



Mold Inspection & Testing | MI&T
Nationwide Unbiased Mold Testing
Website: <http://mitmold.com>
[855-600-6653](tel:855-600-6653) | Office@mitmold.com

Client Name: Tina Scott
Inspector: Minneapolis, MN - Colter Johnson
Location Address: 3968 Westbury Way, Eagan Minnesota 55123
Inspection Date: 07/01/2026
Time of Inspection: 11:00 AM



Outside Temperature: 70
Outside Humidity: 87
Outside Conditions: light_rain

Indoor Temperature: 70
Indoor Humidity: 54

Basic Mold Inspection Details:

A basic mold inspection by an MI&T inspector includes a full visual assessment of a property's readily accessible areas with use of specific tools of our trade in order to identify any possible "red flags" that could be causing a mold growth problem. It also includes the collection of 2 air samples. The first must be taken from outside and serves as a "control," every home or business has "normal" levels of mold and this will determine what is acceptable for a property in your area. It also shows that all the equipment/supplies used were working properly and makes our results legally binding. The other air sample is taken from the area inside the home or business that the inspector and client agree is the area of greatest concern. These 2 air samples will determine whether or not elevated conditions exist at the property in question.

Advanced Mold Testing:

For those that wish to confirm the source of a mold problem and receive specific instructions for remediation, additional mold testing is necessary. We offer surface samples via tape lift/swabs and in-wall cavity air samples to accomplish this task. When an inspector finds something specific that they believe is compromising the indoor air quality of a property, he will suggest one of the above samples mentioned. If the problem shown by the general air sample is the same seen at the localized testing location, we can not only confirm that is the source of a problem, but also offer exactly what you need to do in order to fix it. If the problem area is large enough, multiple samples may be suggested to establish precisely what has been contaminated. Additional general air samples are also beneficial to determine how far an air quality problem has spread.

Mold Remediation Overview



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To whom it may concern,

Based on the findings of the visual inspection and lab results of samples collected during the inspection, it is our professional opinion that elevated mold conditions do exist at the property.

Elevated Mold Conditions Exist: YES

Professional Mold Remediation Recommended: YES

CHOOSING A MOLD REMEDIATION COMPANY:

It is important to understand there is a difference between a general remodel and a mold remediation. Later in this document we will lay out recommended remediation steps. This protocol should be carried out by a restoration company/technician with both education and experience dealing with mold. While some general contractors are prepared to complete a mold remediation properly, the majority are not equipped to carry out all the recommend steps unless restoration is a focus of the business. Failure to complete all of the steps may result in lingering indoor air quality problems or even worse, the mold problem returning entirely.

Many of our clients turn to us for a recommendation on what company to use for the mold removal. In an effort to stay separate from the restoration process and help our clients with this process, we have compiled a list of reputable companies in your area. MI&T is not affiliated with these companies. If you have a negative experience with one of them please inform us and we will re-evaluate their placement.

Requirements to be listed: IICRC Certified, Properly Licensed, Insured,
No Unclosed BBB Complaints, Positive Online Reputation.

Basic Mold Inspection Report



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of air samples taken: 4

of surface samples taken: 6

Recommended Samples NOT Submitted: All recommended samples were taken

Areas of Concern: Elevated levels of Penicillium Aspergillus, Cladosporium, and Hyphal Fragments found in Attic Access, Bath Ceiling, Bath Walls, Office Ceiling, and Attic Access 2x4.

General Observations

Observation	Yes	No
Musty Smell or Odor		✓
Water Damage	✓	
Excess Humidity	✓	
Excess Moisture		✓
Visual Growth	✓	
Roof Leak		✓
HVAC Problem		✓
Plumbing Issue		✓
Health Complications		✓
Localized Problem		✓
Widespread Problem		✓
Control Sample Taken		✓

Additional Notes: Water damage to office ceiling. Growth found in bathroom, attic access, and office ceiling.

