

Report for:

Mr. Donald Cronig
Beacon Home Inspections, Inc.
455 State Rd
PMB 235
Vineyard Haven, MA 02568

Regarding: Project: 189 Katama Rd, Edgartown; Air Test for Mold
EML ID: 2594898

Approved by:

Dates of Analysis:
Spore trap analysis: 03-15-2021



Technical Manager
Ariunaa Jalsrai

Service SOPs: Spore trap analysis (EM-MY-S-1038)
AIHA-LAP, LLC accredited service, Lab ID #103005

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested. Sample air volume is supplied by the client.

Eurofins EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential 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 therefor.

Eurofins EMLab P&K's LabServe® reporting system includes automated fail-safes to ensure that all AIHA-LAP, LLC quality requirements are met and notifications are added to reports when any quality steps remain pending.

Client: Beacon Home Inspections, Inc.
C/O: Mr. Donald Cronig
Re: 189 Katama Rd, Edgartown; Air Test for MoldDate of Sampling: 03-10-2021
Date of Receipt: 03-11-2021
Date of Report: 03-15-2021**SPORE TRAP REPORT: NON-VIABLE METHODOLOGY**

Location:	5077: Exterior Air Sample			1957: Second Floor NW Bed		
Comments (see below)	None			None		
Lab ID-Version‡:	12382303-1			12382304-1		
Analysis Date:	03/15/2021			03/15/2021		
	raw ct.	% read	spores/m3	raw ct.	% read	spores/m3
Ascospores						
Basidiospores	1	25	27	1	25	27
Chaetomium						
Cladosporium	1	25	27	4	25	110
Curvularia						
Epicoccum						
Fusarium						
Myrothecium						
Nigrospora						
Other colorless						
Penicillium/Aspergillus types†				1	25	27
Pestalotiopsis						
Pithomyces						
Rusts						
Smuts, Periconia, Myxomycetes	1	100	7	1	100	7
Stachybotrys						
Stemphylium						
Torula						
Ulocladium						
Zygomycetes						
Background debris (1-4+)††	2+			1+		
Hyphal fragments/m3	13			13		
Pollen/m3	< 7			< 7		
Skin cells (1-4+)	< 1+			1+		
Sample volume (liters)	150			150		
§ TOTAL SPORES/m3			60			170

Comments:

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

†† Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

The analytical sensitivity is the spores/m³ divided by the raw count, expressed in spores/m³. The limit of detection is the analytical sensitivity (in spores/m³) multiplied by the sample volume (in liters) divided by 1000 liters.

For more information regarding analytical sensitivity, please contact QA by calling the laboratory.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

§ Total Spores/m³ has been rounded to two significant figures to reflect analytical precision.

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SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	5045: Second Flr NE Bed		
Comments (see below)	None		
Lab ID-Version‡:	12382305-1		
Analysis Date:	03/15/2021		
	raw ct.	% read	spores/m ³
Ascospores			
Basidiospores	10	25	270
Chaetomium			
Cladosporium	2	25	53
Curvularia			
Epicoccum			
Fusarium			
Myrothecium			
Nigrospora			
Other colorless			
Penicillium/Aspergillus types†			
Pestalotiopsis	1	100	7
Pithomyces	2	100	13
Rusts			
Smuts, Periconia, Myxomycetes	2	100	13
Stachybotrys			
Stemphylium			
Torula			
Ulocladium			
Zygomycetes			
Background debris (1-4+)††	2+		
Hyphal fragments/m ³	27		
Pollen/m ³	< 7		
Skin cells (1-4+)	1+		
Sample volume (liters)	150		
§ TOTAL SPORES/m³			350

Comments:

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

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MoldRANGE™, Local Climate; Extended Outdoor Comparison**Outdoor Location: 5077, Exterior Air Sample**

