

SanAir Technologies Laboratory

Analysis Report

prepared for

**Hudson Valley Property
Inspections, LLC**

Report Date: 8/3/2011
Project Name: McNamara
SanAir ID#: 11011576



NVLAP LAB CODE 200870-0



Certification # 652931



License # LAB0166



804.897.1177

www.sanair.com



SanAir Technologies Laboratory, Inc.

1551 Oakbridge Drive, Suite B, Powhatan, VA 23139
804.897.1177 Toll Free: 888.895.1177 Fax: 804.897.0070
Web: <http://www.sanair.com> E-mail: iaq@sanair.com

Hudson Valley Property Inspections, LLC
19 Roming Lane
Saugerties, NY 12477

August 3, 2011

SanAir ID # 11011576
Project Name: McNamara
Project Number:

Dear Kevin Michaels,

We at SanAir would like to thank you for the work you recently submitted. The 3 sample(s) were received on Tuesday, August 02, 2011 via FedEx. The final report(s) is enclosed for the following sample(s): 17011625, 17011588, 17009863.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

L. Claire Macdonald
Microbiology Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

sample conditions:

3 sample(s) in Good condition



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SanAir ID Number

11011576

FINAL REPORT

Name: Hudson Valley Property Inspections, LLC
Address: 19 Roming Lane
Saugerties, NY 12477

Project Number:
P.O. Number:
Project Name: McNamara

Collected Date: 7/30/2011
Received Date: 8/2/2011 9:50:00 AM
Report Date: 8/3/2011 9:35:49 AM
Analyst: Tucker, Crystal

Air Cassette Analysis

ND = None Detected

SanAir ID Number	11011576-001			11011576-002			11011576-003		
Analysis Using STL:	105C			105C			105C		
Sample Number	17011625			17011588			17009863		
Sample Identification	Kitchen			Basement			Outside		
Sample Type	Air Cassette - Air-O-Cell			Air Cassette - Air-O-Cell			Air Cassette - Air-O-Cell		
Volume	75 Liters			75 Liters			75 Liters		
Analytical Sensitivity	13 Count/M ³			13 Count/M ³			13 Count/M ³		
Background Density	3			2+			2		
Other	Raw Count	Count/M³	%	Raw Count	Count/M³	%	Raw Count	Count/M³	%
Mycelial Fragments	39	520	n/a	3	40	n/a	2	27	n/a
Fungal Identification	Raw Count	Count/M³	%	Raw Count	Count/M³	%	Raw Count	Count/M³	%
Alternaria species	14	187	< 1	1	13	< 1	2	27	< 1
Ascospores	32	427	2	25	333	3	119	1587	16
Aspergillus/Penicillium	7	93	< 1	404	5387	56			
Basidiospores	36	480	2	35	467	5	245	3267	34
Botrytis species							1	13	< 1
Cercospora species							1	13	< 1
Cladosporium species	861	11480	42	174	2320	24	280	3733	39
Curvularia species	168	2240	8	25	333	3	2	27	< 1
Epicoccum species	58	773	3	5	67	< 1	5	67	< 1
Fusarium species	12	160	< 1				1	13	< 1
Nigrospora species	22	293	1	2	27	< 1	3	40	< 1
Pithomyces species	847	11293	41	54	720	7	27	360	4
Polythrincium species							1	13	< 1
Rusts							3	40	< 1
Smuts/Myxomycetes	8	107	< 1				34	453	5
Spegazzinia species	1	13	< 1						
Torula species	4	53	< 1						
Total	2070	27600		725	9667		724	9653	

Signature:

Date: 8/3/2011

Reviewed:

Date: 8/3/2011

Page 1 of 1



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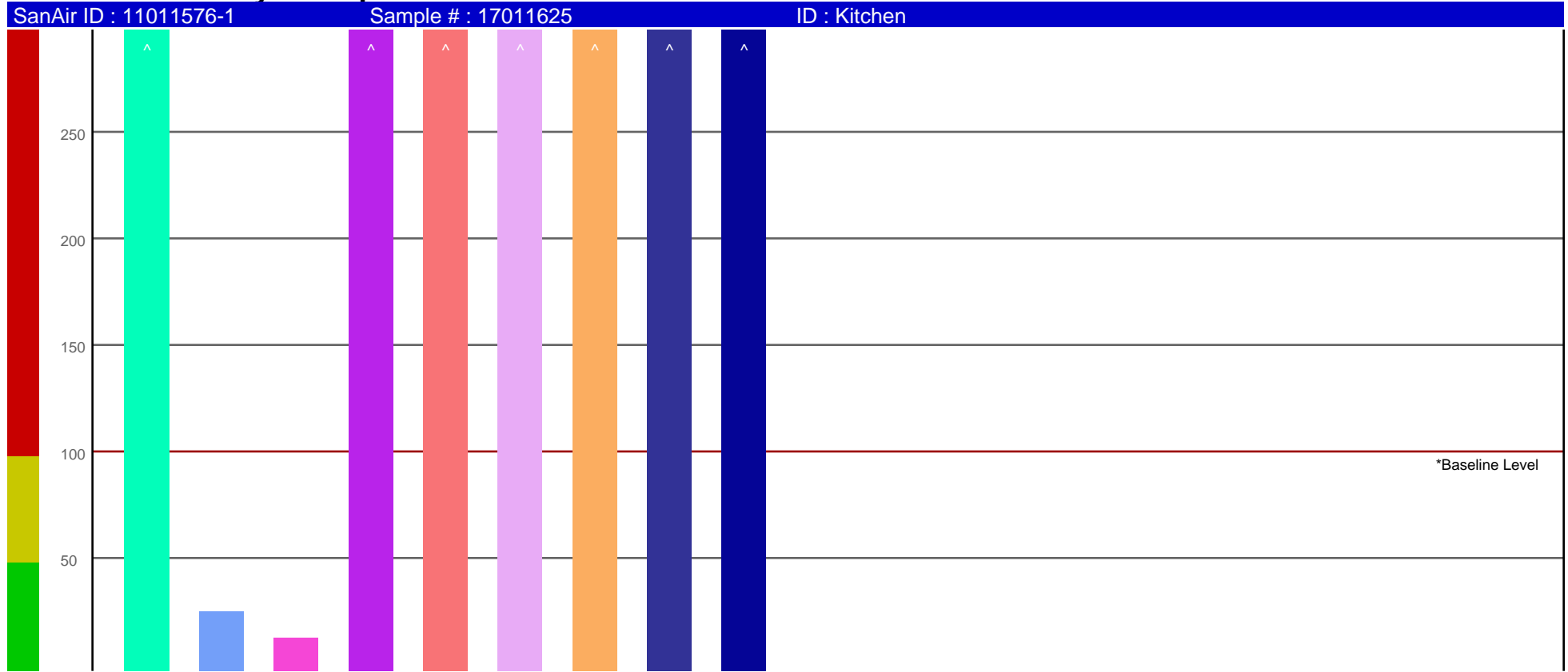
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Air Cassette Analysis - Spores % of Outside Air



Probable mold amplification	Alternaria species	Ascospores	Basidiospores	Cladosporium species
Possible mold amplification	Curvularia species	Epicoccum species	Fusarium species	Nigrospora species
No evidence of mold amplification	Pithomyces species			

*The Baseline Level (100%) represents the average baseline sample counts. Counts above the baseline may indicate higher than expected levels of a given result.



