

Lakeshore Restoration LLC

Phone/ (920) 221-1440

Email/ lakeshorerestorationllc@gmail.com

Address/ 1620 22nd St, Two Rivers, WI 54241

Mold Assessments and Testing
CONFIDENTIAL MOLD INSPECTION REPORT
REMEDIAATION NOT NEEDED

Professional Mold Lab Results are found at the end of this report

Michael Bruckschen
1350 W Washington Ave
Cleveland, WI 53015

NOTICE TO THIRD PARTIES: *This report is the exclusive property of this inspection company and the client(s) listed thereon. Use of this report by any other buyer, real estate agent, or other unauthorized person(s) is strictly prohibited by law and subject to prosecution. The inspector's obligations extend exclusively to the client(s) whose signature(s) appear on the signed Contract for this property. The inspector unequivocally denies any responsibility to third parties that have not signed the Contract. NO obligations to the home inspector's client can transfer or extend to person(s) or entities other than those with signatures on the Contract. We retain a copy of this report on file for 90 days from the date of inspection, against loss of client's copy. Under no circumstances will we send a copy to anyone after that time period. Thank you for your understanding and compliance.*

Mold Sampling Procedures

During the course of mold sampling, very specific and uniform procedures must be accomplished to ensure that the mold sample is performed properly, accurately and with the best possible methods to obtain a true and unbiased test.

Exterior sampling

• Choosing The Proper Location

It is important to choose the proper location that will allow for a baseline or exterior sample to be conducted. Typically, this is far enough away from the building to get proper and good airflow but close enough to obtain a relative sample to the interior. Ensure the area for testing is not located underneath any trees so that foliage debris does not accidentally drop into the sampling canister. Also, ensure that yard maintenance is not being conducted to prevent an inaccurate baseline. Lastly, ensure that rain is not occurring at the time of sampling to prevent the outdoor air quality from being falsely low due to the precipitation. If rain has occurred within the last 24 hours that should be filled out and properly conveyed to the lab so that they know rain has recently occurred when conducting the analysis.

• Placement and Calibration

Ensure that the canister is a minimum of 3 feet high from the grade height, but no more than 6 feet high. Once the Indoor Air Quality (IAQ) pump is placed on the elevation device (such as a tripod) the IAQ pump should be calibrated to ensure the proper flow rate is occurring. This calibration should be taken before each sample. The calibration determines how many liters of air per minute the IAQ pump will collect. Calibrating the IAQ pump before each sample is vital because the canisters that are collecting the mold sample require very specific flow rates. The specific flow rates are set in place to ensure the lab can perform an accurate analysis of the sample. The device that measures the flow rate, also known as an anemometer, should also have been calibrated to ensure that it is accurate. Each calibration should be documented to ensure proper procedures have been followed.

• Sanitizing The Testing Equipment

Once calibration procedures have been completed, the next step is to sanitize the air collection port of the IAQ pump. Failing to sanitize immediately before testing can cause false readings and produce cross-contamination. Debris that has fallen on the IAQ pump during set up and calibration can cause an inaccurate reading, thus the need for sanitizing immediately before testing.

For pumps that require plastic tubing, the plastic tubing should be replaced or sanitized for each sample to prevent false readings and cross-contamination for the same reasons mentioned above. Sanitizing the testing equipment before each sample ensures that no resilient mold is being collected in the canisters from another source besides the intended testing location.

- **Determining Flow Rate**

Once calibration and sanitation are complete the canister is now ready be placed on the IAQ pump. At this time, the volume of air that is to be sampled needs to be determined and documented. The calibration set point (from step 2) is how many liters of air per minute the pump and canister will collect. This means if you calibrated the IAQ pump at 15 liters per minute and performed a 10-minute sample, 150 liters of air will be collected. Keep in mind, the larger volume of air collected, the more accurate the testing results will be. Meaning that 150 liters of air produce a more accurate and qualitative sample than 25 liters of air. Be aware that samples that use 25 liters of air for sampling is typically not considered a professional test.

- **Document Environmental Conditions**

At the time of sampling, the humidity and temperature readings are to be recorded and documented on the chain of custody form that is sent to the lab with each sample. This information is vital for the lab when they are conducting the analysis.

- **Containing The Samples**

Once the testing is complete, the canister ports should be re-covered on both ends and then placed in a sealed plastic bag. Each sample should be placed in its own individual bag to prevent the samples from potential cross-contamination.

The steps outlined above are required on each sample to ensure that a proper, accurate, and professional mold analysis was performed within the residence.