Fungi Identified	Outdoor data	Typical Outdoor Data for: March in Northeast† EMLab Regional Climate code¹ B Annual Temp, B Elev., B Rain, B Temp. Range (n‡=82)						Typical Outdoor Data for: The entire year in Northeast† EMLab Regional Climate code¹ B Annual Temp, B Elev., B Rain, B Temp. Range (n‡=1074)					
		very low	low	med	high	very high	freq %	very low	low	med	high	very high	freq %
Project zip code 02539	spores/m³												
Generally able to grow indoors*													
Alternaria	-	-	-	-	-	-	9	8	13	33	80	130	36
Bipolaris/Drechlera group	-	-	-	-	-	-	2	7	7	13	44	80	7
Chaetomium	-	-	-	-	-	-	5	7	13	13	36	67	4
Cladosporium	27	42	53	110	400	670	59	53	110	480	1,800	3,200	78
Curvularia	-	-	-	-	-	-	1	7	13	27	53	110	18
Nigrospora	-	-	-	-	-	-	1	7	8	20	53	66	11
Penicillium/Aspergillus types	-	27	53	110	180	520	46	53	53	170	520	950	50
Pestalotiopsis	-	-	-	-	-	-	1	7	7	13	53	53	2
Pithomyces	-	-	-	-	-	-	2	10	13	33	67	160	25
Stachybotrys	-	-	-	-	-	-	1	-	-	-	-	-	< 1
Torula	-	-	-	-	-	-	1	7	7	13	53	88	7
Seldom found growing indoors**													
Ascospores	-	27	38	53	210	270	35	53	110	480	1,500	2,900	77
Basidiospores	27	40	53	110	590	1,200	87	80	180	1,600	8,800	18,000	96
Rusts	-	-	-	-	-	-	1	7	13	27	57	110	19
Smuts, Periconia, Myxomycetes	7	8	13	27	50	59	24	13	13	53	150	250	58
§ TOTAL SPORES/m³	60												

¹EMLab Regional Climate codes are a climate classification scheme for regional geographic areas containing multiple states. The MoldRANGE™ Local Climate report uses the sampling location zip code to identify the EMLab Regional Climate code in that area. Using information available from the NOAA weather database, the EMLab Regional Climate code sharpens the precision of the MoldRANGE™ reporting system, providing more reliable estimates of the range and average concentrations of the different airborne fungal spore types for each region. Additional information on the EMLab Regional Climate code system can be found on the last page of this report.

†The Typical Outdoor Data represents the typical outdoor spore levels across the region's group of states for the time period and EMLab Regional Climate code indicated. The last column represents the frequency of occurrence. The very low, low, med, high, and very high values represent the 10, 20, 50, 80, and 90 percentile values of the spore type when it is detected. For example, if the frequency of occurrence is 63% and the low value is 53, it would mean that the given spore type is detected 63% of the time and, when detected, 20% of the time it is present in levels above the detection limit and below 53 spores/m³. These values are updated periodically and if not enough data is available to make a statistically meaningful assessment, it is indicated with a dash.

‡ n is the sample size used to calculate the MoldRANGE™ Local Climate data summarized in the table.

* The spores in this category are generally capable of growing on wet building materials in addition to growing outdoors. Building related growth is dependent upon the fungal type, moisture level, type of material, and other factors. *Cladosporium* is one of the predominant spore types worldwide and is frequently present in high numbers. *Penicillium/Aspergillus* species colonize both outdoor and indoor wet surfaces rapidly and are very easily dispersed. Other genera are usually present in lesser numbers.

** These fungi are generally not found growing on wet building materials. For example, the rusts and smuts are obligate plant pathogens. However, in each group there are notable exceptions. For example, agents of wood decay are members of the basidiomycetes and high counts of a single morphological type of basidiospore on an inside sample should be considered significant.

§ Total Spores/m³ has been rounded to two significant figures to reflect analytical precision.

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Understanding EMLab Regional Climate Codes

Outdoor airborne spore concentrations are strongly influenced by climate and weather patterns, often resulting in pronounced seasonal and diurnal cycles (Burge 1995). The seasonal climatic changes directly affect the growth cycle of plants, thereby influencing fungal growth, spore maturation, and release cycles. By evaluating outdoor spore concentrations across similar climatic zones rather than for the state as a whole, it is possible to provide a more representative estimate of typical outdoor spore levels and frequency of occurrence for different airborne fungal spore types in a given area.

The EMLab Regional Climate code system is a novel classification system that uses data from the NOAA - National Oceanic and Atmospheric Administration database to define unique climate zones. The following climate variables, for each regional zip code, are obtained from NOAA and assigned a letter code of A (above the regional average for that variable) or B (below the regional average for that variable):

1. Annual High Temperature
2. Elevation
3. Rainfall/Precipitation
4. Monthly Temperature Range

The result is a 4-character code assigned to each statewide zip code, referred to as the Regional Climate Code. Below are some examples of decoded Regional Climate Codes:

AAAA = Above avg. Annual High Temperature, Above avg. Elevation, Above avg. Rainfall/Precipitation, Above avg. Monthly Temperature Range
AABB = Above avg. Annual High Temperature, Above avg. Elevation, Below avg. Rainfall/Precipitation, Below avg. Monthly Temperature Range
BBA A = Below avg. Annual High Temperature, Below avg. Elevation, Above avg. Rainfall/Precipitation, Above avg. Monthly Temperature Range

The actual outdoor air sample data from matching regional climate codes in each group of states are then compiled in a manner relating typical spore concentrations and frequency of occurrence.

