

Prepared By: Environmental Health Consultants

Inspector: Gina Dehmer

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## Analysis Prepared For

**Customer:**

Mrs. Smith  
123 Sample Lane  
Test, NJ 86753

**Job / Claim:** 1228170617 /

**Date Sampled:** 12/28/17

**Time Sampled:** 1:17 PM

**InstaScope ID:** IS0041-6.0.1-2.0.0.24

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Dear Mrs. Smith,

Thank you for choosing to perform an inspection of your home with our InstaScope® mold-assessment system. The purpose of this inspection is to provide you with detailed information about the airborne concentrations of mold in your structure. The results of an InstaScope® test deliver critical insight into your property and your InstaScope® operator is trained to assist you in understanding this information.

As with any test, there are limitations you should understand. Your InstaScope® report presents our findings but it's important to understand certain factors related to your inspection.

1. There is an absence of regulatory standards for acceptable levels of airborne mold levels inside a home. InstaScope® detects and identifies particles one at a time and then applies advanced algorithms and analysis to the results. As there are no objective standards, the results are interpreted using published literature from relevant government agencies, expert indoor air quality research, and our experience.
2. The air outside affects the amount and make-up of mold inside. And factors such as weather, season, time of day and local ecology can impact indoor mold levels as well. So before scanning the inside of your home, your operator measures outdoor levels of mold. The average outdoor readings are then used as a local baseline to compare to the air inside your home. In the unusual cases where the outside measurements are not sufficient for a baseline, additional calculations are used to establish a baseline for this assessment.
3. Your report may include written observations taken by your InstaScope® operator. Your operator performs a visual inspection of your home and provides documentation of mold on surfaces where visible and observations related to structural conditions conducive to mold growth. InstaScope® measures airborne mold levels in each area scanned. It can help identify locations for active mold growth. The written observations taken by your operator represent their findings based on their knowledge, training and experience.

### Analysis of Results

1. The results in this analysis pertain only to this job, collected on 12/28/17 at 1:17 PM and should not be used in the evaluation of any other property. This report may not be duplicated, except in full, without the written consent of .
2. To better understand your InstaScope® report, we provide a document titled "How To Read Your InstaScope® Mold Assessment." Your report will show all scanned areas and categorize each as Green, Yellow or Red. We provide recommendations for each color based on Centers for Disease Control and Prevention (CDC) guidelines and industry best practices.

Thank you for your time. Please feel free to contact with any questions you may have.

In good health,

*Gina Dehmer*

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## GREEN ROOMS

These rooms had airborne mold concentrations that we would expect to find in a structure under normal conditions. The airborne mold in your home was not significantly higher in concentration or different in ecology than the mold outside on the day and time this inspection was done.

Room	Room Volume (ft3)	Mold Concentration
Master Bedroom	1639 ft3	1,356 p/m3
Son's bedroom	681 ft3	2,370 p/m3
Kitchen #1	2770 ft3	1,389 p/m3
Daughters Room	1549 ft3	0 p/m3
Finished Basement	4926 ft3	1,623 p/m3
Living Room 2	4517 ft3	2,910 p/m3
Dinning Room #1	2043 ft3	0 p/m3

## YELLOW ROOMS

These rooms had airborne mold concentrations that were moderately higher than we would expect to find in a structure under normal conditions when compared with the mold outside on the day and time this inspection was done. These levels suggest that these rooms might benefit from additional inspection.

