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Date: 03/06/2019



Katy, TX 77493

Per your request, Bullseye Home Inspection, PLLC has collected all appropriate information pertaining to the subject property and has successfully prepared and finalized a Mold Report. The assessment of the property was conducted on March 1, 2019, which included a visual assessment with direct air and swab being taken. Enclosed is our report, which includes laboratory reports.

We would like to thank you for asking BULLSEYE HOME INSPECTION, PLLC, to perform this inspection work. If you have further questions, please feel free to call on us.

Sincerely yours

A handwritten signature in blue ink, appearing to read "Habib Othman".

Habib Othman

## MOLD FACTS

The world is both a moldy and dusty place. We are all exposed to mold on a daily basis without evident harm. Recent studies estimate that 50-65% of homes contain some sort of mold problem, exposing an estimated 40 million Americans. Although there are currently no federal standards or recommendations regarding concentrations of mold or mold spores in indoor air environments clearly there are health risks associated with mold infestations. Exposure to elevated mold levels isn't necessarily healthy for anybody. However, there are certain individuals who appear to have the greatest risk for adverse health effects to mold:

- Infants and children
- Elderly
- Immune-compromised patients
- Pregnant women
- Individuals with respiratory conditions (such as allergies, multiple chemical sensitivity and asthma).

There are 3 ways mold spores can enter the human body:

- Inhalation: Breathing in airborne mold spores.
- Skin: Touching moldy surfaces such as furniture or coming in contact with plants that may have molds.
- Ingestion: Eating toxic fungal species on spoiled food, including nuts, grain, rice and agricultural products.

Potential health effects from mold:

- Toxicosis- Dramatic and carcinogenic effects have been recorded in animals and humans exposed to high levels of mycotoxins in laboratory studies. Symptoms may include cold and flu-like symptoms, headaches, nosebleeds, dermatitis and immune suppression.
- Allergies- Allergies are the most common symptoms associated with exposure to elevated levels of fungal spores or mold fragments.
- Irritation- Fungi produce volatile organic compounds during degradation of substrates that cause the moldy odor associated with fungal contamination. These compounds can be irritating to mucous membranes, causing headaches and many other symptoms.

- Asthma- 17.3 million Americans have asthma, a respiratory disease that leaves sufferers coughing, wheezing and gasping for air. A 300% increase in the asthma rate over the past 20 years has been directly linked to molds.
- Chronic Sinusitis- Researchers have found that chronic sinusitis is apparently caused by an immune response to fungus (mold). Researchers made this discovery when they found 202 out of 210 patients with chronic sinusitis had fungi in their mucus.

The purpose of the mold assessment was to determine the presence and extent of microbial growth and/or unusual moisture conditions in the building, and to provide recommendations.

**Assessment:**

Inspector:	Habib Othman
Outside humidity:	69.22 %
Outside temperature:	67.22 F
Outside conditions:	Sunny
Indoor humidity:	64.15%
Indoor temperature:	68.46 F
Visual microbial growth.☒	No
Excess humidity	No
Water Damage.	Yes (bathroom)
# of air samples taken:	2
# of surface samples taken:	0

**METHODS**

The conclusions and recommendations contained in this report are based on information obtained during the mold assessment, which included:

- ➤ Visual observations
- ➤ A moisture survey
- ➤ Measurement of temperature and relative humidity
- ➤ Collection and laboratory analysis of direct samples

The following diagnostic tools were used in the physical investigation:

- Thermo-hygrometer: records ambient temperature and relative humidity,
- InfraRed camera detect elevated moisture in the walls and ceiling,
- Protimeter moisture meter: indicates relative moisture of building materials up to one inch deep; used along walls, floors, ceilings, and other building materials
  - Less than 15% moisture indicates normal moisture levels
  - Between 15% and 25% warrant further investigation
  - Greater than 25% indicates excessive moisture

#### **Air Sampling and Analysis:**

The air sampling methodology utilized for this project was designed to quantify the respective airborne presence of fungal spores in the interior living spaces in relationship to what is naturally occurring outdoors, commonly referred to as normal fungal ecology. Air samples are collected by utilizing a high volume-sampling pump calibrated to a flow rate of 15 liters per minute. The pump then impacts the drawn air into an “Air-O-Cell” cassette. The cassette is a fully contained microscopic slide and media that collects any airborne fungal spores and hyphae particles by impaction on the media. A control/baseline air sample was collected outdoors for comparison purposes; an indoor air sample was collected. After sample collection the cassettes are re-sealed and placed into plastic bags and hand delivered to a 3<sup>rd</sup> party laboratory for direct microscopic examination. There, a microbiologist will examine the slides to identify the type, and determine the airborne concentration of, fungal spores present. Spore identification is to genus level unless otherwise specified.