The data presented in this report is from the Northeast Region which includes the states of: CT, DE, MA, MD, ME, NH, NJ, NY, PA, RI, and VT

The NOAA regional climate variables were selected by mapping data points from a subset of approximately 145,000 weather and geographic database entries to over 80,000 outdoor spore trap samples with known zip codes and assessing them using orthogonal array experimental design techniques. The results were then compared to the typical ranges of spore types found when grouping zip codes using the Koppen-Geiger climatic classification system; a commonly used climatic system that provides an objective numerical definition in terms of climatic elements such as temperature, rainfall, and other seasonal characteristics. The EMLab Regional Climate codes showed improved granularity and refinement of the zip code groupings, implying a better representation of the expected range of spore types to be found within an individual zip code.

The values on this report were calculated by obtaining the four variables listed above from the over 585 million data points of weather and geographic information available in the NOAA database, and determining the frequencies and percentile values of spore types by utilizing over 180,000 Eurofins EMLab P&K outdoor spore trap samples with known zip codes.

This report groups regional zip codes in relation to these EMLab Regional Climate codes and summarizes MoldRANGE™ data by month and year within each EMLab Regional Climate code.

References:

Burge, Harriet, A. Bioaerosols: Boca Raton: Lewis Publishers, pp. 163-171, 1995.

Interpretation of the data contained in this report is left to the client or the persons who conducted the field work. This report is provided for informational and comparative purposes only and should not be relied upon for any other purpose. "Typical outdoor data" are based on the results of the analysis of samples delivered to and analyzed by Eurofins EMLab P&K and assumptions regarding the origins of those samples. Sampling techniques, contaminants infecting samples, unrepresentative samples and other similar or dissimilar factors may affect these results. In addition, Eurofins EMLab P&K may not have received and tested a representative number of samples for every region or time period. Eurofins EMLab P&K hereby disclaims any liability for any and all direct, indirect, punitive, incidental, special or consequential damages arising out of the use or interpretation of the data contained in, or any actions taken or omitted in reliance upon, this report.

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MoldSCORE™: Spore Trap Report

Outdoor Sample: 5077 Exterior Air Sample

Fungi Identified	Outdoor sample spores/m3				Raw count	Spores/m3
	<100	1K	10K	>100K		
Generally able to grow indoors*						
Alternaria					ND	< 7
Bipolaris/Drechslera group					ND	< 7
Chaetomium					ND	< 7
Cladosporium	█				1	27
Curvularia					ND	< 7
Nigrospora					ND	< 7
Penicillium/Aspergillus types†					ND	< 7
Stachybotrys					ND	< 7
Torula					ND	< 7
Seldom found growing indoors**						
Ascospores					ND	< 7
Basidiospores	█				1	27
Rusts					ND	< 7
Smuts, Periconia, Myxomycetes	█				1	7
Total						60

Location: 1957 Second Floor NW Bed

Fungi Identified	Indoor sample spores/m3				Raw count	Spores/m3
	<100	1K	10K	>100K		
Generally able to grow indoors*						
Alternaria					ND	< 7
Bipolaris/Drechslera group					ND	< 7
Chaetomium					ND	< 7
Cladosporium	█				4	110
Curvularia					ND	< 7
Nigrospora					ND	< 7
Penicillium/Aspergillus types†	█				1	27
Stachybotrys					ND	< 7
Torula					ND	< 7
Seldom found growing indoors**						
Ascospores					ND	< 7
Basidiospores	█				1	27
Rusts					ND	< 7
Smuts, Periconia, Myxomycetes	█				1	7
Total						167

MoldSCORE‡			
100	200	300	Score
█			100
█			100
█			100
█			107
█			100
█			100
█			104
█			100
█			100
█			100
█			100
█			100
█			103
█			100
█			101
Final MoldSCORE			107

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Date of Sampling: 03-10-2021
 Date of Receipt: 03-11-2021
 Date of Report: 03-15-2021

MoldSCORE™: Spore Trap Report

Location: 5045 Second Flr NE Bed

Fungi Identified	Indoor sample spores/m3				Raw count	Spores/m3	MoldSCORE‡			
	<100	1K	10K	>100K			100	200	300	Score
Generally able to grow indoors*										
Alternaria					ND	< 7				100
Bipolaris/Drechslera group					ND	< 7				100
Chaetomium					ND	< 7				100
Cladosporium	█				2	53				103
Curvularia					ND	< 7				100
Nigrospora					ND	< 7				100
Penicillium/Aspergillus types†					ND	< 7				100
Pestalotiopsis	█				1	7				103
Pithomyces	█				2	13				105
Stachybotrys					ND	< 7				100
Torula					ND	< 7				100
Seldom found growing indoors**										
Ascospores					ND	< 7				100
Basidiospores	█	█			10	270				128
Rusts					ND	< 7				100
Smuts, Periconia, Myxomycetes	█				2	13				103
Total						353				Final MoldSCORE 128

* The spores in this category are generally capable of growing on wet building materials in addition to growing outdoors. Building related growth is dependent upon the fungal type, moisture level, type of material, and other factors. *Cladosporium* is one of the predominant spore types worldwide and is frequently present in high numbers. *Penicillium/Aspergillus* species colonize both outdoor and indoor wet surfaces rapidly and are very easily dispersed. Other genera are usually present in lesser numbers.

