

Mold assessment Report

56 Chestnut Hollow Rd, Rockville, MD 20850

CLIENT Priya Raman	INSPECTION DATE August 14, 2026	WEATHER Humid, 86°F, RH 68% outdoor
OCCUPANCY Occupied — seller present	INSPECTOR Priya Natarajan, CMRC	SERVICE AREA Rockville and surrounding

3
SERVICEABLE

1
MONITOR

7
REPAIR / REPLACE

0
SAFETY HAZARD

Summary of findings

A limited mold assessment was performed following a reported musty odor in the basement. Visual inspection, moisture mapping, and infrared imaging identified suspected microbial growth on the north basement wall and on attic sheathing above the bath fan. Three air samples and one surface sample were collected under chain of custody and submitted to an AIHA-accredited laboratory. Laboratory results indicated elevated Aspergillus/Penicillium in the basement relative to the outdoor control. Remediation following IICRC S520 principles and correction of the bulk-water entry at the north foundation are recommended.

SCOPE & COMPANY PROFILE

MOLD COMPANY PROFILE

Firm, license & certifications

SERVICEABLE

Assessment performed by ClearAir Environmental Assessments, LLC; assessor of record Priya Natarajan, CMRC — ACAC Council-certified Microbial Consultant #15-0421. Sampling per IICRC S520 assessment principles.

EQUIPMENT & INSTRUMENTATION

EQUIPMENT USAGE

Moisture meter (pin / pinless)

SERVICEABLE

Protimeter pin and pinless meters used for moisture mapping; infrared camera used to screen for concealed wetting.

VISUAL & DIAGNOSTIC RESULTS

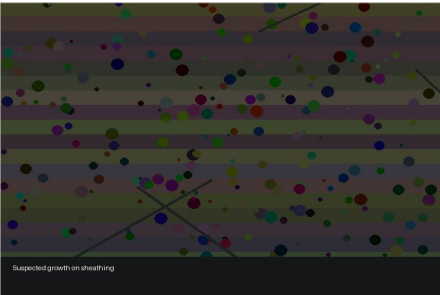
Visible growth & staining

REPAIR / REPLACE

Basement, north wall

Suspected microbial growth covering approximately 24 ft² of painted block wall, concentrated behind stored shelving.

Recommendation: Professional remediation with containment per IICRC S520.



Suspected growth, attic sheathing

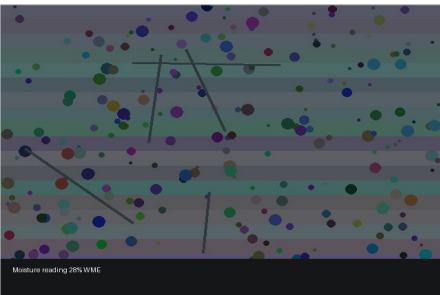
Moisture meter readings

REPAIR / REPLACE

Basement, north wall

Moisture readings of 24–28% WME at the base of the north wall versus 8–10% at interior reference walls, indicating active moisture entry.

Recommendation: Identify and correct the bulk-water source before remediation.



28% WME at wall base

Relative humidity & temperature

MONITOR

Basement

Basement RH measured 67% at 74°F — above the 60% threshold associated with sustained microbial amplification.

Recommendation: Maintain RH below 60% with continuous dehumidification.

Exhaust fans termination

REPAIR / REPLACE

Attic, above hall bath

Bath exhaust fan terminates in the attic rather than to the exterior; surrounding sheathing shows suspected growth.

Recommendation: Extend the fan duct to a proper exterior termination and remediate affected sheathing.

SAMPLING DETAILS

SAMPLING

Indoor air samples

REPAIR / REPLACE

Basement air sample: 12,400 cts/m³ Aspergillus/Penicillium versus 380 cts/m³ outdoor control — elevated and consistent with an indoor amplification source.

Outdoor control sample

SERVICEABLE

Outdoor control collected at the front porch, upwind side, within the same sampling window.

Surface / tape lift

REPAIR / REPLACE

Basement wall

Tape lift from the north wall confirmed Stachybotrys and Chaetomium fragments consistent with chronic wetting of cellulose-based materials.

