

ALL SEASONS

PROFESSIONAL HOME INSPECTION SERVICES

Certificate of
Mold Analysis

PREPARED FOR

Mr. [REDACTED]

Property Address	[REDACTED], Kennett Square, PA 19348
Inspection Date	December 16, 2025
Report Date	December 23, 2025
Report Number	1923041
Inspector	Bob, All Seasons Home Inspections
Laboratory	PRO-LAB (AIHA-LAP, LLC Accredited)

Executive Summary

NOT ELEVATED

Air Sample Lab Conclusion: Indoor spore levels are at or below outdoor (control) levels.

Mold testing was conducted on **December 16, 2025** at [REDACTED], **Kennett Square, PA 19348**. An air sample was collected from the **HVAC central return duct** and compared against an outdoor control sample. The laboratory analysis concluded that airborne mold spore levels indoors are **not elevated** relative to the outdoor baseline.

However, **visible mold growth** was observed on sections of the basement walls, and evidence of a past water leak was noted on the second and first floor ceilings. While the air sampling results are encouraging, the visible mold conditions warrant professional remediation regardless of airborne spore counts.

Key Findings at a Glance

Assessment Area	Result	Details
Air Quality (HVAC Duct)	Not Elevated	Indoor spore count: 107/m³ vs. outdoor: 290/m³
Visible Mold	Present	Basement walls, behind studs, near pipes, block wall surfaces
Primary Species	Pen/Asp, Ascospores	Common indoor allergens; levels below outdoor baseline
Water Intrusion Evidence	Yes	Past leak evidence on 1st and 2nd floor ceilings

RECOMMENDATION: Have a qualified mold remediator further evaluate and remove the visible discoloration (mold) to reduce the risk of a health hazard. Increase humidity control and HEPA filtration in occupied rooms. Keep gutters and downspouts clean and aligned. Maintain positive grade around the foundation. Install drainage if necessary and trim vegetation back from exterior walls. Dehumidify during warm months. Keep the HVAC air filter and ducts clean. Have plumbing leaks or water infiltration repaired within 24 hours.

The EPA recommends that any area of discoloration 3ft. x 3ft. or larger be properly remediated. For more information: www.epa.gov/mold/brief-guide-mold-moisture-and-your-home

■ Photo Documentation

The following photographs were taken during the on-site mold inspection on December 16, 2025. These images document the visible conditions observed at the time of the assessment.



Photo 1: Basement wall — visible mold growth along base of wall behind removed drywall and pegboard, at floor level between studs



Photo 2: Close-up — mold growth at base of basement wall behind wall studs, dark discoloration at sill plate area

■ Photo Documentation (Continued)



Photo 3: Mold growth visible behind wall framing near plumbing pipes — dark fungal colonies on drywall backing and framing lumber

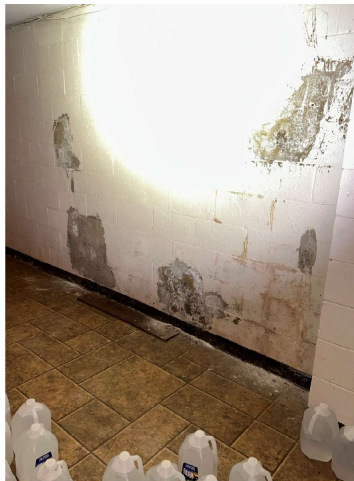


Photo 4: Basement block wall — multiple areas of discoloration, efflorescence, and suspected mold growth indicating chronic moisture intrusion

Laboratory Analysis — Air Sampling Results

Air samples were collected using PRO-15 cassettes (150.00L volume) and analyzed by PRO-LAB (AIHA-LAP, LLC Accredited Lab #163230) using the 6110 Air Direct Examination method. One indoor sample was collected from the HVAC central return duct and one outdoor control sample was collected simultaneously.

Parameter	Indoor Sample	Outdoor Control
Location	HVAC Central Return Duct	Outside
COC / Line #	1923041 - 1	1923041 - 2
Sample Type	PRO-15	PRO-15
Volume	150.00L	150.00L
Collection Date	December 16, 2025	December 16, 2025
Analysis Date	December 22, 2025	December 22, 2025
Conclusion	NOT ELEVATED	CONTROL

Spore Count Comparison (Spores per Cubic Meter)

Species	Indoor Raw Count	Indoor Spores/m ³	Indoor %	Outdoor Raw Count	Outdoor Spores/m ³	Outdoor %
Cladosporium	--	--	--	8	53	18%
Other Ascospores	4	27	25%	12	80	28%
Other Basidiospores	--	--	--	4	27	9%
Penicillium/Aspergillus	12	80	75%	20	130	45%
TOTAL SPORES	16	107	100%	44	290	100%

Background debris: Light (both samples). Minimum detection limit: 27 spores/m³. "--" indicates species was not detected in that sample.

■ Understanding Your Results

Mold spores are a natural part of the environment and are present in virtually all indoor and outdoor air. The purpose of air sampling is not to achieve a spore count of zero — that is neither possible nor expected. Instead, the goal is to compare indoor spore levels to the outdoor baseline to determine whether indoor conditions are contributing to elevated mold activity.

