

IAQ Pro[®] Mold Inspection

● Do we have a mold problem?

- Build a “map of mold areas”
- If possible, locate suspect areas – moisture readings, visible stains, thermal images, etc.
- Sample locations: “Dust-collecting” horizontal surfaces
 - Counter corners
 - Bookcases
 - File cabinets
 - Window sills

Inspection Protocol

Objective - “Map the Mold”

- Locate and test possible moldy surfaces
- Take 2 to 3 samples per level
- Rank each area from low to high
- Use rapid results to:
 - Expand or narrow search
 - Offer confirmatory lab analysis
 - Recommend a plan of action



Example - Inspection of an Office Space with Warehouse

● Background

- Inspector notes “smell of mold” upon entering
- No obvious visible water damage
- Offices are carpeted; warehouse concrete floor
- Offices with A/C and furnace; warehouse no A/C with gas space heater

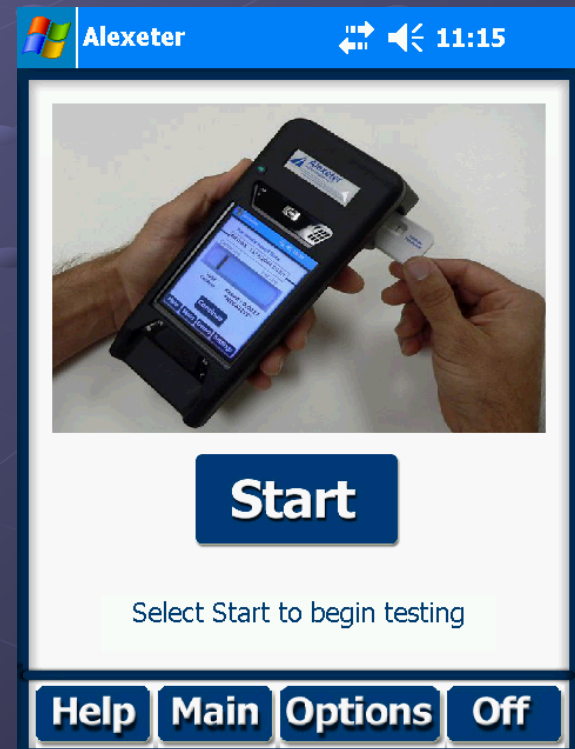
Simple Operation



1) Swab



2) Add

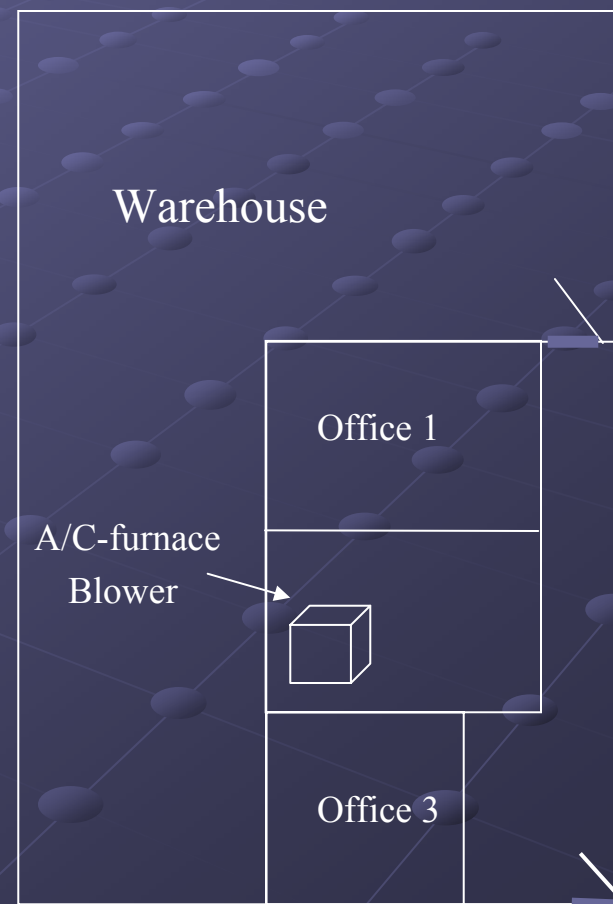


3) Read

IAQ Pro[®] Results

Where are the “hot spots”?

