



## MOLD & IAC TESTING & INSPECTIONS

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**102 Rolling Green Circle, Pleasant Hill, CA 94523**

CLIENT: Asante Realty

AGENT: Rama Mehra

INSPECTOR: Tina Kirkpatrick

DATE OF INSPECTION: 8/19/2025

TIME OF INSPECTION: 09:00 AM



A TincherCorp Family Business

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# 2025

We appreciate your time, trust and business.

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# Inspection Information

## 1. Attendance

Attendees:

- The Mold Inspector was present at the inspection.

## 2. Property Type

Property Type:

- The structure is a Single Family Home.

## 3. Occupancy

Status:

- The Property was Vacant and Staged.

## 4. Weather Conditions

Conditions:

- The weather at the time of inspection was sunny and warm.

# Environmental Comments

## 1. Pest Control

### Exclusions:

- **PEST CONTROL:** Your property inspector is not a pest control inspector and is not trained or appropriately qualified to provide you with any information regarding rodents, pests, and wood destroying insects or organisms, or the possibility of hidden damage or potential health hazards caused by the presence of same. If you have not had the residence evaluated by a pest control inspector, we recommend having this done as soon as possible.

## 2. Mold

### Exclusions:

- **MOLD INSPECTIONS:** Your inspector performed a mold inspection of the property. A mold inspection consists of a visual inspection for mold growth, moisture mapping for hidden leaks, air sampling, surface sampling and laboratory analysis of the samples. Proper testing can help identify potential health hazards and guide necessary remediation measures.



**MOLD INSPECTIONS:** Your inspector performed an exhaustive mold and IAQ inspection of the property.

# Property Comments

## 1. Inspection Scope

Scope:

• **INSPECTION SCOPE:** Our mold inspection included a visual assessment, moisture mapping for hidden leaks, air sampling, surface sampling, and lab analysis of the samples. We collect samples: indoor air samples and one outdoor air sample for a baseline reading. Where necessary the inspector may collect complimentary surface sample from the walls or cabinets. Mold Inspection is a not invasive inspection meaning, we do not open wall or dismantle floor covering and cabinets to access hidden places that are not readily accessible/visible. The scope of the inspection is limited to the readily accessible areas of the property and is based on the condition of the property at the precise time and date of the inspection and on the laboratory analysis of the samples collected.



**INSPECTION SCOPE:** Our mold inspection included a visual assessment, moisture mapping for hidden leaks, air sampling, surface sampling, and lab analysis of the samples.

# Inspections

## 1. Mold Report

### Observations:

• **COMMENTS:** The inspector conducted a mold inspection of the property. This included a visual assessment, moisture mapping for hidden leaks, air sampling, surface sampling, and lab analysis. Mold air sampling involves collecting airborne mold spores to assess indoor air quality and identify potential mold problems. This method uses specialized equipment to draw air through a filter, capturing mold spores for analysis. The results, typically expressed as spores per cubic meter of air (sp/m<sup>3</sup>), help determine the extent of contamination and potential health risks. Three air samples are typically collected on a single family home: two from inside the property for testing and one from outside to establish a baseline for comparison.

• **COMMENTS:** Your inspector took two air samples inside (in the kitchen, in the primary bathroom), one outside. Mold air sampling involves collecting airborne mold spores to assess indoor air quality and identify potential mold problems. This method uses specialized equipment to draw air through a filter, capturing mold spores for analysis. The results, typically expressed as spores per cubic meter of air (sp/m<sup>3</sup>), help determine the extent of contamination and potential health risks.



**COMMENTS:** Your inspector took an air samples outside.



**COMMENTS:** Your inspector took an air sample in the kitchen.



**COMMENTS:** Your inspector took an air sample in the primary bathroom.



**COMMENTS:** Mold air sampling involves collecting airborne mold spores to assess indoor air quality and identify potential mold problems.