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FINAL REPORT

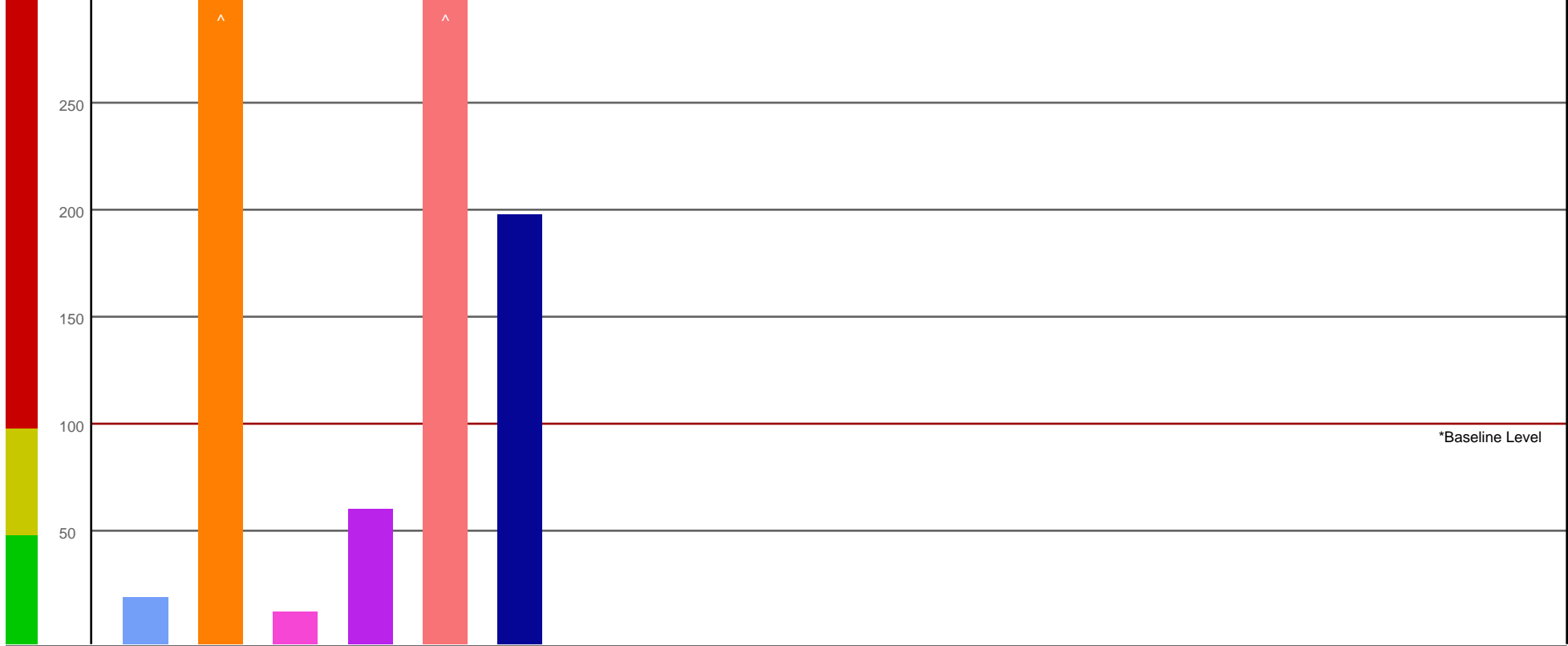
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Air Cassette Analysis - Spores % of Outside Air

SanAir ID : 11011576-2 Sample # : 17011588 ID : Basement



*Baseline Level

Probable mold amplification	Ascospores	Aspergillus/Penicillium	Basidiospores	Cladosporium species
Possible mold amplification	Curvularia species	Pithomyces species		
No evidence of mold amplification				

*The Baseline Level (100%) represents the average baseline sample counts. Counts above the baseline may indicate higher than expected levels of a given result.



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ORGANISM DESCRIPTIONS

The descriptions of the organisms presented are derived from various reference materials. The laboratory report is based on the data derived from the samples submitted and no interpretation of the data, as to potential, or actual, health effects resulting from exposure to the numbers of organisms found, can be made by laboratory personnel. Any interpretation of the potential health effects of the presence of this organism must be made by qualified professional personnel with first hand knowledge of the sample site, and the problems associated with that site.

MYCELIAL FRAGMENTS - A mycelium (plural = mycelia) is the "body" of a fungus. It is a collective term for hyphae (singular = hypha), which are the tubular units of the mycelium usually composed of chitin. The terms hyphae and mycelial fragments are used interchangeably. [This information was referenced from the mycology text "The Fifth Kingdom"]

ALTERNARIA SPECIES - This genus comprises a large number of saprobes and plant pathogens. It is one of the predominate airborne fungal spores indoor and outdoor. Outdoors it may be isolated from samples of soil, seeds, and plants. It is one of the more common fungi found in nature, extremely widespread and ubiquitous. Conidia are easily carried by the wind, with peak concentrations in the summer and early fall. It is commonly found in outdoor samples. It is often found in indoor environments, on drywall, ceiling tiles, in house dust, carpets, textiles, and on horizontal surfaces in building interiors. Often found on window frames. *Health Effects:* In humans, it is recognized to cause type I and III allergic responses. Because of the large size of the spores, it can be deposited in the nose, mouth and upper respiratory tract, causing nasal septum infections. It has been known to cause Baker's asthma, farmer's lung, and hay fever. It has been associated with hypersensitivity pneumoniti, sinusitis, deratomyces, onychomycosis, subcutaneous phaeohyphomycosis, and invasive infection. Common cause of extrinsic asthma (immediate-type hypersensitivity: type I). Acute symptoms include edema and bronchospasms, chronic cases may develop pulmonary emphysema.

