



All SPAR Home Solutions, LLC.

(585) 648-5002

[james@allsparhomesolutions.com](mailto:james@allsparhomesolutions.com)

<https://allsparhomesolutions.com>



## MOLD ASSESSMENT REPORT

123 Sample Street, Demo City, ST 12345

John Sample

1/15/2024 10:00AM



Inspector  
James R Sparatta

NYS, Internachi - Lic. #16000120906

(585) 648-5002

[james@allsparhomesolutions.com](mailto:james@allsparhomesolutions.com)



Buyer's Agent  
Jane Agent  
(555) 234-5678  
[buyer.agent@example.com](mailto:buyer.agent@example.com)



Listing Agent  
Bob Broker  
(555) 345-6789  
[listing.agent@example.com](mailto:listing.agent@example.com)

# TABLE OF CONTENTS

Click any section to jump to it in the report

Introduction

1. Inspection Details

2. Indoor Air Quality

3. Mold Assessment

# Introduction

Welcome and thank you for choosing All SPAR Home Solutions. This report is designed to be as thorough as possible, but also clear and concise. If you have any questions please call us at (585) 648-5002.

This home inspection is a visual non-intrusive inspection that is in accordance with the current Standards of Practice of the State of New York posted at: [NYS Code of Ethics](#)

For Pennsylvania customers, your home inspection was conducted using the current Standards of practice of InterNACHI as required by the state. View them here: [PA SOP's](#)

## Maintenance / Minor:

Any observation found with the blue color label, I define it to be a minor or maintenance item. Typically, these observations are either easy to repair items that aren't a safety hazard or normal tasks that will have to be done regularly throughout the course of owning your home. It is also very common that some of these observations are something that I think should be well monitored by you to make sure there isn't a problem that will need attention in the future.

## Recommendation:

Any observation found with the orange color label I define to be a recommendation for you. These items I feel require your attention and I will do my best to recommend the TYPE of qualified professional to remedy and repairs needed. Never will I recommend a specific contractor. You may decide that you are comfortable with a recommendation the way it is and choose to not make any repairs. You and your realtor may decide that you wish to show any of the observations I have shown you to the seller and ask for them to make a repair or even ask for a financial concessions.

## Safety Hazard:

Any observation found with the red color label I define to be a safety hazard. Any observation found with this label is treated identically to an orange recommendation however there is an added safety hazard that is presumed to be involved. In no way should it be implied that a red item will cost more than an orange item or vice versa.

# 1.0 INSPECTION DETAILS

## INFORMATION

### 1.1 General Inspection Details

**1. In Attendance:** Inspector, Client

### 1.2 General Inspection Details

**2. Neighborhood Information:** Commercial Factory

### 1.3 General Inspection Details

**3. Occupancy:** Occupied

### 1.4 General Inspection Details

**4. Style:** Manufacturing Building

### 1.5 Weather Conditions

**1. Weather at the Time of Inspection**



### 1.6 Weather Conditions

**2. Ground Condition:** Dry

### 1.7 Weather Conditions

**3. Current Precipitation:** None

### 1.8 Inspector Information

**Proof of Certification (NY)**

Home Inspectors in NYS must be certified by New York state and have a current home inspector license. Individuals are able to verify the certification status of any home inspector by visiting the following website and using the look up feature. NYS License Look Up Here is evidence of James, your inspectors, certification. An original copy is available upon request.



### 1.9 Disclosure(s)

**Mold Assessment Disclosure**

A Mold Assessment is similar to a standard home inspection however many of the items typically inspected in a home inspection will NOT be inspected as part of a mold assessment. Comments and observations made in this assessment are made in reference to how that may allow conditions for mold growth. Subsequently, items like electrical outlets, switches, etc. are not tested unless affected by water near obvious mold growth.

### Similarities:

**Visual Examination:** Both a mold assessment and a home inspection involve a thorough visual examination of the property. Inspectors look for signs of issues that may affect the property's condition.

**Structural Assessment:** Both assessments include an evaluation of the property's structure. This helps identify any potential weaknesses or damage that could impact the integrity of the building.

**Documentation:** Both processes typically involve documenting their findings. This documentation is crucial for the property owner to understand the condition of their home and make informed decisions.

### Differences:

**Focus of Assessment:** A mold assessment specifically focuses on identifying the presence of mold and assessing its extent. In contrast, a home inspection is a broader examination that encompasses various aspects, including the structure, plumbing, electrical systems, etc.

**Specialized Expertise:** Conducting a mold assessment often requires specialized knowledge about mold growth, types of mold, and remediation strategies. Home inspectors may not always have this specialized expertise unless they have additional training in mold assessment.

**Sampling and Lab Analysis:** Mold assessments may involve the collection of air or surface samples, which are then sent to a laboratory for analysis. This is not a standard practice in home inspections, where issues are typically identified through visual inspection and testing is not as common.

**Purpose:** The primary purpose of a home inspection is to provide an overall assessment of the property's condition for the buyer or owner. On the other hand, a mold assessment is specifically aimed at identifying and addressing mold-related issues, often in response to concerns about indoor air quality or potential health hazards.

