BREATHE EASY
HOME INSPECTIONS

MOLD SPORE AIR SAMPLING

Indoor Air Quality Report

Your lab results, explained in plain language. A quick summary up front, with the complete certified lab report attached behind it.

PREPARED FOR

Sample Client

5678 North Sample Circle, Mesa, AZ

INSPECTOR	SAMPLED	LAB RESULTS	LABORATORY
Konnor Kirkwood	**Oct 26, 2026**	**Oct 28, 2026**	**EMSL Analytical**
BTR #72416	Vacant home · full interior	Sample order	AIHA-LAP accredited

OVERALL RESULT

Acceptable by lab standards

Spore counts across the whole interior came in at or below the outdoor baseline. **One item worth a closer look:** a single mold group in the sample near the primary bedroom/bath.

Know your home. Breathe easy.

Breathe Easy Home Inspections
(480) 254-5708 · breatheeasyinspectionsaz@gmail.com

YOUR RESULTS AT A GLANCE

The whole house passes. One area to watch.

We sampled this home while it was vacant, during the home inspection. Each indoor sampler covers roughly 1,000 square feet, so two samples cover the entire interior. Room names just mark where the equipment sat. Indoor air should match the outdoor sample or come in lower.

SAMPLE 01 · BASELINE

Outdoors

Taken outside the home

1,880

spores per cubic meter of air

COMPARISON POINT

A normal outdoor mix. Mostly Cladosporium and mushroom-type spores off plants and soil.

SAMPLE 02 · INSIDE

Primary Bed/Bath

Sampler spot · covers ~1,000 sq ft

1,790

spores per cubic meter of air

ACCEPTABLE · WATCH 1

Total is just under outdoors, so it rates acceptable. But 95% is one group, Aspergillus/Penicillium, flagged slightly elevated.

SAMPLE 03 · INSIDE

Living Room/Hall

Sampler spot · covers ~1,000 sq ft

140

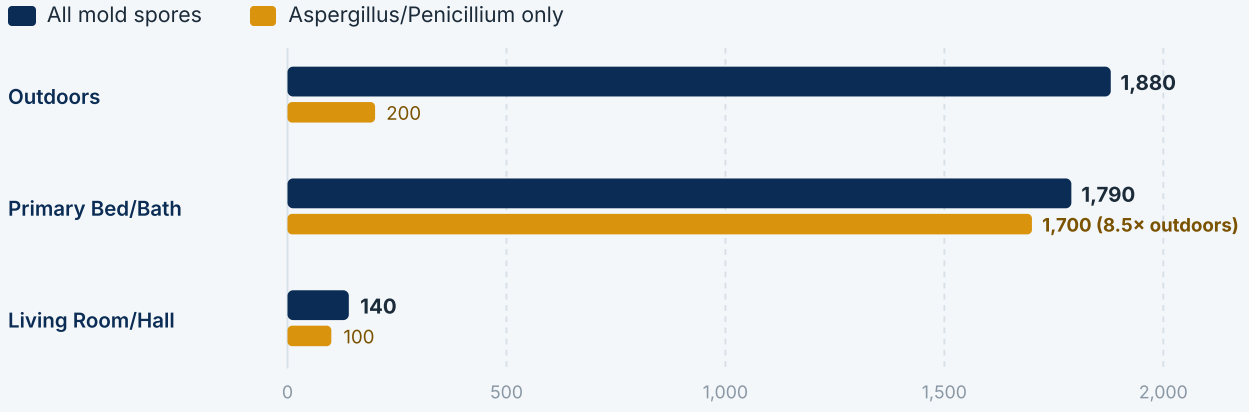
spores per cubic meter of air

ACCEPTABLE

About 93% lower than outdoors, with every mold type below the outdoor level. Clean result.

Inside vs. outside, side by side

Spores per cubic meter of air. Bars drawn to true scale.



THE GOOD NEWS

- The whole interior came in at or below the outdoor total.
- No Stachybotrys ("black mold") or Chaetomium anywhere. Those are the classic water-damage molds.
- Dust levels were low in every sample, so the lab got a clear read.

WORTH A CLOSER LOOK

- Near the primary bed/bath: Aspergillus/Penicillium at 1,700 vs. 200 outside.
- That's 8.5 times outdoors. "Elevated" starts at 10 times, so the lab rates it "Slightly Elevated."
- It can point to moisture in that part of the house. A clue, not a diagnosis.

WHAT THIS MEANS FOR YOU

No alarm bells. Here's what we'd do.

About the primary bedroom side of the house

Aspergillus and Penicillium are two of the most common molds on earth. They live in house dust, on food, and in outdoor air every day. Their spores look nearly identical under the microscope, so labs count them together. A little indoors is normal.

What caught our eye is the mix. Outside, this group was about 1 in 10 spores. In the sample near the primary suite it was 19 in 20. That pattern can mean something in that part of the house is giving off spores. It can also simply reflect a vacant home: closed up, little air moving, nobody running fans. The total is within lab norms, so this isn't an emergency. It's worth keeping an eye on.

Recommended next steps

1. **Read these results alongside your home inspection report**
   This sampling was done during the same visit as your home inspection. Any moisture or water-related findings from that visit are documented in that report.

2. **Get air moving once you move in**
   Run the HVAC, open up the rooms, and use bath exhaust fans during every shower and 20 to 30 minutes after. Keep indoor humidity under 50%.

3. **Call us if anything changes**
   A musty smell, new staining, or a leak in the primary suite is worth a look. Breathe Easy can come back for a moisture and thermal imaging check, or another air sample if you ever want one.

A few terms, in plain language

Spores per cubic meter: spores counted in a box of air a little over 3 feet on each side.

Outdoor baseline: the outside sample every indoor sample is measured against.

Acceptable: the lab's rating for an indoor count at or below the outdoor level.

Slightly Elevated: above the outdoor level, but less than 10 times higher. "Elevated" starts at 10 times.

Questions about your results?

Call or email us. We'll walk you through it, no rush.

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Breathe Easy Home Inspections wrote this summary to explain the attached EMSL Analytical report. The lab report is the official record and governs if anything here differs. Air sampling captures one moment and does not show where mold is growing. This is not medical advice; anyone with allergies, asthma, a weakened immune system, or related symptoms should talk with a doctor.