References: Flannigan, Brian, Robert A. Samson, and J. David Miller, eds. Microorganisms in Home and Indoor Work Environments: Diversity, Health Impacts, Investigation, and Control. London and New York: Taylor & Francis, 2001.

ASCOSPORES - From the fungal Subphylum Ascomycotina. Ascospores are ubiquitous in nature and are commonly found in the outdoor environment. This class contains the "sac fungi" and yeasts. Some ascospores can be identified by spore morphology, however; some care should be exercised with regard to specific identification. They are identified on tape lifts and non-viable analysis by the fact that they have no attachment scars and are sometimes enclosed in sheaths with or without sacs. Ascomycetes may develop both sexual and asexual stages. Rain and high humidity may help asci to release, and disperse ascospores, which is why during these weather conditions there is a great increase in counts. *Health Effects:* This group contains possible allergens.

ASPERGILLUS/PENICILLIUM - These spores are easily aerosolized. Only through the visualization of reproductive structures can the genera be distinguished. Also included in this group are the spores of the genera Acremonium, Phialophora, Verticillium, Paecilomyces, etc. Small, round spores of this group lack the necessary distinguishing characteristics when seen on non-viable examination. *Health Effects:* Can cause a variety of symptoms including allergic reactions. Most symptoms occur if the individual is immunocompromised in some way (HIV, cancer, etc). Both Penicillium and Aspergillus spores share similar morphology on non-viable analysis and therefore are lumped together into the same group.

BASIDIOSPORES - From the Subphylum Basidiomycotina which contains the mushrooms, shelf fungi, and a variety of other macrofungi. They are saprophytes, ectomycorrhizal fungi or agents of wood rot, which may destroy the structure wood of buildings. It is extremely difficult to identify a specific genera of mushrooms by using standard culture plate techniques. Some basidiomycete spores can be identified by spore morphology; however, some care should be exercised with regard to specific identification. The release of basidiospores is dependant upon moisture, and they are dispersed by wind. *Health Effects:* Many have the potential to produce a variety of toxins. Members of this group may trigger Type I and III fungal hypersensitivity reactions. Rarely reported as opportunistic pathogens.

BOTRYTIS SPECIES - Very common. It is parasitic on over 200 plants, vegetables, and soft fruits causing gray mold, but may also be found in soil. Is commonly found in tropical and temperate climates growing on vegetative matter or as a plant parasite. *Health Effects:* Reported to be allergenic, and can induce asthma attacks. Botrytis does have the potential to produce type I and III fungal hypersensitivity reactions.

CERCOSPORA SPECIES - Plant pathogen. Cercospora tends to grow on leaves. (Genera of Hyphomycetes, 1980)
References: J.W. Carmichael, W. Bryce Kendrick, I.L. Conners, Lynne Sigler Genera of Hyphomycetes University of Alberta Press, 1980



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CLADOSPORIUM SPECIES - The most commonly identified outdoor fungus. The outdoor numbers are reduced in the winter and are often high in the summer. Often found indoors in numbers less than outdoor numbers. It is commonly found on the surface of fiberglass duct liner in the interior of supply ducts. A wide variety of plants are food sources for this fungus. It is found on dead plants, woody plants, food, straw, soil, paint and textiles. Often found in dirty refrigerators and especially in reservoirs where condensation is collected, on moist window frames it can easily be seen covering the whole painted area with a velvety olive green layer. *Health Effects:* It is a common allergen. It can cause mycosis. Common cause of extrinsic asthma (immediate-type hypersensitivity: type I). Acute symptoms include edema and bronchospasms, chronic cases may develop pulmonary emphysema. Illnesses caused by this genus can include phaeohyphomycosis, chromoblastomycosis, hay fever and common allergies.

References: Flannigan, Brian, Robert A. Samson, and J. David Miller, eds. Microorganisms in Home and Indoor Work Environments: Diversity, Health Impacts, Investigation, and Control. London and New York: Taylor & Francis, 2001.

CURVULARIA SPECIES - Curvularia is found on plant material and is considered a saprobe. It has also been isolated from dust samples and from wallpaper. *Health Effects:* It has been reported to cause type I hypersensitivity and to be a cause of allergic fungal sinusitis. It may cause corneal infections, mycetoma and infections in immune compromised hosts.