# Inspections (continued)

## 2. Air Quality Results

Observations:

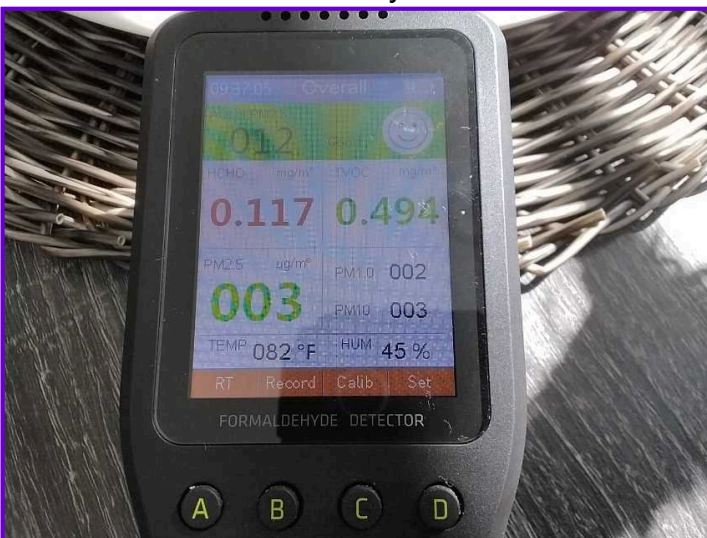
- **COMMENTS:** Your inspector conducted an air quality test with an air quality electronic station. An air quality station is a device that measures various pollutants and environmental conditions in a building. These stations help assess the indoor air quality (IAQ) by detecting and quantifying pollutants like particulate matter (PM), volatile organic compounds (VOCs), carbon dioxide (CO<sub>2</sub>), temperature, and humidity. This information is crucial for identifying potential health hazards and guiding improvements to ventilation, pollution control, and HVAC system maintenance.
- **COMMENTS:** The air quality was excellent and healthy. We conducted an air quality test in the interior areas. Indoor air quality monitors use a range of sensors to track various pollutants in your home. These sensors detect and measure levels of pollutants such as particulate matter (PM<sub>2.5</sub>), volatile organic compounds (VOCs), carbon dioxide (CO<sub>2</sub>) The diagram will help you better understand the readings.



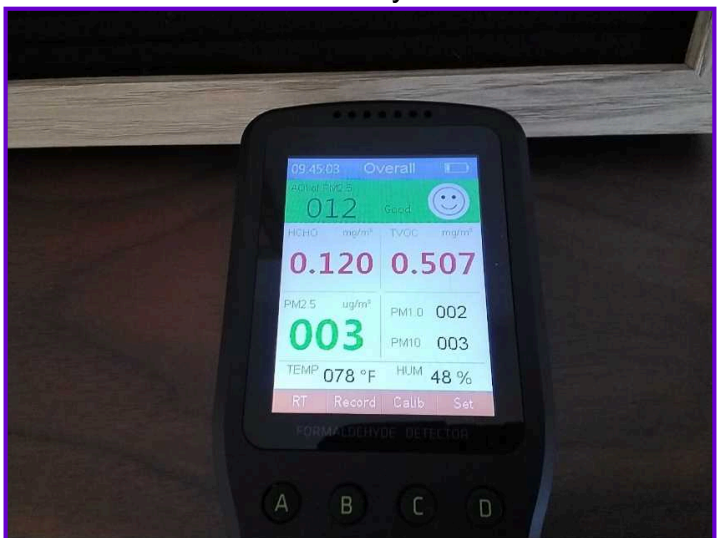
**COMMENTS:** The air quality was excellent and healthy.



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# Inspections (continued)

Health Parameter Guide							
PM2.5	PM10	AQI	CO2(ppm)	Status	HCHO(mg/m <sup>3</sup> )	TVOC ( mg/m <sup>3</sup> )	Displayed Contents
0.0-12.0	0-54	0-50	0-700	Good	0-0.1	0-0.5	Safe
12.1-35.4	55-154	51-100	701-1000	Moderate	> 0.1	> 0.5	Unsafe
35.5-55.4	155-254	101-150	1001-1500	Unhealthy for Sensitive Groups			
55.5-150.4	255-354	151-200	1501-2500	Unhealthy			
150.5-250.4	355-424	201-300	2501-5000	Very Unhealthy			
≥250.5	≥425	≥301	≥5001	Hazardous			

COMMENTS: An air quality station is a device that measures various pollutants and environmental conditions in a building.

