the data whether calculated, entered or estimated, and the value of an observation. If applicable, a key is attached to each report type. In each case the data qualifiers provide significant information vital to the interpretation of the laboratory data.

4. Data Interpretation

According to ACGIH, "Data from individual sampling episodes is often interpreted with respect to baseline data from other environments or the same environment under anticipated low exposure conditions." In the absence of established acceptable exposure limits, it is often necessary to use a comparison standard when interpreting data. In this instance it will be necessary to sample the suspect area as well as a non-suspect area.

According to ACGIH, "...active fungal growth in indoor environments is inappropriate and may lead to exposure and adverse health effects."

a. Total Fungal Spores

According to ACGIH, "... differences that can be detected with manageable sample sizes are likely to be in 10-fold multiplicative steps (e.g., 100 versus 1000...)"

Following this logic, if total fungal spores are ten (10) times greater in the sample from a suspect area than in the negative control sample collected from a non-suspect area, then that sample area may be a fungal amplification site.

b. Mycelial Fragments

Mycelium is a fungal mass that constitutes the vegetative or living body of a fungus. Following the same logic above, if total mycelial fragments are ten (10) times greater in the suspect sample than in the negative control, then the sample area is considered to be a fungal amplification site. The presence of mycelial fragments provides evidence of microbial growth.

c. Toxic Molds

Certain authorities refer to certain molds as important toxigenic taxa. The presence of a few spores of toxic mold should be interpreted with caution. Additionally, it should be recognized that these named molds are not necessarily the only ones of potential significance.

d. Water Indicator Molds

Certain authorities identify certain molds whose presence indicates excessive moisture. The presence of a few spores of indicator mold should be interpreted with caution. Additionally, it should be recognized that these named molds are not necessarily the only ones of potential significance.

e. Mold Glossary

Specific characteristics of the individual molds listed in the report are presented in Table I.

f. Useful Resources

i. Guidelines on Assessment and Remediation of Fungi in Indoor Environments, New York City Department of Health

www.ci.nyc.ny.us/html/doh/html/epi/moldrpt1.html

ii. Facts about Mold, New York City Department of Health

www.ci.nyc.ny.us/html/doh/html/epi/epimold.html










iii. Mold Resources, United States Environmental Protection Agency

www.epa.gov/iaq/pubs/moldresources.html

iv. Mold in My Home, What do I do? California Department of Health Services

www.asbestos.org/Microbial/index.html

Table I: Summary of Specific Mold Characteristics

Fungi	Environmental Indicator		Growth Indoors
<i>Alternaria</i>			<i>Alternaria</i> can grow indoors on a variety of substances.
<i>Arthriniuim</i>			<i>Arthriniuim</i> is a widespread fungus found on plants. It is rarely found growing indoors.
Ascospores			Ascospore is a general classification for spores produced by sexual reproduction and can include <i>Aspergillus</i> , <i>Penicillium</i> , and <i>Ascotrica</i> . Frequently found growing on damp substrates.
<i>Aspergillus/Penicillium</i> -like			<i>Aspergillus</i> and <i>Penicillium</i> spores are indistinguishable via direct microscopic examination. <i>Aspergillus</i> tends to colonize continuously damp materials such as damp wallboard and fabrics. <i>Penicillium</i> is commonly found in house dust, on water-damaged wallpaper, behind paint and in decaying fabrics.
<i>Aureobasidium</i>			<i>Aureobasidium</i> is commonly found in a variety of soils. Indoors, it is commonly found where moisture accumulates, especially bathrooms and kitchens, on shower curtains, tile grout, windowsills, textiles, and liquid waste materials.
Basidiospores			Basidiospore is a general classification of spore that is commonly found in gardens, forests and woodlands. They are also agents of dry, white and brown rot.
<i>Bipolaris/Drechslera</i>			<i>Bipolaris</i> and <i>Drechslera</i> can grow on a variety of substrates.
<i>Botrytis</i>			A mold that can be found associated with indoor plants.
<i>Chaetomium</i>			<i>Chaetomium</i> can be commonly found on damp sheetrock paper.
<i>Cladosporium</i>			<i>Cladosporium</i> is a common outdoor mold that can colonize continuously damp materials such as damp wallboard and fabrics.
<i>Curvularia</i>			<i>Curvularia</i> can grow on a variety of substrates.
<i>Epicoccum</i>			<i>Epicoccum</i> tends to colonize continuously damp materials such as damp wallboard and fabrics.
<i>Fusarium</i>			<i>Fusarium</i> colonize continuously wet materials such as soaked wallboard and water reservoirs for humidifiers and drip pans.
<i>Memnoniella</i>			<i>Memnoniella</i> can be found growing on a variety of cellulose-containing materials.
<i>Nigrospora</i>			<i>Nigrospora</i> is rarely found growing indoors.
<i>Oidium/Peronospora</i>			Both of these organisms are plant pathogens and cannot grow on indoor surfaces.
<i>Pithomyces/Ulocladium</i>			<i>Pithomyces</i> are rarely found indoors. <i>Ulocladium</i> colonize continuously damp materials such as wallboard and fabrics.
Rusts			Rusts are plant pathogens and only grow on host plants.
Smuts/Myxomycetes			Smuts do not usually grow indoors. They are parasitic plant pathogens that require a living host. Myxomycetes are occasionally found indoors.
<i>Stachybotrys</i>			<i>Stachybotrys</i> colonizes continuously wet materials such as soaked wallboard and water reservoirs for humidifiers and drip pans.
<i>Stemphylium</i>			<i>Stemphylium</i> is rarely found growing indoors.
<i>Torula</i>			<i>Torula</i> can grow indoors on cellulose containing materials.
Unidentified Conidia			An uncharacteristic fungal spore that does not lend itself to classification via direct microscopy.