What "Not Elevated" Means

Your indoor air sample showed a total spore count of **107 spores/m³**, while the outdoor control measured **290 spores/m³**. Because the indoor count is lower than the outdoor baseline, the laboratory concluded that airborne mold levels are **not elevated**. This means the HVAC system is not actively distributing mold spores at levels above what would be expected given the outdoor air conditions on the day of testing.

Important Context: Visible Mold vs. Air Results

Air sampling and visual inspection tell different parts of the story. It is possible — and in this case, observed — for visible mold to be present on surfaces while air sampling results are not elevated. This can occur when mold colonies are not actively releasing spores into the air at the time of sampling, when the mold is in a dormant state, or when it is physically separated from the HVAC system. **"Not elevated" air results do not mean that visible mold conditions are safe to ignore.** The visible mold documented in this report should still be professionally remediated.

Species Identified in Your Samples

Species	Common Habitat	Health Relevance
Cladosporium	Most common outdoor spore. Found on wood, wallboard, textiles. Common indoors and out.	Type I allergies (hay fever, asthma). Very common and important allergen source.
Ascospores	Common everywhere outdoors, especially during spring/summer and after rain.	Little known allergenic potential for most types. Dependent on specific genus.
Basidiospores	Mushrooms. Found everywhere outdoors. Can grow on wet lumber indoors, especially in crawl spaces.	Some allergenicity reported. Dry rot fungi (Serpula, Poria) can be destructive to buildings.
Penicillium/ Aspergillus	Common everywhere. Grows on wallboard, wood, food, leather. Able to grow on many indoor substrates.	Type I allergies, asthma, and Type III hypersensitivity pneumonitis. Important indoor allergen.

■ Recommendations

Immediate Actions

- **Professional remediation:** Have a qualified mold remediator evaluate and remove the visible mold from the basement walls. The EPA recommends professional remediation for any mold-affected area 3 ft. x 3 ft. or larger.
- **Address moisture source:** Identify and repair the source of water intrusion that caused the visible mold growth. Mold will return if the underlying moisture problem is not resolved.
- **HVAC maintenance:** Replace the HVAC air filter and have ducts professionally cleaned to prevent any future distribution of spores through the air handling system.

Ongoing Prevention

- **Humidity control:** Maintain indoor relative humidity below 60% (ideally 30-50%). Use a dehumidifier in the basement, especially during warm months.
- **Exterior drainage:** Keep gutters and downspouts clean and properly aligned. Maintain positive grade around the foundation to direct water away from the structure.
- **Vegetation management:** Trim vegetation back from exterior walls to promote air circulation and reduce moisture retention against the foundation.
- **Prompt leak repair:** Have any plumbing leaks or water infiltration repaired within 24 hours. Standing water or persistent dampness is the primary driver of indoor mold growth.
- **HEPA filtration:** Consider HEPA filtration in rooms that are most frequently occupied, particularly if household members have allergy or respiratory sensitivities.

Reference: EPA Brief Guide to Mold, Moisture and Your Home — www.epa.gov/mold/brief-guide-mold-moisture-and-your-home

About All Seasons Home Inspections

All Seasons Professional Home Inspection Service Inc. has been serving the Philadelphia region for over 20 years. Bob personally oversees every inspection and every mold test — the same person whose name is on the business is the same person in your crawl space, on your roof, and explaining your results.

Unlike large inspection companies that operate on a dispatch model with rotating staff, All Seasons provides direct access to your inspector before, during, and after your inspection. Call Bob directly at any time — for as long as you own your home.

Certifications & Credentials

Credential	Details
InterNACHI CPI	Certified Professional Inspector — International Association of Certified Home Inspectors
PRO-LAB Certified	Certified mold testing professional. Samples analyzed by PRO-LAB (AIHA-LAP, LLC Accredited, Lab #163230)
State Licensed	Pennsylvania licensed home inspector
Fully Insured	General liability and errors & omissions insurance

Questions About This Report?

Bob is available by phone to discuss your results, answer questions, and help you understand your next steps. Call the same person who tested your home.

610-348-6728

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Disclaimer: The mold inspection and mold testing reflect the condition of the readily accessible areas inspected and sampled at the date and time of the inspection and do not constitute a warranty, guarantee, or insurance policy against any future mold condition. The areas tested were at the request of the customer. A mold report is only one aspect of an indoor air quality investigation. The most important aspect of mold growth in a living space is the availability of water. Without a source of water, mold generally will not become a problem in buildings. These determinations are in no way meant to imply any health outcomes or financial decisions based solely on this report. For questions relating to medical conditions, consult an

occupational or environmental health physician or professional.

Currently there are no Federal regulations for evaluating potential health effects of fungal contamination and remediation. This information is subject to change as more information regarding fungal contaminants becomes available. Since interpretation of mold analysis reports is a scientific work in progress, it may as such be changed at any time without notice. PRO-LAB/SSPTM Inc. makes no express or implied warranties as to health of a property from only the samples sent to their laboratory for analysis.