#### **Observations:**

- Appropriate grade near the building. We recommend a 1" per foot grade away from the building for at least 6'.
- The wall behind the toilet showed a high moisture level when checked with moisture meter and Infra red camera.
- All other areas of the store had moisture readings well below average.

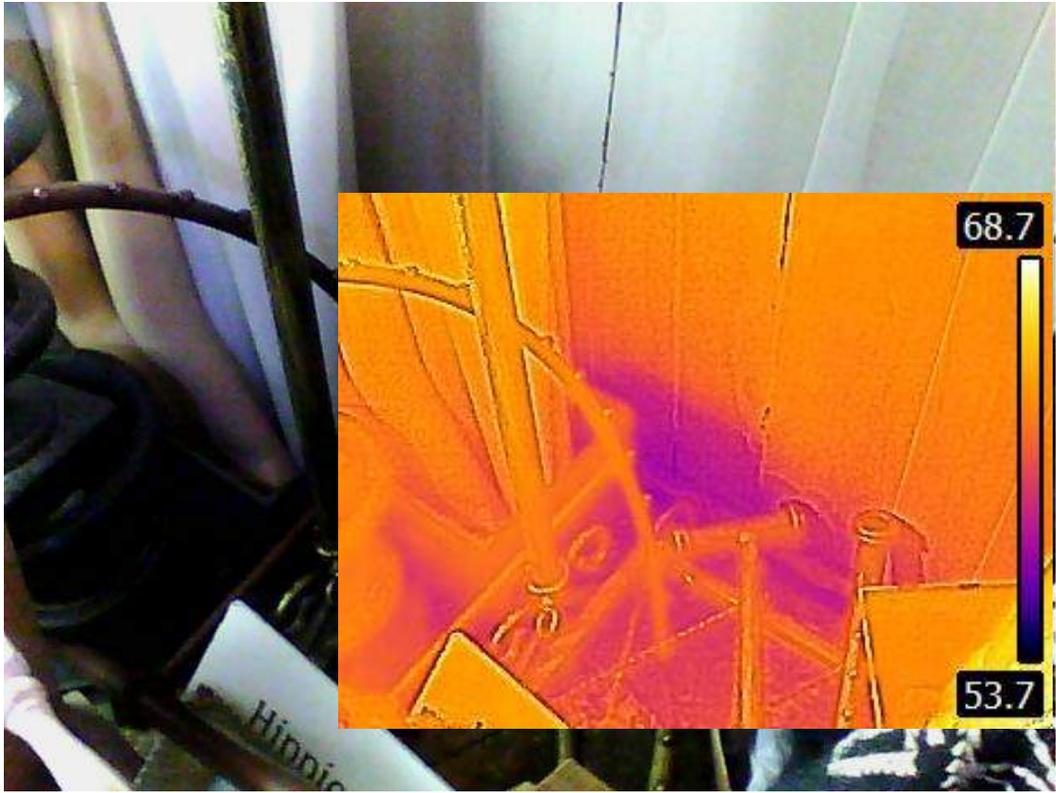
- The Occupational Safety and Health Administration recommends maintaining relative humidity levels below 60% for healthy indoor environments.