### 3. Laboratory Testing Results

#### Observations:

- COMMENTS: Your test result was negative for mold contamination. A negative mold air sampling result is a valuable piece of information but should be considered in conjunction with other factors like visual inspections, moisture assessments, and occupant health observations to determine whether mold is present and whether further investigation or action is needed. Mold may be present but not actively releasing spores into the air during the sampling period. The mold might be hidden inside walls or other inaccessible areas, not directly exposed to the sampled air. Concerned parties may wish to test the property in different seasons if they suspect a mold problem exists. Seasonal changes can affect humidity and moisture levels, potentially influencing mold growth. Regular testing can help identify and address mold issues effectively.



# MOLD & AIR QUALITY REPORT



**PREPARED FOR**

102 Rolling Green Circle

**ADDRESS**

102 Rolling Green Circle  
102 Rolling Green Circle, California 94523

**SAMPLE DATE**

8/19/2025

**SAMPLED BY**

**Tincher Consulting Inspection Services**  
Tina Kirkpatrick  
19258185676

**SAMPLE RECEIVED**

8/20/2025

**ANALYSIS DATE**

8/20/2025

**REPORT DATE**

8/20/2025

**APPROVED BY**

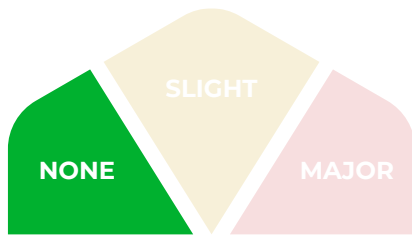
A handwritten signature in black ink that reads "Dylan McIntosh".

Dylan McIntosh  
CIH, PAACB Certified Spore Analyst  
or other approved signatory  
Analysis Method(s): 1-SOP-3537, 1-SOP-3538  
Analyzed By: McKenna Barlass



# AIRBORNE TEST RESULTS

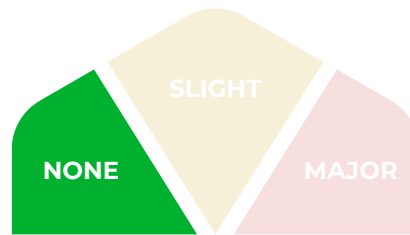
## KITCHEN



MOLD ELEVATION LEVEL

The types and concentrations of mold found in this sample were found to be similar to what was collected in the outdoor control sample.

## BATHROOM



MOLD ELEVATION LEVEL

The types and concentrations of mold found in this sample were found to be similar to what was collected in the outdoor control sample.

### RECOMMENDATIONS

There is no indication of an airborne mold issue in this area.

See our [Resources section](#) on our website for more information.

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There is no indication of an airborne mold issue in this area.

See our [Resources section](#) on our website for more information.

# Air Samples

## Predominantly Indoor - Water Related

Fungal Classifications	Spores Found per m <sup>3</sup>		
	Kitchen	Bathroom	Outdoors
Asp/Pen String	0	0	13
Chaetomium	0	0	0
Clado-Sphaerospermum	0	0	0
Fusarium	0	0	0
Gliomastix	0	0	0
Scopulariopsis	0	0	0
Stachybotrys	0	0	0
Trichoderma	0	0	0
Ulocladium	0	0	0
Wallemia	0	0	0

## Indoor / Outdoor

Fungal Classifications	Spores Found per m <sup>3</sup>		
	Kitchen	Bathroom	Outdoors
Alternaria-like	0	0	0
Aspergillus / Penicillium	27	0	120
Cladosporium	80	40	293