Room	Room Volume (ft3)	Mold Concentration
<b>No Rooms.</b>		

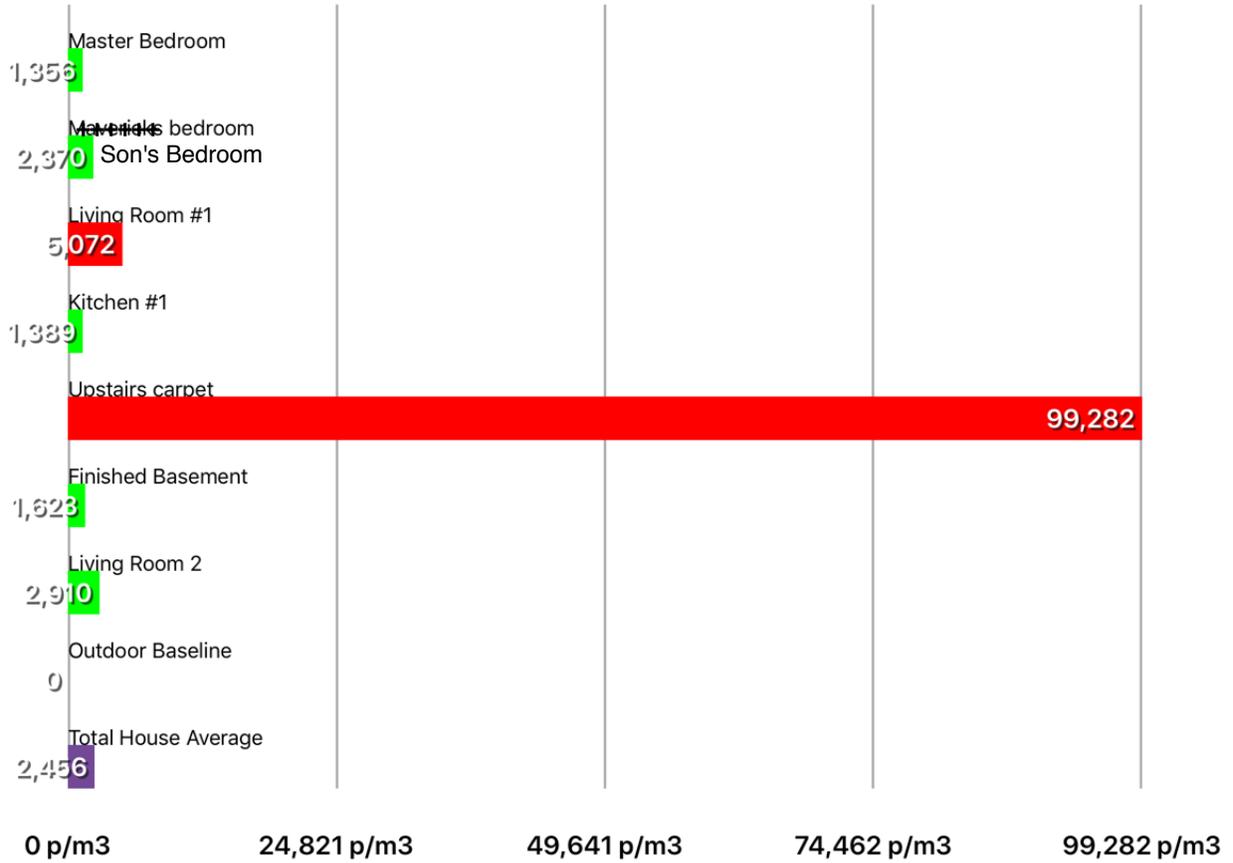
## RED ROOMS

These rooms have airborne mold concentrations that were significantly higher and / or significantly different in ecology than we would expect to find in a structure under normal conditions when compared with the mold outside on the day and time this inspection was done. These levels suggest that these rooms require additional inspection.

Room	Room Volume (ft3)	Room Concentration
Living Room	4517 ft3	5,072 p/m3
Upstairs Carpet	40 ft3	99,282 p/m3

## SCAN-BY-SCAN MOLD COMPARISON

The graph below displays how each room compares to other rooms, to the outside air, and to the total house average on the day of the test. Comparison of these values is one part of the logic InstaScope uses to determine whether a room is green, yellow, or red.



## INSPECTION DETAILS

Master Bedroom - 1639 ft<sup>3</sup>

Conditions: Carpet

Mold Particles / m <sup>3</sup>	Temperature	Relative Humidity
1,356 p/m <sup>3</sup> <small>1081111</small>	69.1 °F	30.3 %

Notes:

Son's bedroom - 681 ft<sup>3</sup>

Conditions: Carpet

Mold Particles / m <sup>3</sup>	Temperature	Relative Humidity
2,370 p/m <sup>3</sup> <small>1011111</small>	65.4 °F	34.0 %

Notes:

Living Room #1 - 4517 ft<sup>3</sup>

Conditions: Area Rugs / Textiles, Wood Floor

Mold Particles / m <sup>3</sup>	Temperature	Relative Humidity
5,072 p/m <sup>3</sup> <small>3011111</small>	68.4 °F	31.0 %

**Notes:** The airborne mold concentrations in this room were significantly higher and / or significantly different in ecology than we would expect to find in a structure under normal conditions when compared with the mold outside on the day and time this inspection was done. These levels suggest that these rooms require additional inspection.

ReScanned as Living Room 2- Normal Levels found. Initial levels found near fish tank on first attempt. Recommend regular cleaning on filtered water.

