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Analysis Prepared For**Customer:**

Sample

Job / Claim: /

Date Sampled: 12/1/20

Time Sampled: 10:42 AM

InstaScope ID: IS0101-v0.12.10-0-g34332e4-2.0.2(65)

Dear Access Property Management,

Thank you for choosing Quantum Restoration to perform an inspection of your home with our InstaScope® mold-assessment system. The purpose of this inspection is to provide you with detailed information about the airborne concentrations of mold in your structure. The results of an InstaScope® test deliver critical insight into your property and your InstaScope® operator is trained to assist you in understanding this information.

As with any test, there are limitations you should understand. Your InstaScope® report presents our findings but it's important to understand certain factors related to your inspection.

1. There is an absence of regulatory standards for acceptable levels of airborne mold levels inside a home. InstaScope® detects and identifies particles one at a time and then applies advanced algorithms and analysis to the results. As there are no objective standards, the results are interpreted using published literature from relevant government agencies, expert indoor air quality research, and our experience.
2. The air outside affects the amount and make-up of mold inside. And factors such as weather, season, time of day and local ecology can impact indoor mold levels as well. So before scanning the inside of your home, your operator measures outdoor levels of mold. The average outdoor readings are then used as a local baseline to compare to the air inside your home. In the unusual cases where the outside measurements are not sufficient for a baseline, additional calculations are used to establish a baseline for this assessment.
3. Your report may include written observations taken by your InstaScope® operator. Your operator performs a visual inspection of your home and provides documentation of mold on surfaces where visible and observations related to structural conditions conducive to mold growth. InstaScope® measures airborne mold levels in each area scanned. It can help identify locations for active mold growth. The written observations taken by your operator represent their findings based on their knowledge, training and experience.

Analysis of Results

1. The results in this analysis pertain only to this job, collected on 12/1/20 at 10:42 AM and should not be used in the evaluation of any other property. This report may not be duplicated, except in full, without the written consent of Quantum Restoration.
2. To better understand your InstaScope® report, we provide a document titled "How To Read Your InstaScope® Mold Assessment." Your report will show all scanned areas and categorize each as Green, Yellow or Red. We provide recommendations for each color based on Centers for Disease Control and Prevention (CDC) guidelines and industry best practices.

Thank you for your time. Please feel free to contact Quantum Restoration with any questions you may have.

Sincerely,

Jason Richards
Project Manager

GREEN ROOMS

These rooms had airborne mold concentrations that we would expect to find in a structure under normal conditions. The airborne mold in your home was not significantly higher in concentration or different in ecology than the mold outside on the day and time this inspection was done.

Room	Room Volume (ft3)	Mold Concentration
Family Room	1936 ft3	10,788 p/m3
Garage	2075 ft3	2,792 p/m3
Kitchen #1	1308 ft3	10,534 p/m3

YELLOW ROOMS

These rooms had airborne mold concentrations that were moderately higher than we would expect to find in a structure under normal conditions when compared with the mold outside on the day and time this inspection was done. These levels suggest that these rooms might benefit from additional inspection.

Room	Room Volume (ft3)	Mold Concentration
No Rooms.		