## Predominantly Outdoor

Fungal Classifications	Spores Found per m <sup>3</sup>		
	Kitchen	Bathroom	Outdoors
Arthriniium	0	0	0
Ascospore	13	0	13
Basidiospore	40	93	147
Bipolaris	0	0	0
Botrytis	0	0	0
Cercospora	0	0	0
Chaetoconis	0	0	0
Coelomycete	0	0	0
Curvularia	0	0	0
Epicoccum	0	0	0
Mitospore	0	0	0
Myrothecium	0	0	0
Nigrospora	0	0	0
Oidium	0	0	0
Paecilomyces	0	0	0
Peronospora	0	0	0
Pestilotiopsis	0	0	0
Pithomyces	0	0	0
Polythrincium	0	0	0
Pyricularia	0	0	0
Smut, Periconia, and Myxomycete-like	27	0	27
Spegazzinia	0	0	0
Stemphylium	0	0	0
Torula	0	0	0
Unidentified Spore	0	0	0
Urediniospores	0	0	0
Zygomphiala	0	0	0
Total	187	133	600

# Particulates

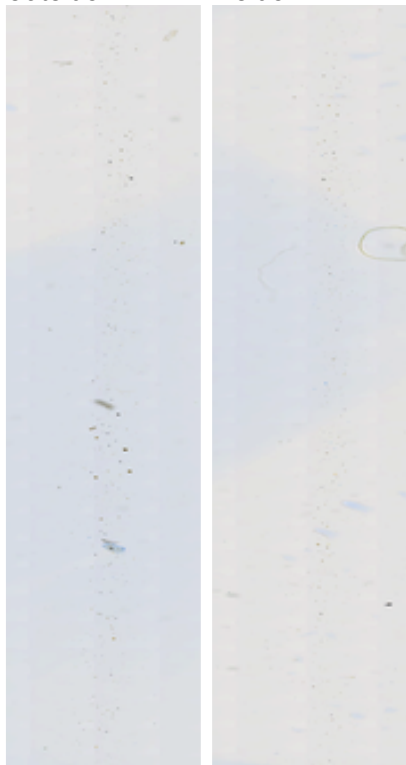
Non-Fungal Particulate	Particles Found per m <sup>3</sup>		
	Kitchen	Bathroom	Outdoors
Hypha	0	13	13
Pollen	13	0	0
Skin Fragment Human	667	413	173
Skin Fragment Animal	240	160	0
Carbon Dust	4027	2693	947
Soil	467	107	253
Starch	93	27	53
Fiber	173	120	27
Total Particulate < 2.5 µm	61840	22573	5800
Total Particulate 2.5 - 10 µm	13173	6867	4760
Total Particulate > 10 µm	6053	1893	2013