**Be aware, samples should coincide with a visual inspection and is not to be used as a definitive answer as to whether a problem exists or not but rather as a tool in determining if unusual mold conditions exist.*

Table of Contents

Mold Sampling Procedures	3-4
Client and Site Information	5
Summary of Work	6
Recommended Procedures for Remediation	7
Photographs	8-10
Qualifications, and Limitations	11-12
Mold Lab Results	13

Client and Site Information:

Client Name:

Michael Bruckschen

Inspection Site Address:

1350 W Washington Ave, Cleveland, WI 53015

Inspection Date:

02/29/2024

Residence Conditions:

The dwelling was not furnished at the time of this inspection, therefore the viewing of the interior of this residence was not restricted. Inspector do not move furniture, other large items, or various belongings during the inspection, nor remove or disturb any building materials.

Weather

Conditions:

Clear sky,
with moderate
wind and no
recent rain.

Temperature:

39 F

Rain or Snow:

Rain has not occurred within the recent days. Snow was present and settled. All moisture meters and thermal infrared cameras are deemed useless, at determining rainwater intrusion during this inspection. Hoses and such do not provide the same pressures and volume that rain provides. Every attempt to find water intrusion is made, but the process is very limited because finding water intrusion without recent rain is impossible to determine.

Summary of Findings

Mold Analysis Results Summary:

**The professional laboratory air sample results showed that the levels of interior airborne mold spores were not elevated and/or higher in the interior samples when compared to the industry acceptable standard. The interior sample in the basement level identified the presence of Cladosporium (13 Count/M3) and Aspergillus/Penicillium (7 Count/M3) and Basidiospores (33 Count/M3) with a general count of 53 spores per m3 in the Basement Level. No direct surface sample was identified. Background debris level was determined at 2+, (Moderate to high amount of particulate in the air) Also, during the visual inspection, no signs of microbial growth were observed in this dwelling. Also, be aware that "dead" mold, has the same toxicity as "live" mold. Properly removing the spores and having the residence professionally remediated if necessary is the only way to alleviate the issue identified during our assessment, if any.

**ATP In-Site Testing = 0. (<10 = Sterile surface) ATP is a molecule found in all living cells. The ATP luminometer, or testing machine, counts the ATP from a sample taken from the tested surface. It highlights the bacteria, germs, food residue and any allergens that might be lurking there, invisible to the naked eye. You get the result, or score, measured in RLU (Relative Light Units). The higher the ATP score, the greater the level of contamination, and the less effective the cleaning has been.

Recommended Procedures for Remediation

Each company should use the amount of personal protection equipment that they feel necessary. The following amount of PPE is based on typical guidelines and is not mandatory but is suggested minimal amount of protection. Every person can use more protection if they feel necessary. According to the EPA this is the minimal amount of protection: Gloves, N-95 respirator, goggles/eye protection and this is the maximum amount of protection; Full: Gloves, disposable full body clothing, head gear, foot coverings, full-face respirator with HEPA filter. Use at least the minimum amount of protection when performing remediation work.

Remediation Protocol

- Always ensure that the issue(s) that created the mold growth are properly repaired. Any cleanup process without curing the causing issue, will only be a temporary fix.
- Have all visual mold removed by cutting out the affect areas if possible. All moldy drywalls should be removed and then an additional 24" past the affected areas to ensure that the spores have been properly eradicated. Areas that cannot be removed should be properly cleaned and sanitized.
- Install HEPA air scrubbers as needed to clean the air while the remediation process is occurring.
- Install dehumidifiers, if needed, to ensure that the humidity level within the house is kept to a level below 55% as directed by the EPA.
- Ensure that the area(s) being cleaned are properly sealed off from the rest of the residence and negative pressure is used in the containment zones to prevent the spread of spores being cleaned to other areas of the residence.

- HEPA vacuum the entire contaminated area where Mold is present to include all textile materials.
- Have the exposed items where Mold is present such as bedding, blankets, towels and clothes professionally cleaned or launder them.
- Have the air conditioning duct work properly cleaned using a biocide to ensure that the mold spores are killed.
Then, have the ducts professionally cleaned to remove the spores that were treated.
- Have the Air Conditioning system properly serviced, cleaned and sanitized.
- Have an air quality analysis performed to ensure the remediation did not contaminate the areas that were previously clean and that the job was completed in a professional manner. This test should be accomplished by an unbiased entity that receives no compensation or kickbacks for its work.