Mold Sample Details



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Sample ID: 80936

Type of Sample: Air Sample

Area Tested: Deck

Picture of Sample Medium:



Picture of Sample Collection:



Sample Details	YES	NO
Air Sample	✓	
Surface Sample		✓
Control Sample	✓	
General Air Sample		✓
In-Wall Cavity Sample		✓
Swab		✓
Tape Lift		✓

Mold Sample Details



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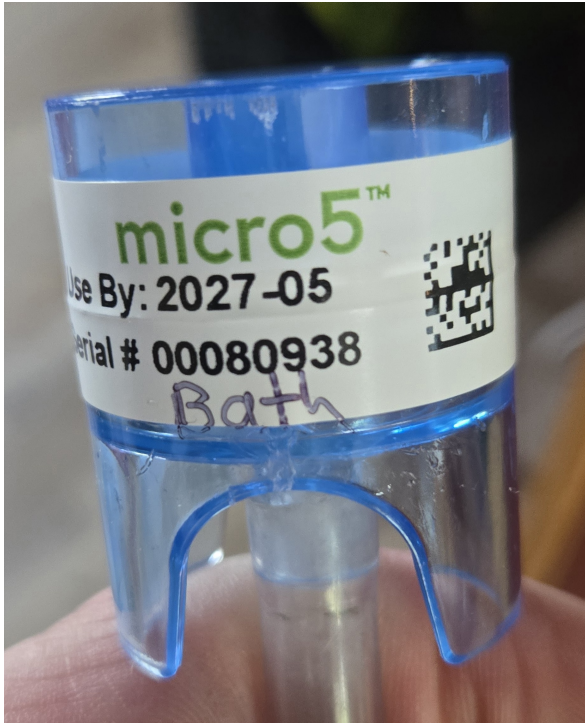
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Sample ID: 80938

Type of Sample: Air Sample

Area Tested: Bathroom

Picture of Sample Medium:



Picture of Sample Collection:



Sample Details	YES	NO
Air Sample	✓	
Surface Sample		✓
Control Sample		✓
General Air Sample	✓	
In-Wall Cavity Sample		✓
Swab		✓
Tape Lift		✓

Mold Sample Details



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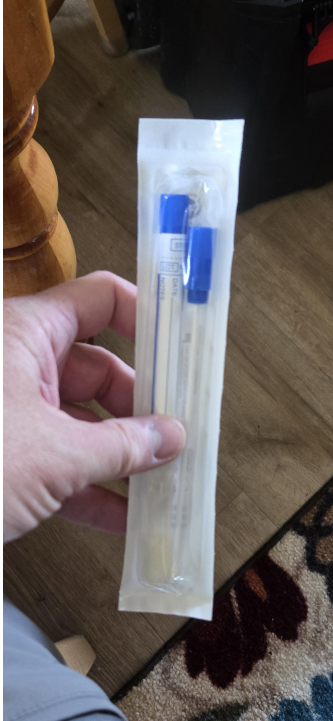
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Sample ID: SWAB 1

Type of Sample: Surface Sample

Area Tested: Bath ceiling

Picture of Sample Medium:



Picture of Sample Collection:



Sample Details	YES	NO
Air Sample		✓
Surface Sample	✓	
Control Sample		✓
General Air Sample		✓
In-Wall Cavity Sample		✓
Swab	✓	
Tape Lift		✓

Mold Sample Details



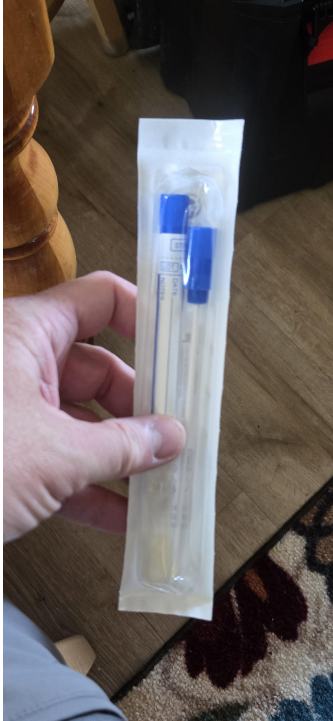
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Sample ID: SWAB 2

Type of Sample: Surface Sample

Area Tested: Bath walls

Picture of Sample Medium:



Picture of Sample Collection:



<i>Sample Details</i>	<i>YES</i>	<i>NO</i>
Air Sample		✓
Surface Sample	✓	
Control Sample		✓
General Air Sample		✓
In-Wall Cavity Sample		✓
Swab	✓	
Tape Lift		✓

Mold Sample Details



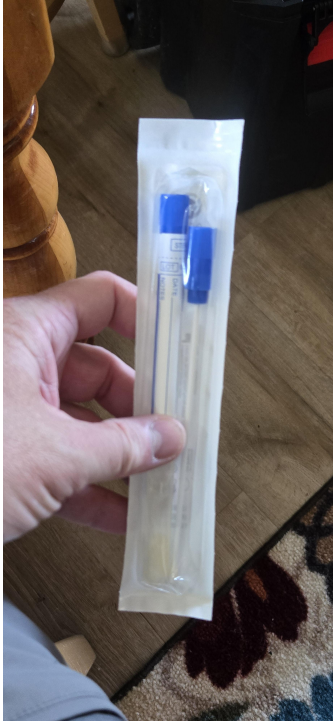
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Sample ID: SWAB 3

Type of Sample: Surface Sample

Area Tested: Toilet trim

Picture of Sample Medium:



Picture of Sample Collection:



<i>Sample Details</i>	<i>YES</i>	<i>NO</i>
Air Sample		✓
Surface Sample	✓	
Control Sample		✓
General Air Sample		✓
In-Wall Cavity Sample		✓
Swab	✓	
Tape Lift		✓

Mold Sample Details



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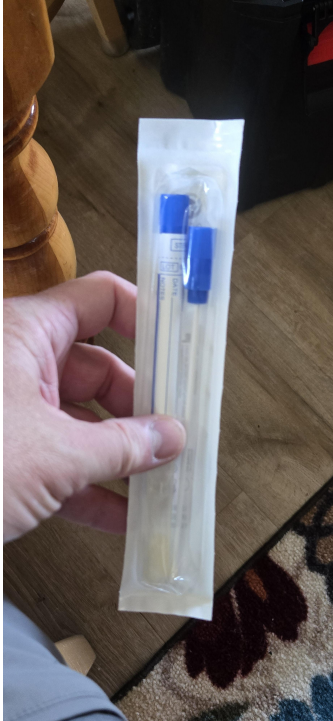
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Sample ID: SWAB 4

Type of Sample: Surface Sample

Area Tested: Bath towel trim

Picture of Sample Medium:



Picture of Sample Collection:



<i>Sample Details</i>	<i>YES</i>	<i>NO</i>
Air Sample		✓
Surface Sample	✓	
Control Sample		✓
General Air Sample		✓
In-Wall Cavity Sample		✓
Swab	✓	
Tape Lift		✓

Mold Sample Details



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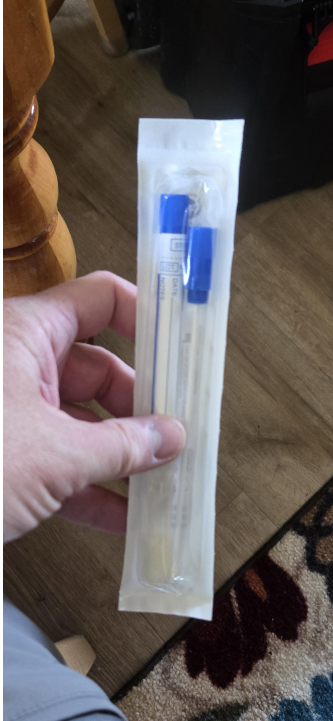
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Sample ID: SWAB 5

Type of Sample: Surface Sample

Area Tested: Office ceiling

Picture of Sample Medium:



Picture of Sample Collection:



<i>Sample Details</i>	<i>YES</i>	<i>NO</i>
Air Sample		✓
Surface Sample	✓	
Control Sample		✓
General Air Sample		✓
In-Wall Cavity Sample		✓
Swab	✓	
Tape Lift		✓

