



HOLMES INSPECTION CO.

P.O. Box 8467 - Kansas City, MO 64114 - (913) 649-8878

Certified Moisture Analysis & EIFS / Stucco Inspections
FHA – 203(k) Inspector, Plan Reviewer & Consultant
FHA – Approved Compliance Inspector
Certified Construction Inspector

www.holmesinspection.com



December 6, 2011

To: Tucker Thompson

Re: Mold / Air Sampling @ 8200 W. 86th Street; Overland Park, KS 66207

Per your request, on 11/30/11 we did a preliminary mold / air sampling and took certain samples at the above referenced property and submitted them to the “Pro-Lab Company” for evaluation. The purpose of the cursory sampling was to determine within reasonable limitations if there were traces of mold spores present, and how that compared to the outside air. Copies of their report are attached. The random samplings we took were: (1) an Air Sample of the Outside Air to use as a benchmark; (2) an Air Sample in the basement bathroom, (3) an Air Sample in the “Dogs Room”, and (4) a Swab Sample at the “Dogs Room” ceiling at the damaged sub-flooring beneath the leaking 1st floor shower area.

As you can see on Page 2 of the lab report attached to this letter, although various mold spores were present in the house air, there was none with significant elevated levels compared to those in outside air. There was active growth on the swab sample taken at the “Dogs Room” ceiling under a leaking shower above. Page 3 & Page 4 are bar charts comparing the inside air to the outside air. None were toxic mold levels or types. Page 5 & Page 6 list the mold types present and explains a little about them, where they come from and their allergenic potential, etc.

The Cursory Air / Mold Sampling we performed only screened the air at specific locations. Our sampling was not intrusive or destructive. It did not include concealed areas or latent growth inside walls, etc. It is not intended to replace medical advice or to make claims about your future health in the property. Even low level molds can cause allergenic responses to some people. Although we did not do a home inspection with moisture testing or observations, while in the home we saw signs of moisture intrusion or leak stains at the basement ceiling and around several bathroom areas and a bath fan that did not appear operable. Therefore review your home inspectors report for any signs of moisture as most mold starts from moisture intrusions. If moisture intrusions were noted by them / take steps to correct the causes.

The swab sample and air samples indicated low levels of Penicillium. Client has indicated allergies to Penicillin, therefore it is therefore recommended that professional remediation be addressed where needed. We have included a SAMPLE of what a mold removal protocol might address, and the names of two mold contractors.

- (1) Mold Busters & Analysis - (816) 229-6654 / (816) 516-0385 (Pat - Mold)
- (2) Air Quality Assessment - (913) 962-1028 (Chris Bieber - Mold)

Dan Bowers

Dan Bowers, CRI, ACI, CMI, EDI

Enclosures: (1) The Labs Mold Report (2) Mold Testing Invoice (3) Sample Mold Protocol