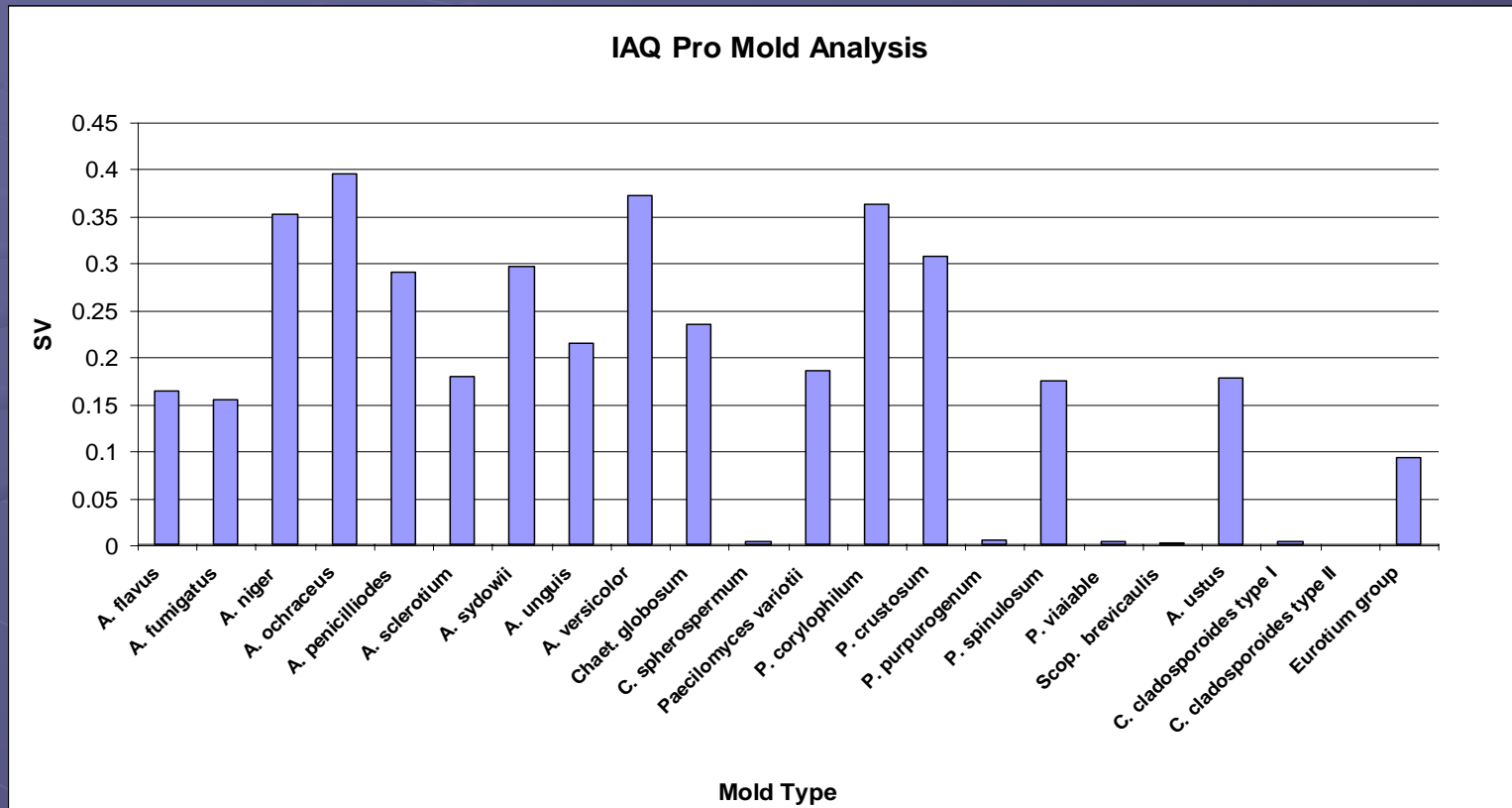
Sample ID	Location	SV (Sample Value)
1	Office 1	0.0245
2	Office 2	0.0803
3	Warehouse	0.0213
4	Office 2 Diffuser	0.0096
5	Office 3	0.0212
6	Air Filter	0.0157