**Conclusion:**

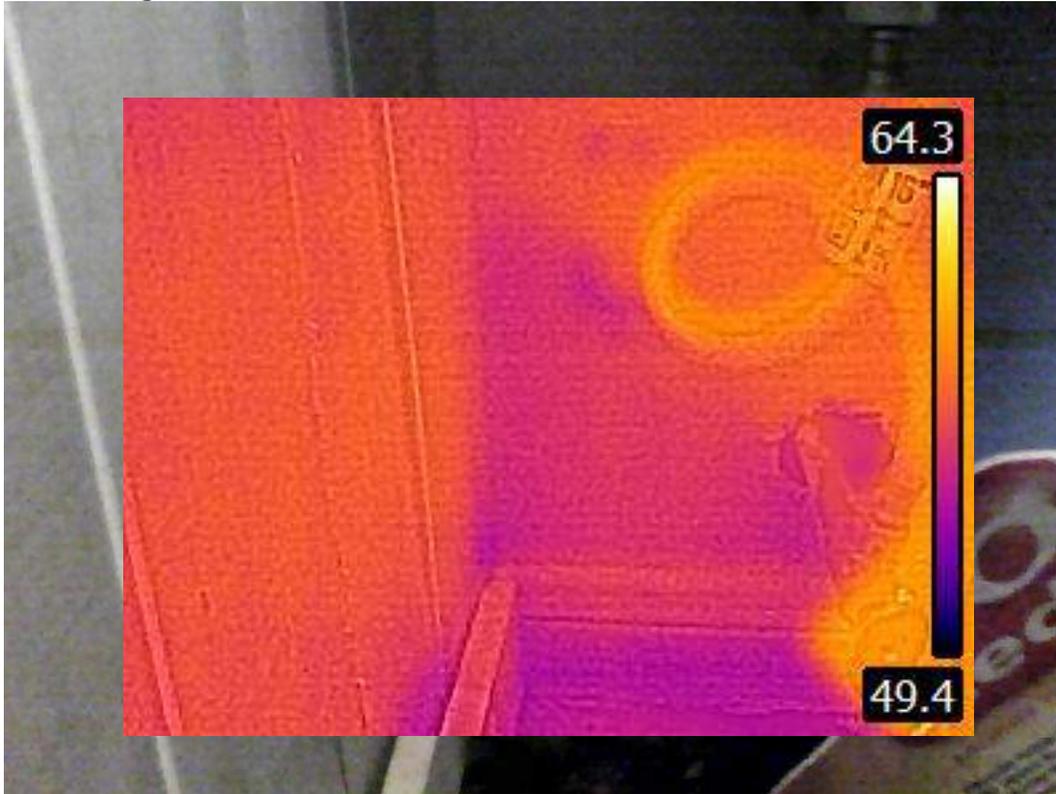
The laboratory analysis of the air samples shows that the spores indoor and outdoor were similar and the spore counts were lower indoor. This means that at the time of the inspection there was no air quality issue inside the store.

The Consultant recommendations at this time would be to repair the leak in the bathroom and replace all damaged material

Condition	Yes, No
Elevated Mold Conditions Exist	No
Professional Mold Remediation Recommended	
Vacate Premises	
Protective Equipment	
HEPA Vacuum	
Apply Biocide/Wipe-down	
Remove Contaminated Material	
Final Cleaning	
Air Scrubber	
HVAC System Cleaning	
Post Remediation Inspection	
Containment During Remediation	



Plumbing Leak in wall behind toilet



Plumbing Leak in bathroom

*Limitations:*

*The visual inspection is limited to readily accessible areas only. We do not remove floor and wall coverings or move furniture, open walls or perform any type of destructive inspection, unless the client has signed a waiver. Certain structural areas are considered inaccessible and impractical to inspect including but not limited to: the interiors of walls an inaccessible areas below; areas beneath wood floors over concrete; areas concealed by floor coverings; and areas to which there is no access without defacing or tearing out lumber, masonry, roofing or finished workmanship; structures; portions of the attic concealed or made inaccessible by insulation, belongings, equipment or ducting; portions of the attic or roof cavity concealed due to inadequate crawl space; areas of the attic or crawl space made inaccessible due to construction; interiors of enclosed boxed eaves; portions of the sub area concealed or made inaccessible by ducting or insulation; enclosed bay windows; portions of the interior made inaccessible by furnishings; areas where locks prevented access; areas concealed by appliances; areas concealed by stored materials; and areas concealed by heavy vegetation. Note: there is no economically practical method to make these areas accessible. However, they may be subject to attack by microbial organisms. No opinion is rendered concerning the conditions in these aforementioned or other inaccessible areas. Our findings and conclusions must be considered probabilities based upon professional judgment concerning the significance of the limited data gathered during the course of the investigation. You understand and agree that any claim(s) or complaint(s) arising out of or related to any alleged act or omission in connection with the inspection shall be reported to us, in writing, within ten (10) business days of discovery. Unless there is an emergency condition, you agree to allow us a reasonable period of time to investigate the claim(s) or complaint(s) by, among other things, re-inspection before you, or anyone acting on your behalf, repairs, replaces, alters or modifies the system or component that is the subject matter of the claim. You understand and agree that any failure to timely notify us and allow adequate time to investigate as stated shall constitute a complete bar and waiver of any and all claims you may have against us related to the alleged act or omission unless otherwise prohibited by law. Any dispute arising from the Inspection and/or Report (unless based on payment of fee) shall be resolved by binding, non-appealable arbitration conducted in accordance with the rules of the American Arbitration Association, except that the parties shall mutually agree upon an Arbitrator who is familiar with the home inspection industry. Any legal action arising from the Inspection and/or Report, including (but not limited to) the arbitration proceeding, must be commenced within one (1) year from the date of the Report. Failure to bring such an action within this time period shall be a complete bar to any such action and a full and complete waiver of any rights or claims based thereon. This time limitation period may be shorter than provided by state law. It is understood and agreed that that the inspection and report to be provided under this indemnification shall not be construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item, or system at the subject property. You hereby release and exempt us, the lab and our respective agents and employees of and from all liability and*