Mold Sample Details



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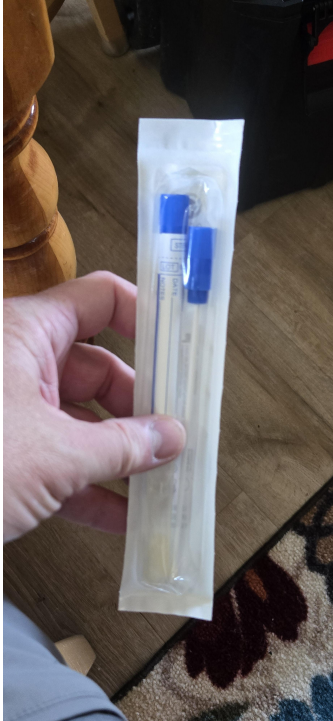
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Sample ID: SWAB 6

Type of Sample: Surface Sample

Area Tested: Attic acces

Picture of Sample Medium:



Picture of Sample Collection:



<i>Sample Details</i>	<i>YES</i>	<i>NO</i>
Air Sample		✓
Surface Sample	✓	
Control Sample		✓
General Air Sample		✓
In-Wall Cavity Sample		✓
Swab	✓	
Tape Lift		✓

Mold Remediation Recommendations



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If your advanced mold testing report came back showing elevated levels of mold, it should have a supplementary test(s) confirming the source of a problem. This report should have detailed findings for each additional sample taken. When a test indicates a problem, we identify which remediation steps must be performed at that area. Below you will find a more detailed explanation of each of those steps. If professional mold remediation is recommended, this work should be carried out by a mold removal professional that is trained and has the equipment necessary to complete each task as instructed. Please do not attempt to handle this work on your own. Doing so puts your health and the health of other occupants of the property at risk.

Professional Mold Remediation Recommended: YES

Source of Mold Growth: Elevated humidity and restricted airflow

REMEDIATION STEPS	YES	NO	N/A
Vacate Premises - During Work (Problem Spread Throughout)		✓	
Area Containment (Problem Localized)	✓		
Personal Protective Equipment	✓		
Negative Pressure Used		✓	
HEPA Vacuum	✓		
Apply Biocide/Wipe-down	✓		
Removing Contaminated Material	✓		
Salvaged/Restored (If applicable to item tested)		✓	
Final Cleaning	✓		
Air Scrubber	✓		
HVAC System Cleaning		✓	
Post Remediation Inspection	✓		
Containment During Reconstruction	✓		

Description of Work Area If Necessary: Based on mold test results and visual inspection, it is my professional opinion that a qualified restoration company be contracted to perform a mold remediation at the property in question.

Test results indicate that the problem is localized. With that being said, work will be taking place and containment is necessary. Due to the abnormal levels of Penicillium /Aspergillus and other mold spores, it is my recommendation that all porous materials such as carpet and fabric be removed and discarded.

Wipe down all horizontal and vertical surfaces with anti microbial , HEPA vac and run air scrubbers for 48-72 hours throughout remediation. MI&T recommends post remediation clearance testing be performed

prior to any rebuild to ensure job has been completed correctly.

Due to the fact that our observations are only made during limited time on site, we are unable to determine the exact cause of the humidity issue. However we can make suggestions that should be followed to ensure the mold problems do not return.

- Keep humidity at or below 50% throughout.
- An Air Conditioner's purpose is to not only cool a building but also to serve as a dehumidifier. It should be used even when unoccupied.
- Avoid having large items placed directly on exterior walls as these walls need to breathe in order to cool off and avoid condensation and mold growth.
- If you close vents in unused rooms, be sure to monitor humidity levels.
- Utilize Exhaust fans and leave doors open to rooms prone to humidity like closets, bathrooms, and laundry rooms.
- Consider installing a dehumidifier in any troubling area; basements, additions, poorly insulated, etc.



#1: Vacating the Premises

- Vacating people from the adjacent spaces is usually only necessary for a large/widespread problem but is also recommended for individuals with reduced immune systems, elderly, infants, recent surgery patients, people with chronic inflammatory lung disease or individuals with respiratory health concerns.