# Kitchen

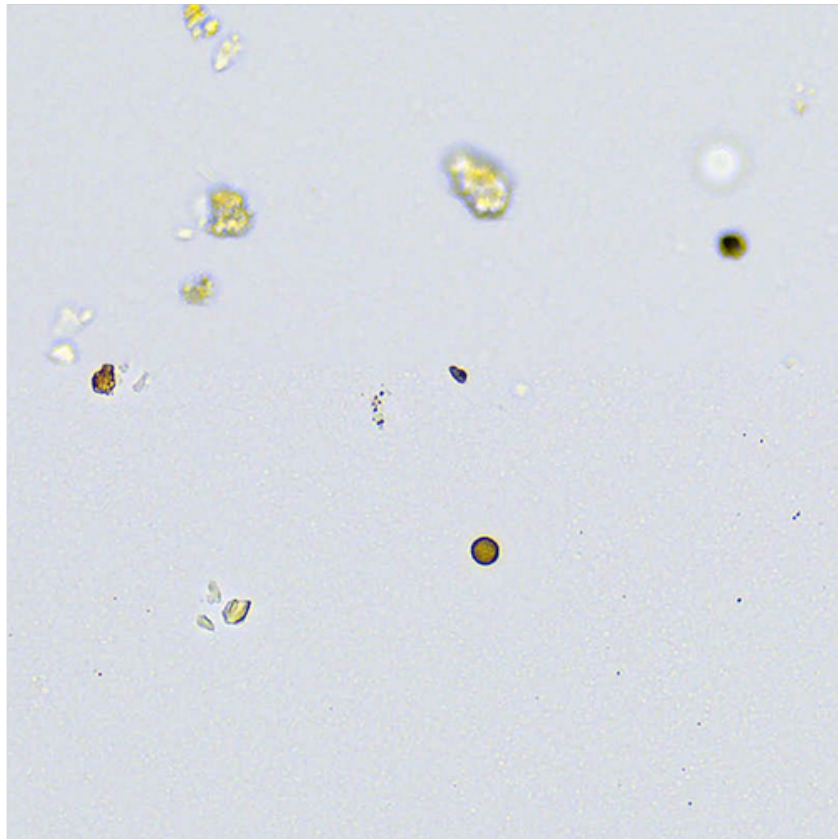
Trace 4x

Outside

Inside



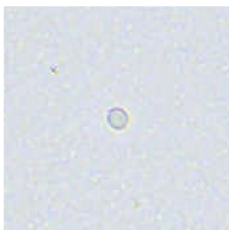
30x Zoomed



## Notable Objects



Ascospore



Aspergillus / Penicillium



Basidiospore



Cladosporium



Pollen



Smut, Periconia, and Myxomycete-like

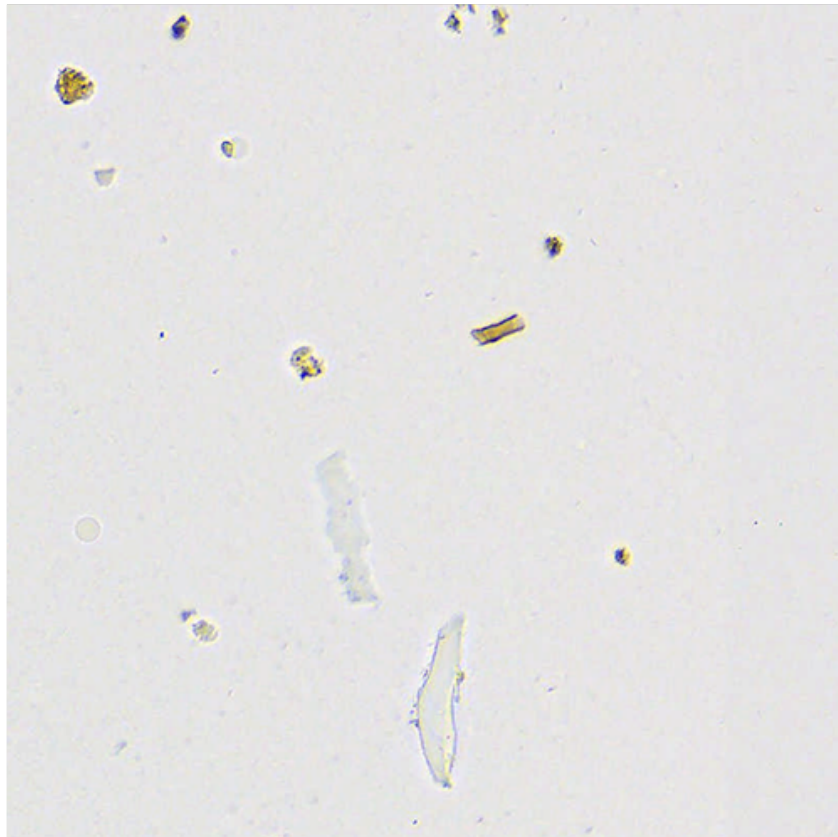
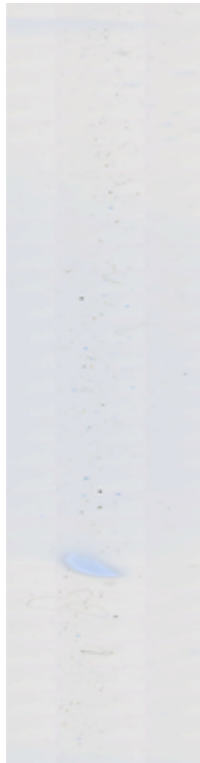
# Bathroom

Trace 4x

30x Zoomed

Outside

Inside



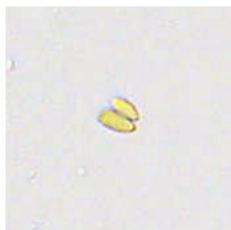
## Notable Objects



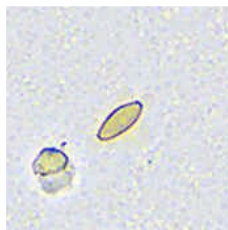
Basidiospore



Basidiospore



Cladosporium



Cladosporium



Hypha



## The world leader in analyzing environmental samples using cutting edge AI algorithms.

Our deep learning AI works to help specialists classify and count the types of mold spores and particulate matter in the air in your home.