References: De Hoog, G.S., J. Guarro, J. Gene, and M.J. Figueras. Atlas of Clinical Fungi, 2nd Edition. The Netherlands: CBS, 2000.

EPICOCCUM SPECIES - It is found in plants, soil, grains, textiles, and paper products. Frequently isolated from air and occasionally occurs in house dust. Is a saprophyte and considered a weakly parasitic secondary invader of plants, moldy paper and textiles. Epicoccum is usually isolated with either Cladosporium species or Aureobasidium species. *Health Effects:* A common allergen. It also has the potential to produce type I fungal hypersensitivity reactions.

References: Flannigan, Brian, Robert A. Samson, and J. David Miller, eds. Microorganisms in Home and Indoor Work Environments: Diversity, Health Impacts, Investigation, and Control. London and New York: Taylor & Francis, 2001.

FUSARIUM SPECIES - A common soil fungus and plant pathogen. Fusarium is frequently isolated from plants and grains. It is often found in humidifiers and requires wet conditions to grow. *Health Effects:* A type I allergen. Frequently involved in eye, skin and nail infections. Fusarium is the most common cause of mycotic keratitis and has been isolated from patients with a variety of infections. Some species produce mycotoxin. Food safety issues are related to some species of this genus.

References: Flannigan, Brian, Robert A. Samson, and J. David Miller, eds. Microorganisms in Home and Indoor Work Environments: Diversity, Health Impacts, Investigation, and Control. London and New York: Taylor & Francis, 2001.

NIGROSPORA SPECIES - Has been isolated from air and soil samples. Usually found in plant material as a saprobe. *Health Effects:* It has been associated with type I allergic responses. No reported cases of infection.

References: St-Germain, Guy and Richard Summerbell. Identifying Filamentous Fungi: A Clinical Laboratory Handbook. California: Star Publishing Company., 1996.

PITHOMYCES SPECIES - Grows on dead grass in pastures and decaying plant material. *Health Effects:* Causes facial eczema in ruminants.

References: St-Germain, Guy, and Richard Summerbell. Identifying Filamentous Fungi: A Clinical Laboratory Handbook. California: Star Publishing Co., 1996.

POLYTHRINCIUM SPECIES - This fungus is often associated with leaves and other plant material. There are no reports of any clinical significance or allergenic properties.

References: Ellis, Martin B., Ellis, Pamela, Microfungi on Land Plants: An Identification Handbook. England, The Richmond Publishing Co. Ltd., 1997.

RUSTS - From the group Uredinales, called Rusts due to the color of the spores, which are known for causing disease in plants.



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SMUTS/MYXOMYCETES - Smuts and Myxomycetes are parasitic plant pathogens. They are typically grouped together due to their association with plants, the outdoors and because they share similar microscopic morphology. *Health Effects:* Can produce type I fungal hypersensitivity reactions.

References: Martin, G.W., C.J. Alexopoulos, and M.L. Farr. The Genera of Myxomycetes. Iowa City, Iowa: University of Iowa Press, 1983.

SPEGAZZINIA SPECIES - The natural habitat for Spegazzinia is the soil, but it may also be found on plants. There is little information pertaining to health related risks and no studies on its allergenic properties.

References: Ellis, Martin B., Ellis, Pamela, Microfungi on Land Plants: An Identification Handbook. England, The Richmond Publishing Co. Ltd., 1997.

TORULA SPECIES - Torula is a saprophyte and therefore often found on plant material. It may be found on wood-containing products/materials. *Health Effects:* Reported to produce type I fungal hypersensitivity.

References: Ellis, Martin B., Ellis, Pamela, Microfungi on Land Plants: An Identification Handbook. England, The Richmond Publishing Co. Ltd., 1997.

Additional Information

Air Cassette Analyses

Air cassette reports indicate the genus and concentration of viable (living) and non-viable mold spores detected on the slide (A2 Analysis). Whether or not these spores are viable cannot be determined using this type of analysis. However, keep in mind that spores can remain allergenic even after cellular death. Other possible allergens include dander, pollen and fibers which are included in air cassette reports for the A1 Analysis. A1 and A2 analyses are performed on several types of air cassettes. Light microscopy at a 400 to 1000x magnification is used for air cassette sample analysis. SanAir always analyzes 100% of the impacted slide.