-Potential Toxicogenic Mold



-Potential Water Indicator Mold

Quality Programs

Aerotech Laboratories is staffed with over 200 professionals, including PhD's, chemists, and registered microbiologists with over 40 years of experience. The reliability of test results depends on many factors such as the personnel performing the tests, environmental conditions, selection and validation of test methods, equipment functioning, measurement traceability, as well as the sampling, storage and handling of test items, all of which are a reflection of the laboratories overall quality system.

Aerotech Laboratories, Inc. has modeled its quality system after ISO 17025 guidelines, one of the most stringent sets of standards in the industry, to ensure that its customers receive the high standard of accuracy, reliability, and impartiality that they have come to expect from a leader in the environmental industry. Aerotech Laboratories' adherence to the standards set forth in the ISO 17025 guidelines has been validated and formally recognized through accreditations granted by two independent outside agencies, the American Industrial Hygiene Association (AIHA), and the American Association for Laboratory Accreditation (A2LA). As an additional measure to demonstrate its competency to perform the analyses it offers to its clients, Aerotech Laboratories also participates in a variety of different proficiency testing programs, including the Environmental Proficiency Analytical Testing Program (EMPAT) sponsored by the American Industrial Hygiene Association.

As part of its continuous commitment to excellence, Aerotech Laboratories is also inspected, licensed and/or accredited by a number of governmental agencies and independent associations in addition to those already mentioned above. The scope document, accreditation certificates, and proficiency results can all be accessed at www.aerotechlabs.com. Below you will find additional information regarding the specific analyses requested for this project.

Summary of Quality Programs

The American Association for Laboratory Accreditation

No. 2004-01

For technical competence in the field of Biological, Microbiological, and Biochemical Testing on Air, Bulk, Surface, Water, Wallchek™, Carpetchek™, Dustchek™, and Allergens.

American Industrial Hygiene Association EMLAP

No. 102297

Industrial Hygiene Association's Environmental Microbiology Laboratory Accreditation Program) Accredited to perform analyses of bacteria and fungi.

American Industrial Hygiene Association EMPAT

No. 102297

(American Industrial Hygiene Association's Environmental Microbiology Proficiency Analytical Testing) Proficiency testing for indoor air quality microbiology.

International Organization for Standardization

ISO 17025

Demonstrated compliance with the ISO/IEC 17025 Standard.

Certified Indoor Air Quality Professional

000240,000187, 00236

Administered by The Association of Energy Engineers.

FDA Registration

No. 2010538

Registered for medical device manufacturing, contract sterilization and packaging, and good laboratory practices.

Indoor Aero-Allergen Survey

CAP No. 7140201-01

Administered by the College of American Pathologists.

USDA Registration

No. S-35038

Licensed to accept foreign soils for microbiological and chemical analyses.

ADHS License

No. AZ0611

Licensed for water, wastewater and hazardous waste by the Environmental Protection Agency (EPA) through the Arizona Department of Health Services.

Center for Disease Control and Prevention Laboratory Registration and Select Agent Transfer

Results

The results are shown in the attached tables.



Brenda Barnes
Project Manager
Aerotech Phoenix
800-651-4802

References

1. Bioaerosols: Assessment and Control, Janet Macher, Ed., American Conference of Governmental Industrial Hygienists, Cincinnati, OH (1999).
2. EPA: The Inside Story, A Guide to Indoor Air Quality, United States Environmental Protection Agency and the United States Consumer Product Safety Commission, Washington, DC (1995).
3. Health Canada: Exposure Guidelines for Residential Indoor Air Quality, Environmental Health Directorate, Health Protection Branch, Health Canada, Ottawa, Ontario (1989).
4. IICRC: Standard and Reference Guide for Professional Water Damage Restoration, 2nd Ed., Institute of Inspection, Cleaning, and Restoration, Vancouver, WA (1999).
5. Field Guide for the Determination of Biological Contaminants in Environmental Samples, American Industrial Hygiene Association, Fairfax, VA (1996).
6. Standards of Practice for the Assessment of Indoor Environmental Quality, Volume I: Mold Sampling; Assessment of Mold Contamination, Indoor Environmental Standards Organization (2002).