#2: Personal Protective Equipment (PPE)

- Full-face respirators are to be worn.
- Gloves are to be worn to remove all infected building materials.
- Disposable Tyvek coveralls covering both the head and shoes shall be worn.

#3: Containment of Each of the Contaminated Area

- Complete isolation of the work area using plastic (6 mil poly) sheeting sealed with tape.
- If a containment area blocks the only entrance, vacating the property is usually recommended during remediation.
- If the problem is widespread and the entire property needs remediation, no containment is necessary.
- This area should be large enough to house any contaminated materials
- Sealing with plastic sheeting (6 mil poly) all ventilation, ducts/grills, fixtures and other openings.

#4: Negative Pressure Used

- Use an exhaust fan with a HEPA filter to generate negative pressurization (ventilating to the outdoors). Use the appropriate sized unit for the space. The air exchange rate must be six times per hour.

#5: HEPA Vacuum

- Any area that is in the same area of contaminated materials should be HEPA vacuumed, starting at highest point and working down to the floor.
- Any area that is contained should be completely HEPA-Vaced.
- This should be done before AND after removing contaminated materials.
- If the entire property is contaminated, the entire property needs to be HEPA-Vaced.

#6: Applying Biocide

- Apply biocide to visible fungal growth prior to removal of material. Wait thirty minutes before removing the material. This provides sufficient time for the biocide to disinfect the material and reduces the dust generated because the material is wetted.
- This should be done before AND after removing contaminated materials

#7: Removal and Discarding of Contaminated Materials

- Remove infected drywall, insulation and building material least twelve inches past any visual mold.
- All debris should be double bagged in 3 mil contractor bags twisted, goose necked and sealed with duct tape.
- The sealed bags are to be wiped clean with the appropriate disinfectant in the containment before transport to the disposal area.

- There are no special requirements for the disposal of moldy material. Moldy materials that are bagged can be disposed of with other general waste.
- All contaminated materials should be wrapped in plastic and sealed with tape before being taken out of the containment area through the unaffected areas for disposal.
- Sometimes building material, furniture, flooring, etc can not be evaluated until it has been jarred from its location. For cases like this, the mold remediation company hired should be trusted to give an honest evaluation.

#8: Restoring a Damaged Item

- If an item such as kitchen cabinets, clothing, furniture, etc were damaged you should have a yes/no answer to whether or not your item can be restored
- How this needs to be done is dependent upon the item in question. Wood may require sanding, clothes a simple rinse in the wash, etc.
- Some items like cabinets may appear to be salvaged, but after they are removed the damage is worse than our inspector anticipated. Trust the mold professional you hire for advice on whether or not something can be restored.

#9: Final Cleaning

- After the contaminated material has been removed, the contained area is to be HEPA vacuumed again.
- If any visual mold is seen on studs HEPA sand affected area.
- In the event that an item cannot be restored it must be replaced, even if it is building material.
- The contained area is to be wiped down with a biocide and/or detergent solution.
- The contained area is to be HEPA vacuumed again.

#10: Air Scrubber(s)

- Multiple air scrubbers should be used for properties with a widespread problem and no containment area. How many should be a decision trusted in the hands of the mold remediation company hired.
- An Air Scrubber should be placed in each containment area for 48-72 hours.

#11 Air Duct Cleaning

- Every mold remediation should be completed with a thorough cleaning of the HVAC system and air ducts.
- Sanitize/Disinfect air handler coils.
- Sanitize/Disinfect all duct work

#12: Final Inspections

- Prior to containment removal and re-occupancy of the space a certified mold inspector should do a visual inspection and air sampling. Air sample should be taken both within the containment and in an adjacent area to insure spores have not spread to other areas.
- After passing post remediation testing you may choose to apply a sealant around studs.
- Containment removal and re-occupancy shall occur when space passes appropriate verification testing.

#13: Containment Used During Reconstruction

- After the work area has passed clearance testing, the enclosure can be used to contain the dusts generated by sheetrock sanding and taping activities. This is done to reduce the clean up when reconstruction is complete.



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Attached are the lab results from independent AIHA accredited microbiology laboratory. If you have any questions about this report, the lab results, or anything else, please feel free to give us a call at the number listed below.

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