Explanation of Background Densities

The background density of an air cassette aids in the overall interpretation of results as it indicates the level of background debris present (e.g. dander, pollen, fibers, insect parts, soot, fly ash, etc.). Excessive background debris may mask the presence of fungal spores thereby reducing the accuracy of the count. It may also serve as an alert that the volume of air pulled was too high or too low. The following table explains background densities.

Air Cassette Density	Amount of Particulate on Slide	Explanation
1	Insignificant	Should not skew any counts
1+	Low	Should not skew any counts
2	Low to Moderate	Should not skew any counts
2+	Moderate to High	May cause occlusion of small spores
3	High	May cause occlusion of small to medium spores
3+	Very High	Will cause occlusion of spores
4	Overloaded	Level of particulate too high to perform analysis

A Note About the Fungal Spores

In some instances certain groups of fungi cannot be identified due to a lack of distinguishing characteristics. These fungi will be categorized as "unknown spores" on the final report.

The genera *Aspergillus* and *Penicillium* are typically composed of small, round spores that are difficult to distinguish from each other; therefore, they are grouped into the category *Aspergillus / Penicillium*. Other fungi that produce spores of similar characteristics may also be placed into this category, including *Paecilomyces*, *Gliocladium*, and *Trichoderma*, among others.

Stachybotrys and *Memnoniella* spores are coated with a sticky "slime" layer that may inhibit aerosolization.

Any genus of fungi detected on an air cassette with a high raw count (i.e. exceeding 500 spores) may be estimated. Any estimate higher than 12,000 spores will be reported as >12,000.

Understanding the Air Cassette Report

Each sample has 3 columns of information provided. The left is the raw count which is the number of spores for that fungal type detected on the trace. The middle column is the count per cubic meter (Count/m³) which is the raw count converted based on the total volume pulled for that sample. It represents the number of spores that should be expected in a cubic meter of air from the location in question *if* the spores were distributed evenly throughout the air. This column is helpful for interpreting results when the samples were pulled at different total volumes. In other words, the raw count of a cassette pulled at 75 liters should not be compared to the raw count of a cassette pulled at 150 liters because there may be higher counts associated with the higher volume. By comparing the "Count/m³" columns the difference in volumes are accounted for.

The limit of detection is the lowest spore count detectable with reasonable certainty, and it is calculated this way using a raw count of one. Keep in mind there are 1,000 liters in a cubic meter.

$$1 \times (1,000 / \text{Total Volume in Liters})$$

How to calculate the count per cubic meter:

$$\text{Raw Count} \times (1,000 / \text{Total Volume in Liters})$$

The last column on the right shows the percentage for which each spore type comprised the total spore count.

Understanding the Air Cassette Graph

The graph is a visual representation of the baseline sample (usually the outdoor air sample) compared individually against each indoor sample. Each spore type found on the indoor sample is compared to what was found outdoors per cubic meter.

The graph shows the percentile representation of each indoor spore count derived by dividing the indoor Count/m³ by the outdoor Count/m³. If the percentage is below 50% of the outside count, then the bar is below 50 on the chart, which corresponds to "No evidence of mold amplification." If the percentage is between 50 and 100%, then the bar on the chart will stop between 50 and 100, which corresponds to "Possible mold amplification." If the percentage is greater than 100%, then the bar will be above 100 on the chart, which corresponds to "Probable mold amplification."

Each organism is given a threshold level for the Count/m³. If this threshold level is not met in an inside sample, then the organism will not be graphed on the chart. This is used to prevent the graph from showing every spore type that is commonly found outside and doesn't typically indicate a possible moisture problem inside. For example, most common outdoor spores (e.g. ascospores, basidiospores, and *Cladosporium*) have a threshold level of 100. Therefore, in order to show up on the chart, the inside Count/m³ must be above 100. On the other hand, fungi that may indicate water damage (e.g. *Stachybotrys*, *Ulocladium*, *Chaetomium*, *Memnoniella*, etc.) are given lower threshold levels. These fungi have a higher water activity value and therefore require more moisture to grow. *Stachybotrys* and *Chaetomium* have threshold values of 14 and 30, respectively, as even a low count of those types of spores may indicate an issue with excess moisture.

Keep in mind that this graph is to be used only as a tool in the inspection of a building. Visual examination and knowledge of water damage, past remediation, and weather conditions, among other elements, is essential in the decision regarding the indoor air quality of a building.