In summary, while both mold assessments and home inspections involve visual examinations and documentation, they differ in their focus, expertise required, use of sampling, and overall purpose.

## 2.0 INDOOR AIR QUALITY

### INFORMATION

#### 2.1 About Your Inspector

##### James Sparatta (NY)

Your Certified Mold Assessor was James Sparatta. His license can be found below:



#### 2.2 About Your Inspector

##### Mold Related Tools Used

Several mold specific tools are used to complete a thorough mold assessment. In most cases each of these tools are used to preform your assessment. Rarely is it not required to use these for an assessment. These are the tools we chose to use for your assessment.

Buck BioAire - Bioaerosol Sampling Pump



#### 2.3 Indoor Air Quality

##### 01. Indoor Air Quality Tested

It was deemed necessary for the indoor air quality to be tested by the inspector based on the current conditions of the home at the time of inspection.

#### 2.4 Indoor Air Quality

##### 02. Calibration Verification



#### 2.5 Indoor Air Quality

##### 03. Samples Taken

A total of 5 areas were sampled during the appointment, from which 6 samples were collected and subsequently submitted to an approved laboratory for analysis. Approximate sample locations are depicted on the Sample Location Plans, found below. A copy of the laboratory reports and sample custody documentation are attached to this report in a secondary document. APPENDIX A & APPENDIX B

| Sample NO. | Sample Location  | No. of Minutes | Volume Sampled |
|------------|------------------|----------------|----------------|
| 00148229   | Back of Office   | 5              | 75L            |
| 00146860   | Middle Of Office | 5              | 75L            |
| 00148201   | Front of Office  | 5              | 75L            |
| 00148313   | Hallway          | 5              | 75L            |
| 00146725   | Outside Control  | 10             | 150L           |



Back of Office



Middle of Office



Front of office



Hallway



Control outside

## 2.6 Indoor Air Quality

### 04. FedEx Tracking Number

8181 5642 7636

[FedEx Tracking Website](#)



## 2.7 Indoor Air Quality

### 05(a). Your Inspector's Interpretation of the Results

#### 1. Snapshot of the Lab Results

| Location (Volume)       | Total spores /m <sup>3</sup> | Aspergillus/Penicillium /m <sup>3</sup> (% of total) | Basidiospores /m <sup>3</sup> (% of total) | Cladosporium /m <sup>3</sup> (% of total) | Water-indicator & other notes /m <sup>3</sup> (% of total)                                                                                                                                                                            |
|-------------------------|------------------------------|------------------------------------------------------|--------------------------------------------|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Back of Office (75 L)   | 7,100                        | ND                                                   | 6,667 (94%)                                | 173 (2%)                                  | Alternaria <b>13 (&lt;1%)</b> , Ascospores <b>200 (3%)</b> , Myxomycetes/Periconia/Smuts/Rusts <b>67 (1%)</b> . Background debris <b>4</b> ; pollen <b>1</b> ; hyphal fragments <b>2</b> .                                            |
| Middle of Office (75 L) | 7,500                        | ND                                                   | 7,173 (95%)                                | 240 (3%)                                  | Ascospores <b>80 (1%)</b> , Myxomycetes/Periconia/Smuts/Rusts <b>53 (1%)</b> . Background debris <b>3</b> .                                                                                                                           |
| Front of Office (75 L)  | 4,000                        | 13 (<1%)                                             | 3,773 (93%)                                | 67 (2%)                                   | Ascospores <b>147 (4%)</b> , Epicoccum <b>13 (&lt;1%)</b> , Myxomycetes/Periconia/Smuts/Rusts <b>27 (1%)</b> . Background debris <b>3</b> ; hyphal fragments <b>5</b> .                                                               |
| Hallway (75 L)          | 10,000                       | ND                                                   | 10,000 (96%)                               | 40 (<1%)                                  | Ascospores <b>427 (4%)</b> . Background debris <b>2</b> .                                                                                                                                                                             |
| Outside control (150 L) | 30,000                       | ND                                                   | 22,667 (75%)                               | 5,333 (18%)                               | Ascospores <b>2,127 (7%)</b> , Cercospora-like <b>7 (&lt;1%)</b> , Epicoccum <b>20 (&lt;1%)</b> , Nigrospora <b>7 (&lt;1%)</b> , Myxomycetes/Periconia/Smuts/Rusts <b>7 (&lt;1%)</b> . Background debris <b>1</b> ; pollen <b>3</b> . |

2.8 Indoor Air Quality

05(b). Your Inspector's Interpretation of the Results

2. What the Numbers Mean (Plain- English)

**No evidence of indoor mold amplification is present.** Every indoor sample is dominated by **Basidiospores**, comprising **93–96%** of the indoor totals. The Outside control is also dominated by Basidiospores at **22,667 /m<sup>3</sup> (75%)**, showing that the indoor profile closely follows the outdoor environment.

**Aspergillus/Penicillium is not elevated.** It was **not detected** in the Back of Office, Middle of Office, Hallway, or Outside control, and was present only at **13 /m<sup>3</sup> (<1%)** in the Front of Office. This does not indicate an indoor A/P reservoir.