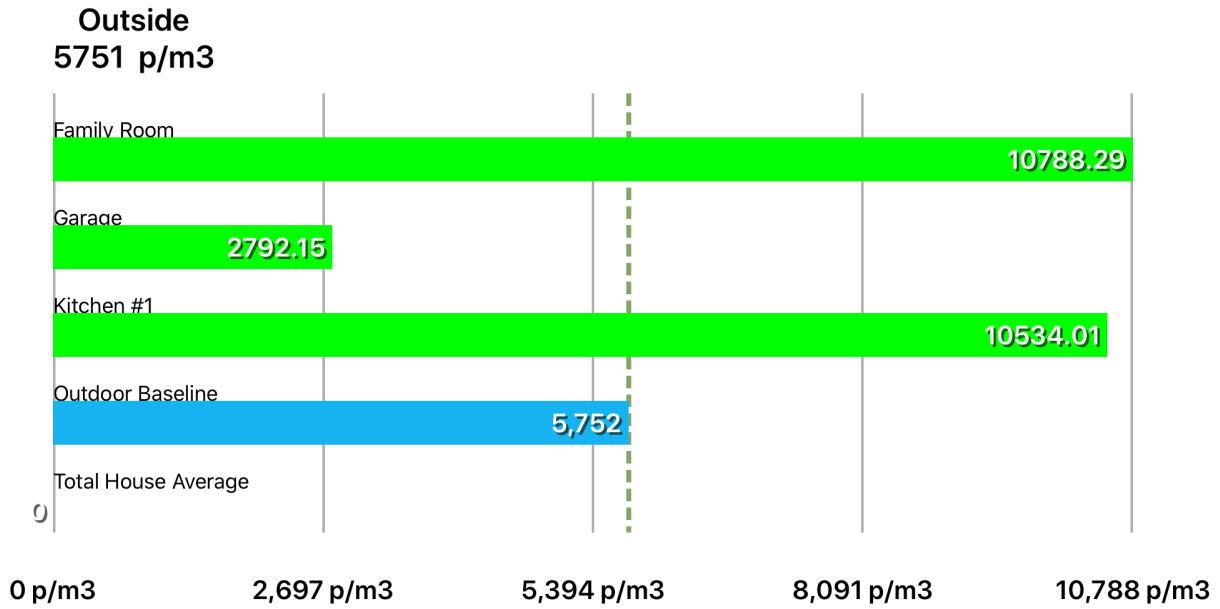
RED ROOMS

These rooms have airborne mold concentrations that were significantly higher and / or significantly different in ecology than we would expect to find in a structure under normal conditions when compared with the mold outside on the day and time this inspection was done. These levels suggest that these rooms require additional inspection.

Room	Room Volume (ft3)	Mold Concentration
No Rooms.		

SCAN-BY-SCAN MOLD COMPARISON

The graph below displays how each room compares to other rooms, to the outside air, and to the total house average on the day of the test. Comparison of these values is one part of the logic InstaScope uses to determine whether a room is green, yellow, or red.



INSPECTION DETAILS

Family Room - 1936 ft³

Conditions: House Plants, Area Rugs / Textiles, Wood Floor

Mold Particles / m ³	Temperature	Relative Humidity
10,788 p/m ³ 1021111	68.2 °F	51.7 %

Notes:

Garage - 2075 ft³**Conditions:** Room is Dirty, Stains of Discoloring, Evidence of Water, House Plants, Concrete / Other

Mold Particles / m ³	Temperature	Relative Humidity
2,792 p/m ³ 1051111	58.6 °F	69.4 %

Notes:Kitchen #1 - 1308 ft³**Conditions:** Area Rugs / Textiles, Wood Floor

Mold Particles / m ³	Temperature	Relative Humidity
10,534 p/m ³ 1051111	71.1 °F	51.7 %

Notes:

INSPECTION NOTES

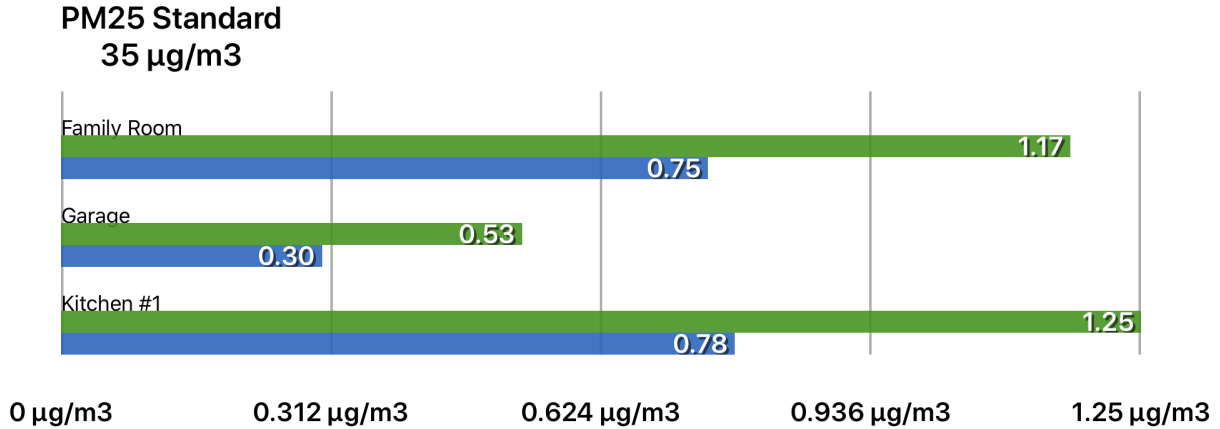
No notes available

COARSE (PM₁₀) AND FINE (PM_{2.5}) AIRBORNE PARTICLE REPORT

In addition to detecting airborne mold, InstaScope® also provides real-time information about the airborne concentrations of coarse (PM₁₀) and fine (PM_{2.5}) particles in your home. The EPA's National Ambient Air Quality Standards (NAAQS) define the amount in weight (expressed as particle mass PM) of fine particles smaller than 2.5 microns and coarse particles smaller than 10 microns that are acceptable for ambient air. For reference, the average human hair is about 70 microns in diameter – making it 30 times larger than the largest fine particle measured by InstaScope®. The NAAQS standards are used to regulate air pollution in U.S. cities and are also often referred to by regulatory agencies (OSHA) and non-governmental organizations (NIOSH, ACGIH, ASHRAE) as thresholds to judge the quality of indoor air as well. InstaScope® results also reference the NAAQS thresholds to help you better understand how clean the air in your home is. The current fine particle (PM_{2.5}) exposure standard is 35 µg/m³ and the coarse particle (PM₁₀) exposure standard is 150 µg/m³. Homes whose airborne particle concentrations exceed the NAAQS standards should be remediated. Your InstaScope® inspector can give you more information on possible remediation options in this event.

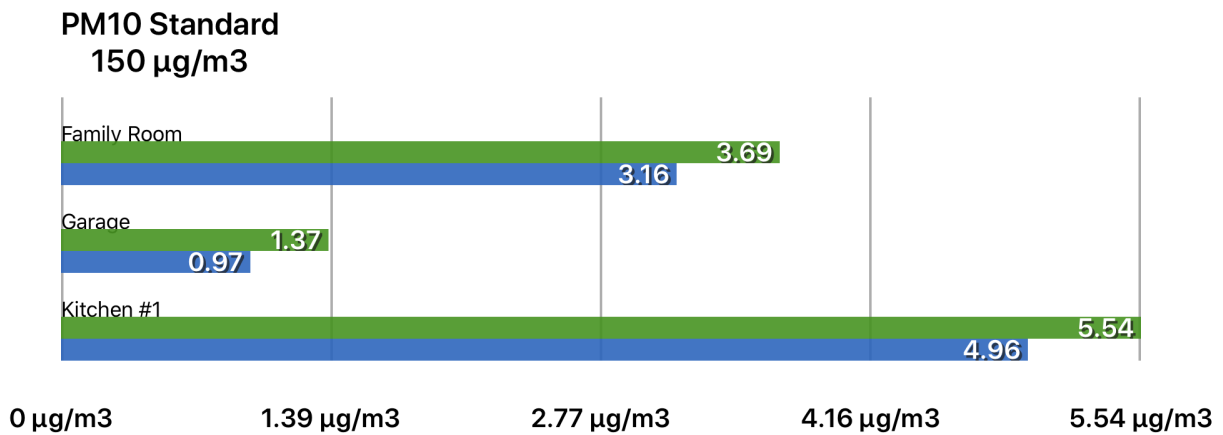
SCAN-BY-SCAN COMPARISON OF FINE AIRBORNE PARTICLES (PM_{2.5})

The EPA NAAQS (National Ambient Air Quality Standards) define the amount of fine particles (smaller than 2.5 microns) that is acceptable for ambient air. The current PM_{2.5} standard is 35 µg/m³. The graph below displays the total fine particles in green and the subset of biological fine particles in blue for each scan.



SCAN-BY-SCAN COMPARISON OF COARSE AIRBORNE PARTICLES (PM₁₀)

The EPA NAAQS (National Ambient Air Quality Standards) define the amount of coarse particles (smaller than 10 microns) that is acceptable for ambient air. The current PM₁₀ standard is 150 µg/m³. The graph below displays the total coarse particles in green and the subset of biological coarse particles in blue for each scan.





Family Room



Garage

Staining on the drywall ceiling.



Garage

Staining on the drywall ceiling.



Garage



Kitchen #1