** These fungi are generally not found growing on wet building materials. For example, the rusts and smuts are obligate plant pathogens. However, in each group there are notable exceptions. For example, agents of wood decay are members of the basidiomycetes and high counts of a single morphological type of basidiospore on an inside sample should be considered significant.

†The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods.

‡Rated on a scale from 100 to 300. A rating less than 150 is low and indicates a low probability of spores originating inside. A rating greater than 250 is high and indicates a high probability that the spores originated from inside, presumably from indoor mold growth. A rating between 150 and 250 indicates a moderate likelihood of indoor fungal growth. MoldSCORE is NOT intended for wall cavity samples. It is intended for ambient air samples in residences. Using the analysis on other samples (like wall cavity samples) will lead to misleading results.

New Jersey: 3000 Lincoln Drive East, Suite A, Marlton, NJ 08053 * (866) 871-1984
Phoenix, AZ: 1501 West Krudsen drive, Phoenix, AZ 85027 * (800) 651-4802
San Bruno, CA: 1150 Bayhill Drive, #100, San Bruno, CA 94066 * (866) 888-6653

15 mph

Weather	Fog	Rain	Snow	Wind	Clear
None	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Light	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Moderate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heavy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REQUEST
(Use check)



002594898

CONTACT INFORMATION						
Company:	Beacon Home Twp, Inc.		Address:			
Contact:	Donald Croug		Special Instructions:			
Phone:						
PROJECT INFORMATION			TURN AROUND TIME CODES (TAT)			
Project ID:	189 KATAMA Rd, Edgartown		STD - Standard (DEFAULT)	Rushes received after 2 pm or on weekends, will be considered received the next business day. Please alert us in advance of weekend analysis needs.		
Project Description:	Air Test For Mold		ND - Next Business Day			
Project Zip Code:	02539	Sampling Date & Time:	3/10/21			SD - Same Business Day Rush
PO Number:		Sampled By:	DLC			WH - Weekend / Holiday
Sample ID	Description	Sample Type (Below)	TAT (Above)	Total Volume / Area (as applicable)	Notes (Time of day, Temp, RH, etc.)	
5077	Exterior Air Sample	ST	STD	15L X 10	47° 57% RH	
1957	Second Floor NW Bed	ST	STD	11 mubs	47° 57%	
5045	Second Flr NE Bed	ST	STD	11	47° 57%	
Unheated Seasonal House						

Non-Culturable		Cult																
Spore Trap	Tape Swab Bulk	BioCassette™, Anderson, Burkard, Water, Bulk, Dust, Soil, Contact Plates																
<input type="checkbox"/>	<input type="checkbox"/>	Fungi - Spore Trap Analysis	Spore Trap Analysis - Other particles	Direct Microscopic Exam (Qualitative)	Quantitative Spore Count Direct Exam	1-Media Surface Fungi (Genus ID + Asp. spp.)	2-Media Surface Fungi (Genus ID + Asp. spp.)	3-Media Surface Fungi (Genus ID + Asp. spp.)	Culturable Air Fungi (Genus ID + Asp. spp.)	Gram Stain & Counts (Culturable Air & Surface Bacteria)	Legionella culture	Total Coliform, E. coli (Presence/Absence)	Membrane Filtration (specify organism):	MPN Bacteria (specify organism):	Quantitray - Sewage Screen	Asbestos Analysis - PCM Airborne Fiber Count (NIOSH 7400)	Asbestos Analysis - PLM (EPA method 600/R-93-116)	PCR (specify test):
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12:27
4:43

SAMPLE TYPE CODES				RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
BC - BioCassette™	ST - Spore Trap: Zefon, Allergenco, Burkard ...	T - Tape	D - Dust				
A1S - Anderson		SW - Swab	SO - Soil				
SAS - Surface Air Sampler	P - Potable Water	B - Bulk					
CP - Contact Plate	NP - Non-Potable Water	O - Other:					
							3/11/21 Fr 9:30

By submitting this Chain of Custody, you agree to be bound by the terms and conditions set forth at <http://www.emlab.com/s/main/serviceterms.html>