Kitchen #1 - 2770 ft<sup>3</sup>

Conditions: House Plants, Tile / Stone

Mold Particles / m <sup>3</sup>	Temperature	Relative Humidity
1,389 p/m <sup>3</sup> <small>1051111</small>	69.1 °F	31.6 %

Notes:

Daughter's Room - 1549 ft<sup>3</sup>

Conditions: Ceiling Fan Present, Carpet

Mold Particles / m <sup>3</sup>	Temperature	Relative Humidity
0 p/m <sup>3</sup> <small>1081111</small>	66.2 °F	33.6 %

Notes:

Upstairs carpet - 40 ft<sup>3</sup>

Conditions: Carpet

Mold Particles / m <sup>3</sup>	Temperature	Relative Humidity
99,282 p/m <sup>3</sup> <small>3062211</small>	66.9 °F	32.6 %

**Notes:** The airborne mold concentrations in this room were significantly higher and / or significantly different in ecology than we would expect to find in a structure under normal conditions when compared with the mold outside on the day and time this inspection was done. These levels suggest that these rooms require additional inspection.

**Carpets/Baby's Changing Bed/Rocking Chair. hold all dust/debris and mold spores found circulating through the duct system. Once particles enter the ambient air they attach to dust and settle on the carpet and any other porous surfaces.**

**I would recommend washing the cover for the changing bed in warm water with borax.**

**As for the cushion on the chair I would replace with a washable cushion or even vinyl which is non-porous and does not collect dust.**

**I would recommend replacing carpets or putting in a vinyl floor.**

Finished Basement - 4926 ft<sup>3</sup>

**Conditions:** Carpet

Mold Particles / m <sup>3</sup>	Temperature	Relative Humidity
1,623 p/m <sup>3</sup> <small>1081111</small>	66.2 °F	32.0 %

**Notes:**

Living Room 2 - 4517 ft<sup>3</sup>

**Conditions:** Area Rugs / Textiles, Wood Floor

Mold Particles / m <sup>3</sup>	Temperature	Relative Humidity
2,910 p/m <sup>3</sup> <small>1051111</small>	69.8 °F	29.3 %

**Notes:** Redo for Living Room 1

Dinning Room #1 - 2043 ft<sup>3</sup>

**Conditions:** Area Rugs / Textiles, Wood Floor

Mold Particles / m <sup>3</sup>	Temperature	Relative Humidity
0 p/m <sup>3</sup> <small>1081111</small>	68.4 °F	31.6 %

**Notes:**

## INSPECTION NOTES

No notes available

## COARSE (PM<sub>10</sub>) AND FINE (PM<sub>2.5</sub>) AIRBORNE PARTICLE REPORT

In addition to detecting airborne mold, InstaScope® also provides real-time information about the airborne concentrations of coarse (PM<sub>10</sub>) and fine (PM<sub>2.5</sub>) particles in your home. The EPA's National Ambient Air Quality Standards (NAAQS) define the amount in weight (expressed as particle mass PM) of fine particles smaller than 2.5 microns and coarse particles smaller than 10 microns that are acceptable for ambient air. For reference, the average human hair is about 70 microns in diameter – making it 30 times larger than the largest fine particle measured by InstaScope®. The NAAQS standards are used to regulate air pollution in U.S. cities and are also often referred to by regulatory agencies (OSHA) and non-governmental organizations (NIOSH, ACGIH, ASHRAE) as thresholds to judge the quality of indoor air as well. InstaScope® results also reference the NAAQS thresholds to help you better understand how clean the air in your home is. The current fine particle (PM<sub>2.5</sub>) exposure standard is 35 µg/m<sup>3</sup> and the coarse particle (PM<sub>10</sub>) exposure standard is 150 µg/m<sup>3</sup>. Homes whose airborne particle concentrations exceed the NAAQS standards should be remediated. Your InstaScope® inspector can give you more information on possible remediation options in this event.