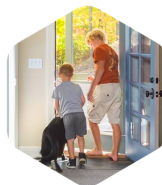
This makes our analyses more consistent and thorough than the current standards in traditional environmental laboratories.

Sporecyte is also able to capture images from the air in your home, allowing you to actually see what is in the air you're breathing!

## A FEW THINGS TO KNOW ABOUT MOLD



We spend more time in our homes with our families today than ever before: playing, working, and living our day-to-day lives. Mold and indoor air quality have become critical factors to our home, health, and well-being.



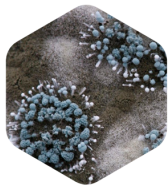
The buildings we live and work in are not completely airtight. Some mold in the outside air enters our homes through doors, windows, heating and cooling systems, and even very small openings we can't see. Don't worry, though; these small amounts of mold are unavoidable and completely normal.



Mold can be found all over our day-to-day environment, both outdoors and indoors. The term "mold" refers to a special group of fungi that grows in filaments and produces reproductive structures called spores.



Mold becomes an issue indoors when spores land on surfaces that enable them to grow. The main factor for mold growth indoors is almost always moisture.



Naturally-occurring mold found outdoors plays a key role in nature, breaking down dead plants, leaves, soil, and much more. Mold is all around us, as natural forces such as rain and wind spread them throughout the outside air.

Most surfaces in our home have adequate nutrients and the correct temperature but lack the required moisture for mold to grow. Without moisture, mold can't grow.

When building materials get damp or humidity goes unchecked for too long, mold growth can begin to develop indoors.

The EPA has not established regulations or standards for airborne or surface mold concentrations. There are also no EPA regulations or standards for evaluating health effects due to airborne mold exposure. For information about mold please go to [www.epa.gov/mold](http://www.epa.gov/mold).

All samples were received in acceptable condition unless noted in the comments in the report. All results within the report relate only to the samples submitted for analysis. Test Results apply to the samples as received by the laboratory. If information provided by the client may affect the validity of the test report, the information will be noted in the report. This test report relates only to the samples reported herein, and may not be reproduced, except in full, without the written approval of Sporecyte.

Sporecyte / Techcyte ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made or actions or courses of conduct implemented by either the client or the client's customer as a result of or based on the Test Results.

The company shall bear no responsibility for sample collection activities or limitations of the selected analytical methodologies. In no event shall the Company be liable to the client with respect to the Test Results for damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits, or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefore.

# Site Features

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

## 1. Vegetation

Observations:

- **VEGETATION:** There are trees and/or vegetation on or adjacent to the property. Evaluation of trees and vegetation falls outside the scope of our inspection. Concerned parties may wish to have the trees and/or other vegetation examined by an appropriate specialist. An arborist is normally considered best qualified.



**VEGETATION:** There are trees and/or vegetation on or adjacent to the property.

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# Drainage and Venting System

## 1. Drain and Vent Pipes

Observations:

- COMMENTS: The fixture drain and vent pipes within the property were functional at the time of the inspection.



COMMENTS: The fixture drain and vent pipes within the property were functional.



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# Plumbing Fixtures

## 1. Sinks

### Observations:

- **DEFICIENT:** The faucet valves handle were leaking when in use at the primary bathroom sink, secondary bathroom sink. Concerned parties may wish having the faucet repaired or replaced.



DEFICIENT: The faucet valves handle were leaking when in use.



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DEFICIENT: The faucet valves handle were leaking when in use.

# Plumbing Fixtures (continued)



DEFICIENT: The faucet valves handle were leaking when in use.