Assistance with Remediation Projects

more information pertaining to interpretation of results is available on our website www.sanair.com

For assistance in a remediation project you may consult the Institute of Inspection, Cleaning and Restoration Certification's (IICRC) S500 and S520 protocols. The S500 is a reference guide for water-damage restoration and the S520 pertains specifically to mold remediation. Other standards and guidelines regarding Indoor Air Quality that may assist in remediation projects:

- AIHA (Recognition, Evaluation, and Control of Indoor Mold)
- AIHA (The Facts About Mold)
- NADCA (ACR 2006)
- IESO (Standards of Practice for the Assessment of Indoor Air Quality)
- EPA (Mold Remediation in Schools and Commercial Buildings)
- New York City Department of Health and Mental Hygiene (Guidelines on Assessment and Remediation of Fungi in Indoor Environments)

Disclaimer

*This report is the sole property of the client named on the SanAir Technologies Laboratory chain-of-custody. Neither results nor reports will be discussed with or released to any third party without our client's written permission. The information provided in this report applies only to the samples submitted and is relevant only for the date, time and location of sampling. **SanAir will not provide any opinion on the safety of a building as visual inspection and knowledge of water damage, past remediation and weather conditions during sampling, among other elements, is essential in this decision.** SanAir is accredited by AIHA in the EMLAP program for Direct Examination of air samples.*

This report does not constitute endorsement by AIHA/NVLAP and/or any other U.S. governmental agencies; and may not be certified by every local, state and federal regulatory agencies.

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Microbiology Chain of Custody

SanAir ID Number

11011576

Company: <i>Hudson Valley Property Inspectors</i>	Project Number:	Phone #: <i>845-339-3983</i>
Address: <i>19 Coming Lane</i>	Project Name: <i>McNamara</i>	Phone #:
City, State, Zip: <i>Saugerties, NY 12477</i>	Date Collected: <i>7/30/11</i>	Fax #:
Samples Collected By: <i>Kevin</i>	P.O. Number:	Email: <i>Kevin.hvdpi@gmail.com</i>

Sample Types		Analysis Types	Turn Around Time
AC	Air Cassette	A1 - Identification and Enumeration of Fungal spores, plus total dander, fiber, and pollen count	Hours 3/6/24/48-Std
		A2 - Identification and Enumeration of Fungal spores only	Hours 3/6/24/48-Std
T B S*	Tape Bulk Swab*	D1 - Direct Identification of Fungi	Hours 3/6/24/48-Std
		D2 - Direct Identification of Mites, Insects, Pollen, etc.	Hours 3/6/24/48-Std
AP B S	Air Plate Bulk Swab	C1 - Culture Identification and Enumeration of Fungi only	5-10 Days
		C2 - Culture Identification and Enumeration of Bacteria only	2-4 Days
		C3 - Culture Identification and Enumeration of Fungi and Bacteria	5-10 Days
		C4 - Culture Identification and Enumeration of Thermophilic Bacteria with C2 or C3 analysis	2-4 or 5-10 Days
W	Water	L1 - Culture Identification and Enumeration of <i>Legionella</i> sp.	7-10 Days
D	Dust	M1 - Dust Mite Allergen Test	Hours 3/6/24/48-Std

SanAir Technologies Laboratory offers speciation by PCR. Please call for details and pricing.

Sample #	Sample Identification	Sample Type	Analysis Type(s)	Turn Around Time	Total Volume (L) or Area (in ²)	Time Start - Stop
<i>17011625</i>	<i>Kitchen</i>	<i>AC</i>	<i>A2</i>	<i>Std</i>	<i>15</i>	<i>5 min</i>
<i>17011588</i>	<i>Basement</i>	<i>AC</i>	<i>A2</i>	<i>Std</i>	<i>15</i>	<i>5 min</i>
<i>17009863</i>	<i>Outside</i>	<i>AC</i>	<i>A2</i>	<i>Std</i>	<i>15</i>	<i>5 min</i>

Special Instructions	
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Relinquished by	Date	Time	Received by	Date	Time
			<i>MB</i>	<i>AUG 02 2011</i>	<i>9:50 AM</i>

Unless scheduled, the turn around time for all samples received after 3 pm Friday will begin at 8 am Monday morning. Weekend or Holiday work must be scheduled ahead of time and is charged 150% of analytical rate.

*Although we allow Direct Identification from a swab sample, best results are received from tape samples.