**Indoor totals are below the Outside control.** Indoor totals range from **4,000–10,000 /m<sup>3</sup>**, compared with **30,000 /m<sup>3</sup>** outdoors. Combined with the matching species distribution, this supports normal outdoor infiltration rather than indoor growth.

**No water-damage indicator spores were detected.** The report lists no **Chaetomium, Stachybotrys, Trichoderma-like, or Ulocladium** in any sampled location.

**The Back of Office has a debris rating of 4.** The lab defines this as heavy background debris, meaning smaller spores may be obscured and the reported count could be a minimum estimate. Even with that limitation, the detected profile remains strongly outdoor-dominant and does not show an indoor-source shift.

2.9 Indoor Air Quality

05(c). Your Inspector's Interpretation of the Results

3. Occupancy Guidance

| Area                                          | Current suitability           | Guidance                                                                                                                                                           |
|-----------------------------------------------|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Back, middle, and front office areas; hallway | Suitable for normal occupancy | Indoor profiles are consistent with the Outside control and do not show indoor mold amplification. Maintain normal housekeeping, filtration, and moisture control. |

| Area                                                              | Current suitability                          | Guidance                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Back of Office                                                    | Suitable, with one sampling limitation noted | Heavy background debris may have obscured some small spores. Re-sampling is not necessary unless there is visible growth, a musty odor, moisture damage, or persistent occupant concern. At the time of inspection, those conditions were not found. |
| Sensitive occupants (asthma, severe allergies, immunocompromised) | Generally acceptable                         | Maintain indoor RH at or below <b>50%</b> , use clean HVAC filtration, and consider supplemental HEPA filtration if symptoms persist.                                                                                                                |

2.10 Indoor Air Quality

05(d). Your Inspector's Interpretation of the Results

4. Bottom Line:

This dataset shows a  
normal indoor air profile

dominated by outdoor Basidiospores. Aspergillus/Penicillium was not detected in most areas and was only trace in the Front of Office. No water-damage indicators were identified. Based on the laboratory results, the sampled office and hallway areas are suitable for normal occupancy, assuming there are no separate visible mold or active moisture concerns.

(Professional disclaimer: This assessment is based solely on the laboratory data provided on 7 / 9 / 2026 and the sampling notes supplied. It does not constitute medical advice; occupants with health concerns should consult a qualified healthcare provider.)

2.11 Mold Remediation Required?

Is a Mold Remediation Plan Required?: No

## 3.0 MOLD ASSESSMENT

### INFORMATION

#### 3.1 About Your Inspector

##### James Sparatta (NY)

Your Certified Mold Assessor was James Sparatta. His license can be found below:



#### 3.2 Type of Assessment

##### Limited Mold Inspection

The Limited Mold Inspection does not include a visual examination of the entire building, but is limited to a specific area of the building identified and described by the inspector. As a result, moisture intrusion, water damage, musty odors, apparent mold growth, and/or conditions conducive to mold growth in other areas of the building were not be inspected.

#### 3.3 Type of Assessment

##### Room/Area of Concern: Reception/Office

*The areas of concern were determined either by the inspector, client or a 3rd party and are the area(s) addressed in this assessment and subsequent remediation plan.*

#### 3.4 Moisture / Humidity Measurements

##### Moisture Meter Readings of Affected/Suspected Area(s)

The EPA recommends that lumber moisture content be  $\leq 18\%$ . The industry standard for acceptable moisture content in wood framing varies depending on the location, but typically, the number is somewhere between 9 and 14%. The acceptable moisture levels of wood and lumber range from 6% to 8% for interior and 9% to 14% for exterior wood or for building envelope components within constructed assemblies. The recommended moisture content for structural elements is 12 – 20 percent for doors and 10 – 20 percent for windows.



#### 3.5 Moisture / Humidity Measurements

##### Relative Humidity Reading (RH)

The EPA recommends keeping indoor relative humidity (RH) below 60%, ideally between 30% and 50%. Mold and mildew can flourish in air with a relative humidity level above 50-60%. At 70% RH and above, mold formation is practically to be expected.



### 3.6 Affected Area Observations

#### Comments

Visible mold growth was not found in the following locations:

#### 1. Office space

*It was described to me that a previous water leak was present and repaired. Concerns regarding mold spore levels were why I was brought in to evaluate the space. At the time of assessment, No visible spore growth was found.*

*It is the goal of this assessment to not only identify all of the mold growth with in the home but to also identify how to properly clean the home as well as incorporate regrowth prevention into the remediation plan located below.*

### 3.7 Affected Area Observations

**Conditions Conducive to Mold Growth?: No**

### 3.8 Affected Area Observations

**Visible Growth Observed?: No**

### 3.9 Mold Remediation Required?

**Is a Mold Remediation Plan Required?: No**

*At this time no mold remediation is required. Talks of remodeling have been mentioned. Once current building finishes; such as but not limited to: carpeting, drywall, ceiling finish, etc., are removed and if signs of mold are found further evaluation may be required.*