### **Particle Matter (PM)**

**"PM10 is used to describe particles of 10 micrometers or less and PM2.5 represents particles less than 2.5 micrometers in diameter." Human Hair is 70 micrometers in diameter.**

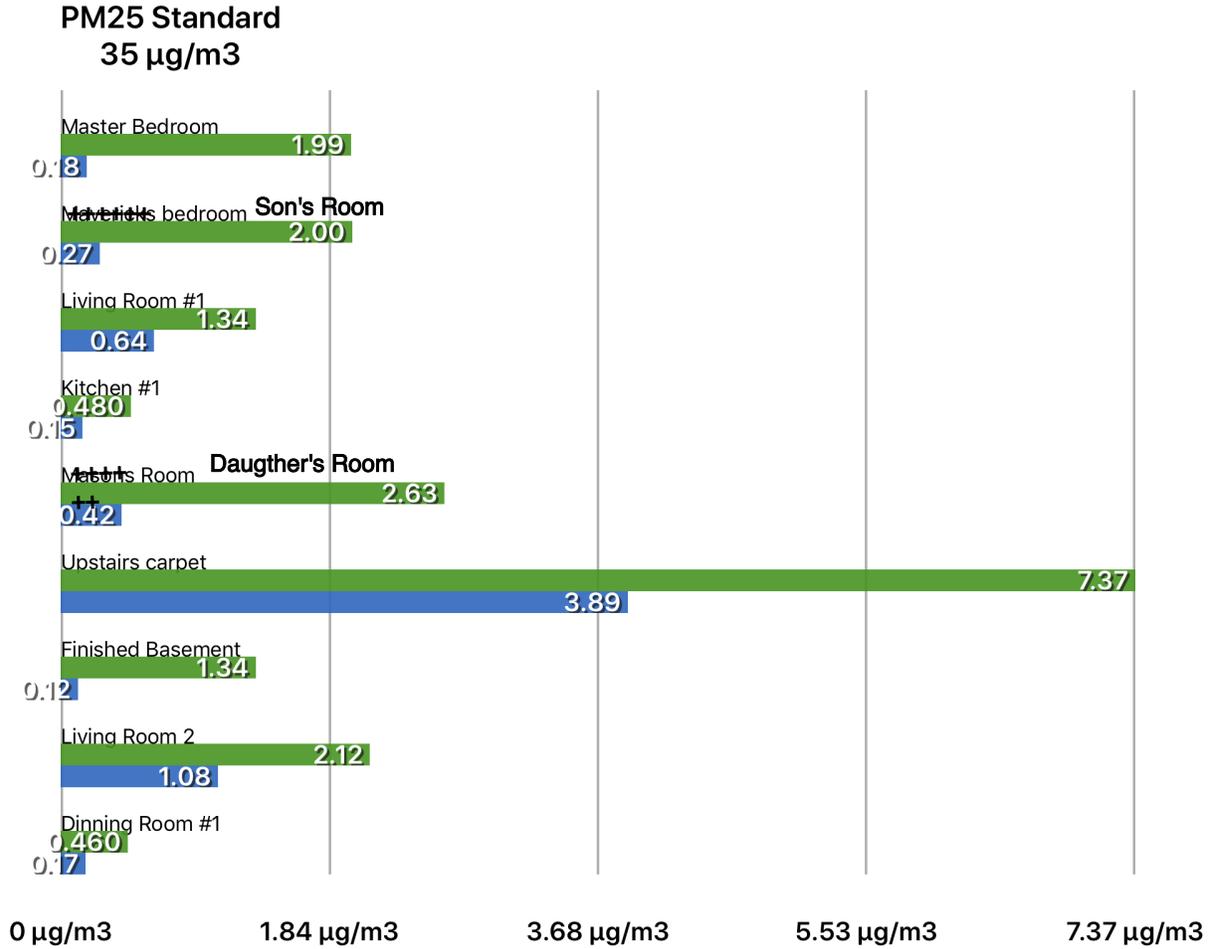
#### **Examples of PM 10 and 2.5**

**Particle Matter 10- Fungal Spores, Pollen, Animal Dander**

**Particle Matter 2.5- refers to tiny particles or droplets in the air such as; tobacco smoke, cooking (e.g., frying, sautéing, and broiling), burning candles or oil lamps, and operating fireplaces and fuel-burning space heaters (e.g., kerosene heaters).**