*responsibility for the cost of repairing or replacing property damage or personal injury of any nature. In the event that we, the lab or our respective agents or employees are found liable due to breach of contract, breach of warranty, negligent misrepresentation, negligent hiring or any other theory of liability, then the cumulative aggregate total liability of us, the lab and our respective agents and employees shall be limited to a sum equal to the amount of the fee paid by you for the inspection and report. You understand that the inspection is being performed (and the report is being prepared) for your sole, confidential and exclusive benefit and use. The report, or any portion thereof, is not intended to benefit any person not a party to this indemnification, including (but not limited to) the seller or the real estate agent(s) involved in the real estate transaction ("third party"). If you directly or indirectly allow or cause the report or any portion thereof to be disclosed or distributed to any third party, you agree to indemnify, defend, and hold us harmless for any claims or actions based on the inspection or the report brought by the third party. We do not warrant that the assessment requested would satisfy the dictates of, or provide a legal defense in connection with, environmental laws or regulations.*

# J3 Resources, Inc.

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 j3resources.com



## Spore Trap Report - Total Airborne Fungal Spores

**Habib Othman**  
**Bullseye Home Inspection, PLLC**  
**24326 Mirandola Ln**  
**Richmond, TX 77406**

**J3 Order #:** JH19106243  
**Project #:** 460  
**Receipt Date:** 04-Mar-2019  
**Analysis Date:** 04-Mar-2019  
**Report Date:** 06-Mar-2019

### Hippie Princess

Sample Number	2829986	2829998	
Location	Outdoor	Indoor	
Volume (liters)	75	150	
Debris Rank (0-5)	3	4	
Limit of Detection (Particles/m <sup>3</sup> )	13	7	
Total Fungal Count (Spores/m <sup>3</sup> )	4930	93	

#### INDIVIDUAL FUNGAL SPORE DETAIL

	Raw Count	Spores / m <sup>3</sup>	%	Raw Count	Spores / m <sup>3</sup>	%	Raw Count	Spores / m <sup>3</sup>	%
Alternaria	2	27	< 1						
Ascospores	169	2250	46	5	33	36			
Basidiospores	178	2370	48	4	27	29			
Cercospora-like									
Chaetomium									
Cladosporium	16	213	4	2	13	14			
Curvularia	1	13	< 1						
Drechslera-like				1	7	7			
Epicoecum									
Fusarium									
Memnoniella									
Nigrospora	1	13	< 1	1	7	7			
Oidium									
Penicillium/Aspergillus-like									
Pithomyces/Ulocladium									
Rust/Smuts/Myxomycetes/Perconia	2	27	< 1	1	7	7			
Spegazzinia									
Stachybotrys									
Tetraploa									
Torula									
Unidentified Spores									
Helicomyces-like	1	13	< 1						
<b>Totals</b>	<b>370</b>	<b>4930</b>	<b>100</b>	<b>14</b>	<b>93</b>	<b>100</b>			

#### MISCELLANEOUS PARTICLES DETAIL

	Raw Count	Particles / m <sup>3</sup>	Raw Count	Particles / m <sup>3</sup>	Raw Count	Particles / m <sup>3</sup>
Hyphal Fragments	2	27	11	73		
Pollen	38	507	2	13		

**Analyst:** Anh Phung

  
 Lee Poye QA Officer

These results relate only to the samples submitted and were received in acceptable condition unless stated otherwise. The laboratory is not responsible for concentrations which depend on volume collected by non-laboratory personnel. Samples are analyzed according to J3 SOP# 7-03-2, which includes a 100% scan of the trace at 200X magnification and a minimum of 20% of the trace counted at 400X magnification. Debris rank indicates loading of particulates, both biological and non-biological, which may interfere with analysis. High debris rankings (4+) may obscure small spores and/or prevent the adherence of airborne particulates. Fungal counts on samples with high debris or 'overloaded' rankings should be regarded as minimal with actual counts being higher than reported. Blank corrections are not applied to data unless requested by the customer. LOD = Limit of Detection. N/A = Not Applicable.