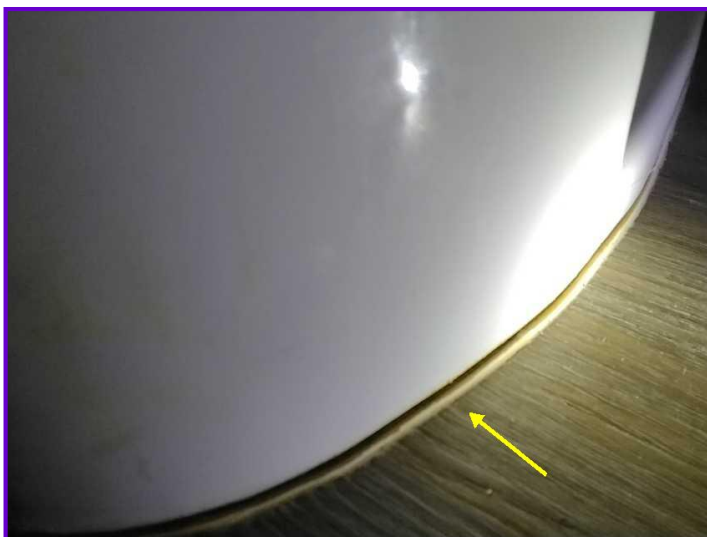
## 2. Toilets

Observations:

- **MAINTENANCE:** The toilets are functional but need to be firmly anchored to the floor or leakage may result. Replacing the wax rings is also suggested at this time as an additional precaution against leakage.



MAINTENANCE: The toilets need to be firmly anchored to the floor or leakage may result.



MAINTENANCE: The toilets need to be firmly anchored to the floor or leakage may result.

# Forced air Furnace

## 1. Distribution System

### Observations:

- **PREVENTIVE:** The heating distribution system in the property if not cleaned regularly, can accumulate dust and promote mold growth, posing health risks. Regular cleaning and maintenance are recommended to ensure proper ventilation and maintain a healthy environment.



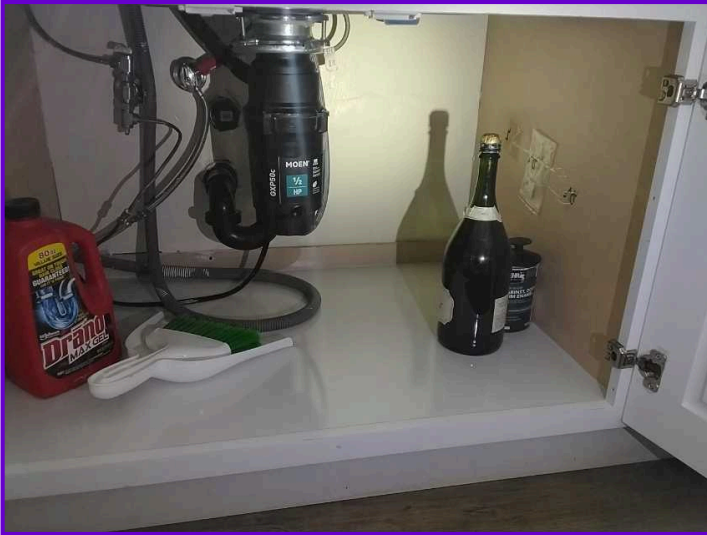
**PREVENTIVE:** The heating distribution system in the property if not cleaned regularly, can accumulate dust and promote mold growth, posing health risks.