CONCLUSIONS & RECOMMENDATIONS

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Remediation protocol & containment

REPAIR / REPLACE

Recommend remediation of the basement north wall area and attic sheathing under negative-air containment with HEPA filtration, followed by post-remediation verification sampling.

Moisture source correction

REPAIR / REPLACE

Correct grading and downspout discharge at the north foundation and extend the bath fan to the exterior before or concurrent with remediation.

Sampling details

AIR-01 · AIR (SPORE TRAP)

Location Basement, center
Media / cassette Air-O-Cell cassette
Volume (L) 75
Collected 8/14/2026, 2:22:00 PM
Laboratory EMLab P&K (AIHA EMLAP)
Lab sample # 48221105-01
Results
Asp/Pen 12,400 cts/m³ — elevated vs. outdoor control.

AIR-02 · AIR (SPORE TRAP)

Location First floor, living room
Media / cassette Air-O-Cell cassette
Volume (L) 75
Collected 8/14/2026, 2:31:00 PM
Laboratory EMLab P&K (AIHA EMLAP)
Lab sample # 48221105-02
Results
Asp/Pen 610 cts/m³ — near control levels.

AIR-03 · AIR (SPORE TRAP)

Location Outdoor control, front porch
Media / cassette Air-O-Cell cassette
Volume (L) 75
Collected 8/14/2026, 2:38:00 PM
Laboratory EMLab P&K (AIHA EMLAP)
Lab sample # 48221105-03
Results
Asp/Pen 380 cts/m³ (control).

SURF-01 · SURFACE (TAPE LIFT)

Location Basement, north wall
Media / cassette Tape slide
Volume (L) —
Collected 8/14/2026, 2:45:00 PM
Laboratory EMLab P&K (AIHA EMLAP)
Lab sample # 48221105-04
Results
Stachybotrys & Chaetomium present.

Chain of custody

Custody of each sample is documented from collection through laboratory receipt. Signatures below attest to the accuracy of the transfers recorded on this page.

AIR-01
Collected 8/14/2026, 2:22:00 PM · Basement, center

Relinquished by: P. Natarajan
Date/time: 8/14/2026, 7:40:00 PM
Laboratory: EMLab P&K (AIHA EMLAP)

Received by: Lab intake — courier
Date/time: 8/15/2026, 1:05:00 PM

AIR-02
Collected 8/14/2026, 2:31:00 PM · First floor, living room

Relinquished by: P. Natarajan
Date/time: 8/14/2026, 7:40:00 PM
Laboratory: EMLab P&K (AIHA EMLAP)

Received by: Lab intake — courier
Date/time: 8/15/2026, 1:05:00 PM

AIR-03
Collected 8/14/2026, 2:38:00 PM · Outdoor control, front porch

Relinquished by: P. Natarajan
Date/time: 8/14/2026, 7:40:00 PM
Laboratory: EMLab P&K (AIHA EMLAP)

Received by: Lab intake — courier
Date/time: 8/15/2026, 1:05:00 PM

SURF-01
Collected 8/14/2026, 2:45:00 PM · Basement, north wall

Relinquished by: P. Natarajan
Date/time: 8/14/2026, 7:40:00 PM
Laboratory: EMLab P&K (AIHA EMLAP)

Received by: Lab intake — courier
Date/time: 8/15/2026, 1:05:00 PM

SAMPLER / INSPECTOR ATTESTATION


Priya Natarajan, CMRC
Signed 8/18/2026, 11:42:00 PM

Acknowledgement & signatures

The signatures below acknowledge receipt and review of inspection report CAE-2026-0145 for 56 Chestnut Hollow Rd, Rockville, MD 20850.

INSPECTOR



Priya Natarajan, CMRC

ACAC Council-certified Microbial Consultant #15-0421

Signed 8/18/2026, 11:42:00 PM

CLIENT



Priya Raman

Client — acknowledgement of receipt

Signed 8/19/2026, 1:15:00 PM

SCOPE & LIMITATIONS

Maryland does not license mold assessors at the state level; this assessment was performed by a council-certified microbial consultant following IICRC S520 assessment principles. This document is a demonstration sample containing fictional parties, license numbers, measurements, and findings.

Mold assessment findings describe conditions observed at the time of inspection only. Laboratory results apply solely to the samples collected. This assessment is not a warranty that mold is absent, and no remediation or medical opinion is offered.