Initial Inspection Report

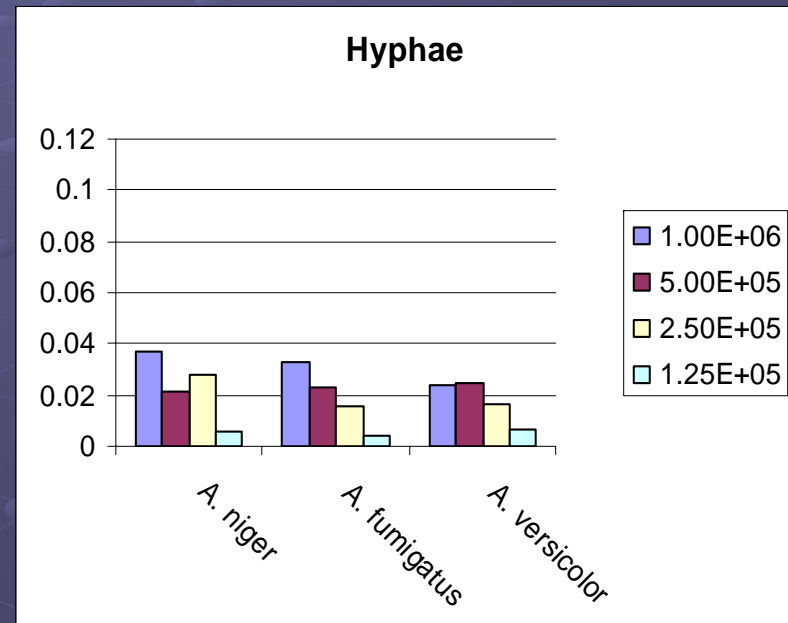
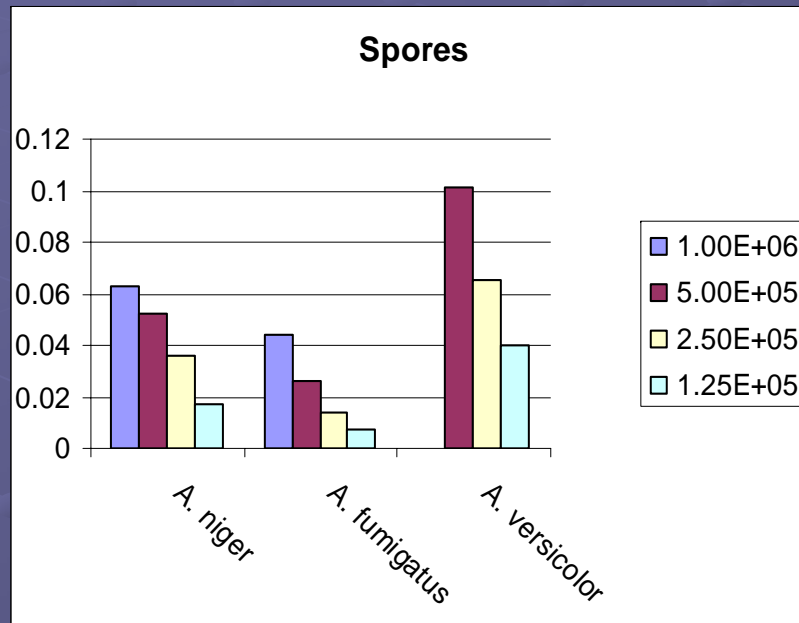
- High SV in Office 2 - indicates closer to source
- Furnace filter heavily clogged
- Recommendations:
 - Change filter and clean duct work
 - Vigorous office cleaning and vacuuming
 - Collect carpet dust samples for lab
 - Return with lab test results after possible re-testing

Interpretation of IAQ Pro: What Does a Positive Test Indicate?



- A positive result indicates a mold issue exists (the exact species is unknown and requires lab analysis)