# Cabinet and Pantry

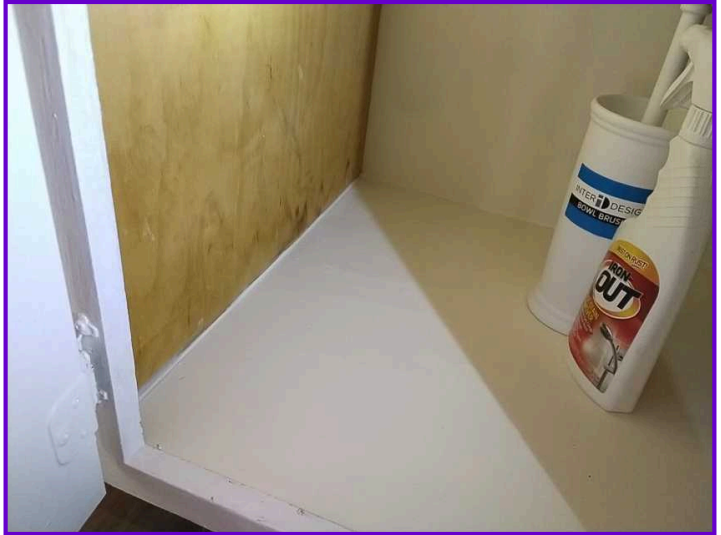
## 1. Cabinetry

Observations:

- **COMMENTS:** The cabinetry is functional but may have minor wear that is commensurate with its age.
- **DEFERRED:** Moisture stains were observed in the bathroom cabinet, likely caused by a previous leak under the sink. During the inspection, moisture content was tested and found not to be a concern at this time. It is recommended to monitor the area and address any ongoing issues to prevent future damage.



**COMMENTS:** The cabinetry is functional but may have minor wear that is commensurate with its age.



**DEFERRED:** Moisture stains were observed in the bathroom cabinet, likely caused by a previous leak under the sink.



**DEFERRED:** Moisture stains were observed in the bathroom cabinet, likely caused by a previous leak under the sink.



**DEFERRED:** During the inspection, moisture content was tested and found not to be a concern at this time.

# Ventilation and Exhaust

## 1. Bathroom

### Observations:

- **COMMENTS:** The bathroom exhaust fans are functional.
- **PREVENTIVE:** The exhaust fan in the bathroom, if not cleaned regularly, can accumulate dust and promote mold growth, posing health risks. Regular cleaning and maintenance are recommended to ensure proper ventilation and maintain a healthy environment.



**COMMENTS:** The bathroom exhaust fans are functional.



**PREVENTIVE:** The exhaust fan in the bathroom, if not cleaned regularly, can accumulate dust and promote mold growth.

## - Mold Inspection Scope -

This report is intended solely for the benefit of the named client and reflects observations made at the time of the inspection. If you did not engage the inspector directly, relying on this report may result in receiving incomplete or outdated information. Additional repairs, professional assessments, or inspection reports may influence the interpretation of this report. We recommend hiring a qualified inspector to meet your specific needs and obtain current information about this property.

The purpose of this inspection is to identify the presence of mold through visual examination of accessible areas of the property and laboratory analysis of collected samples. The inspection is conducted as of a specific date and location, and it is limited to visible and accessible areas. It's important to recognize that mold can exist in inaccessible spots behind walls or under carpets, and it can grow after inspection, so this report only indicates the presence or absence of mold at the time of inspection.

This inspection was conducted in accordance with state-recognized IAC2 and InterNACHI standards for mold inspections. The scope of the inspection is limited to components and conditions that were visible and accessible at the time of the inspection. While other systems or components may exist, only those specifically noted as inspected were evaluated. The inspector is not obligated to move furniture or stored items.

The client will receive a written report summarizing visual observations and laboratory results once analysis is complete. The inspection does not establish the extent, type, or health implications of mold contamination. The report is intended solely for the client's use and does not fulfill any legal disclosure requirements. The inspection company does not assume responsibility for third-party use or for conditions outside the accessible areas or after the inspection date.

Liability is limited; the inspector and laboratory do not guarantee or warranty the results. The client agrees to hold the inspection company harmless from any damages, claims, or injuries related to the inspection. Any legal action must be initiated within one year of the inspection date, and disputes are to be filed in the County of the inspection company's principal place of business. If the inspection company prevails in litigation, the client covers legal costs.

Should any part of the agreement be deemed invalid, the remaining provisions will remain effective. This document constitutes the entire agreement between the parties, superseding previous statements or promises.

The liability of the inspector and the inspection company for any claims arising from the inspection or this report is limited to the total fee paid for the inspection. The inspector shall not be liable for any incidental, consequential, or punitive damages arising from the use of this report or any information contained herein.