Qualifications:

Qualifications of Inspector

Rigoberto R Lopez

Mold Assessor

Mold Remediator

Water Restoration Technician IICRC 244738

Applied Microbial Remediation IICRC 244738

Fire and Smoke Restoration Technician IICRC 244738

Odor Control Technician IICRC 244738

Carpet Cleaning Technician IICRC 244738

Upholstery Cleaning Technician IICRC 244738

Trauma And Crime Scene Restoration Technician IICRC 244738

Meth And Fentanyl Cleaning Decontamination Technician IICRC 244738

Journeyman Fire Restorer IICRC 244738

Goldmorr Master Remediation Technician MT201971022

Photographs









Limitations & Disclaimer:

Mold inspection limitations and disclaimer

Do not depend on your investigator for any medical advice; that is the job of a medical specialist. If any illness is experienced that may be related to mold or other indoor environmental factors, then a family doctor should be consulted regarding health complaints. In addition, the unhealthy person should obtain a referral to the appropriate medical professionals specializing in allergies, environmental medicine, or occupational health, as prescribed by the physician. This investigation is not intended to report on typical tiny amounts or expected levels of indoor contaminants such as tiny amounts of mold or normal levels of indoor pollutants. This is not a building investigation for all potential indoor air quality problems that you may be experiencing. This is an investigation only for those conditions that were reported on in this report, and that were agreed to in written form to be part of this investigation. If it is in writing that this investigation was to be a mold inspection, then do not expect this report to include information on indoor air quality issues other than mold. If it is stated in written form that this was to be a general indoor air quality investigation for chemical odors or volatile organic compounds only then do not expect this report to include information on mold. Only the specific types of contaminants and conditions reported on and agreed to be inspected and tested are part of this inspection. This is not a wood destroying organism or termite inspection report for fungus that causes wood decay. The inspector does not offer an opinion as to the advisability of the purchase or sale of property. Unless you pay for and request indoor air quality sampling or mold sampling or inspections in every room, inner wall stud bay, AC duct, carpet, and all other surface in all areas, then items tested or sampled and inspected during this standard inspection will be randomly tested or sampled and inspected. The fee for all inspections is due in full at the time of inspections. Fees are due if you benefit from the inspector's findings of favorable air quality conditions, and the same fees are due if you are financially harmed by the inspector's findings of air quality problems or other defects at the property in question. Environmental testing equipment when used are used in representative or random areas and each and every area of the property is not checked with such devices due to time constraints. Inspector is not responsible or liable for the non-discovery of any water damage, water problems, mold contamination, indoor air quality issues or other conditions of the subject property, or any other problems which may have developed or become more evident after the inspection and testing time and date. Inspector is not responsible for or liable for the non-discovery of any, water problems, mold contamination, indoor air quality issues or other conditions of the subject property that were not discovered due to inadequate sampling or testing in specific areas where such services were not requested and paid for or where no readily visible clues existed that would have warranted sampling in those areas. Your inspector is unlikely to sample for, or locate mold which may be hidden inside walls, behind wallpaper, appliances, furniture or other inaccessible areas. No destructive or disruptive testing or assessment will be performed. Opening of walls, lifting of carpets, removal of ceiling panels, insulation, and vapor barriers will not be conducted. The inspector will not check any area that poses a safety threat to the inspector such as walking on roofs. A roof inspector should be consulted in regard to any roof concerns. Attics and crawl spaces with low clearance are not entered. The client understands and agrees that inspection and testing can report

only on problems that were present at the time of testing and inspection. The inspector cannot report on areas or locations in the building that have not been specifically inspected and tested. Hidden mold that displays no clear warning signs of its presence will most likely not be detected. Appliances, furniture, office equipment, and other personal items are not moved during this inspection. The AC system is one of the most important elements of a building investigation. Though small amounts of mold in and on the air conditioner is common, a contaminated HVAC system can breed large amounts of hidden mold and spread its spores and odors throughout a building. The bottom side of evaporator coils, insulation inside air conditioners, blower fans, AC closets, AC returns and plenums, and AC ducts are very common hiding places for mold to grow to high levels. Typical residential type air conditioners remove about 1/3 of a gallon of water from the air per hour for each ton of air conditioning. A properly working and relatively clean and well-maintained system can help deter mold problems by keeping the indoor relative humidity in a normal range between 30% and 60%. To properly control humidity, you must operate your air conditioner in the automatic mode, operation with the thermostat in the on position may move humid air through your ducts thus contributing to moldy AC units, ducts and homes. This is a visual inspection only of locations that were visible at time of inspection. At no time are appliances or other mechanical devices moved, dismantled or opened, except for readily accessible panels on air handlers that might be opened at your inspector's discretion. Time constraints and safety issues may make opening of the air conditioner impractical. Only small areas of the interior of air conditioners are visible if opened. And a very small percentage (if any) of the interior area of AC ducts are visible. Any AC system evaluations done by your inspector is done as a very basic preliminary courtesy to the client only and should not be relied on to provide detailed information regarding the proper operation of the air condition systems operation. It is recommended that a qualified, licensed, AC service person or AC contractor review your AC system regarding proper operation.