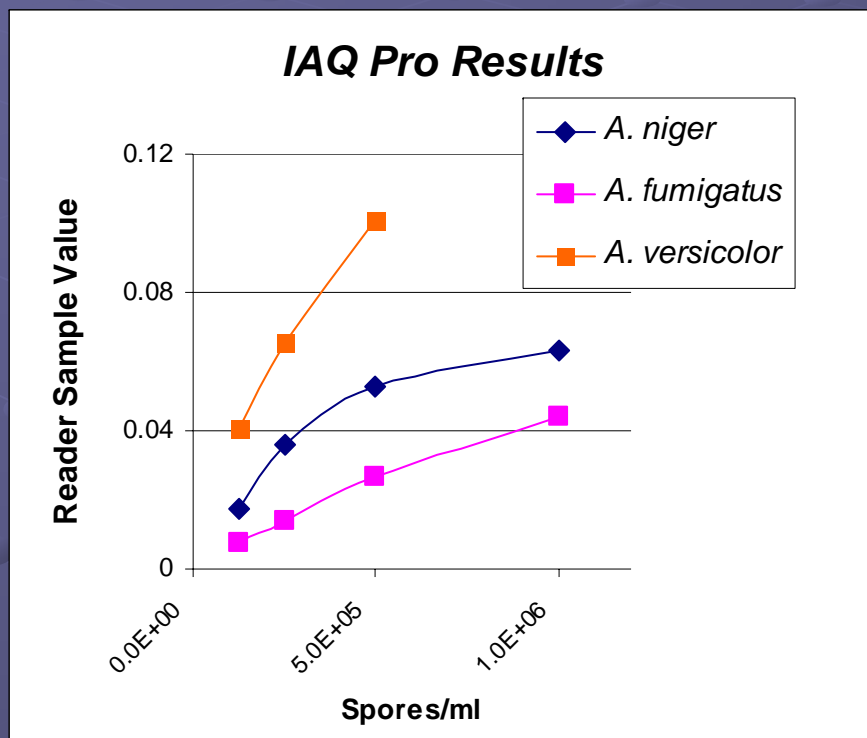
Interpretation: What Does a Positive Test Indicate?



- *IAQ Pro* test detects **BOTH** spores and mycelium (growing and dormant)

Interpretation:

What Does a Positive Test Indicate?



- ONLY indicates presence of water-intrusion molds, not exactly which species of molds are present nor precise amounts

Interpretation:

What Does a Positive Test Indicate?

Estimating Mold Spores by IAQ Pro Sample Value (SV)

SV	Total Spore Estimate
< 0.012	Not Detected
0.012	3,000 - 10,000
0.040	15,000 - 40,000
> 0.100	> 75,000

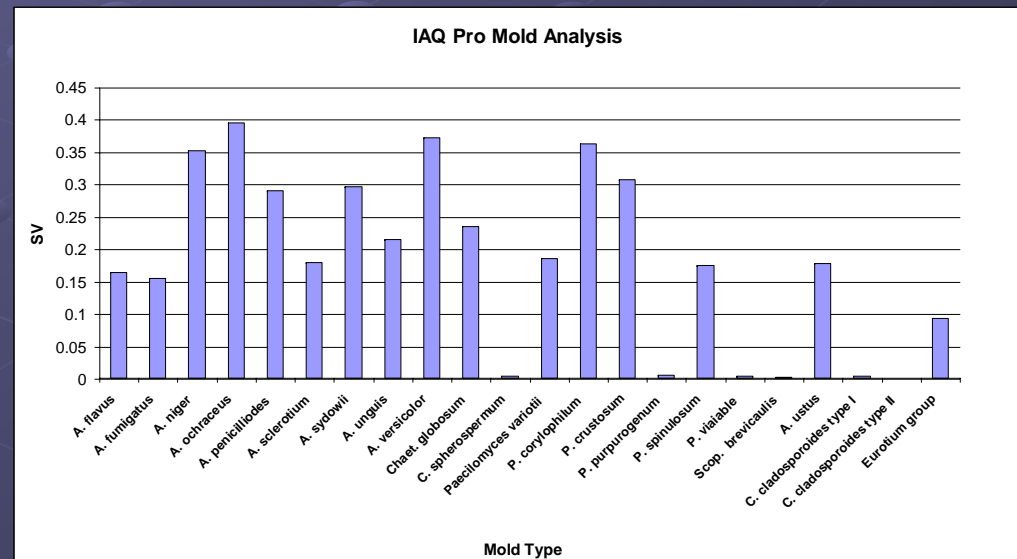
- As different species of molds react differently, only ranges of spore levels can be estimated from the SV result.
- If precise spore quantities or species are desired, samples should be submitted to a qualified reference laboratory.

What Does a Negative Test indicate?

- Mold levels are below “detectable levels” (not necessarily absent completely)



Most outdoor molds are not detected. Therefore the ratio of “indoor to outdoor” remains unknown



Summary: Interpretation

- Test positive results point toward moisture-associated mold levels significantly above clean background levels
- The higher an “SV” value, the higher the relative mold level at that swab sample area within that structure
- ***Caution:*** Absence of field test positive doesn't absolutely rule out a mold issue

Possible Deliverables from an initial *IAQ Pro*[®] Inspection

- “Map” of *IAQ Pro*[®] tests levels throughout the building or residence
- Interpretations and indications on problem areas
- Initial guidance on remedial action
- Recommendation and further sampling for laboratory testing