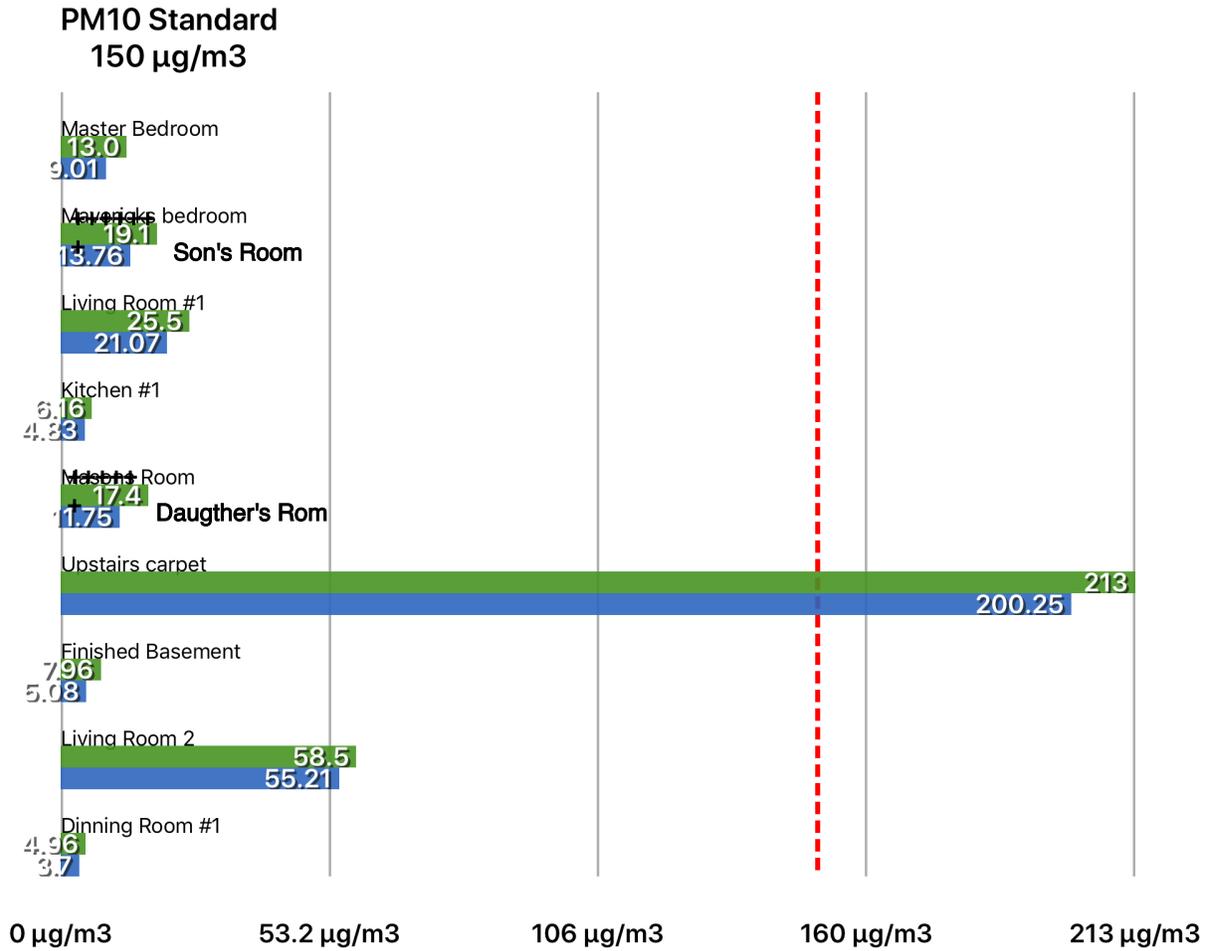
## SCAN-BY-SCAN COMPARISON OF FINE AIRBORNE PARTICLES (PM<sub>2.5</sub>)

The EPA NAAQS (National Ambient Air Quality Standards) define the amount of fine particles (smaller than 2.5 microns) that is acceptable for ambient air. The current PM<sub>2.5</sub> standard is 35 µg/m<sup>3</sup>. The graph below displays the total fine particles in green and the subset of biological fine particles in blue for each scan.



## SCAN-BY-SCAN COMPARISON OF COARSE AIRBORNE PARTICLES (PM<sub>10</sub>)

The EPA NAAQS (National Ambient Air Quality Standards) define the amount of coarse particles (smaller than 10 microns) that is acceptable for ambient air. The current PM<sub>10</sub> standard is 150 µg/m<sup>3</sup>. The graph below displays the total coarse particles in green and the subset of biological coarse particles in blue for each scan.





**Kitchen**



**Ductwork**



**Son's Changing Table**

**Most important recommendation is to clean duct system. The two construction jobs done since purchasing your home allowed for construction dust to settle within the duct system. Ideally the duct system should be cleaned every couple of years.**

**The duct system is the lungs of the home and affects all areas of the house and breathing zones.**