POST-REMEDIATION MOLD CLEARANCE REPORT

Airborne fungal spore and particulate clearance sampling — Bathroom work area

Client	Amber Godec
Property Address	316 Oakland Ave, Mukwonago, WI 53149
Sample Date	November 3, 2026
Report Date	November 9, 2026
Laboratory	Sporecyte (Techcyte), Orem, UT — Lab ID AQ-74325 (received & analyzed 11/6/2026)
Analysis Method	Spore trap air sampling; 1-SOP-3537, 1-SOP-3538
Inspector	Damian Meredith, Elite Indoor Air LLC
Reason for Inspection	Post-remediation clearance testing of the bathroom following mold remediation

RESULT: PASSES POST-REMEDIATION CLEARANCE INSPECTION

Bathroom work area — airborne mold elevation level: NONE

SCOPE OF INSPECTION

- Visual inspection of the remediated bathroom work area, including the containment, the opened lower wall section, and the surrounding finishes.
- One airborne spore trap sample collected inside the bathroom work area.
- One outdoor control sample collected for comparison against local background spore levels.
- General visual observation of the kitchen (cabinets and flooring removed) and the basement laundry area. These areas were not sampled.
- Laboratory analysis of all samples by Sporecyte for fungal spores and non-fungal particulate.

REASON FOR INSPECTION

Elite Indoor Air LLC was retained to perform post-remediation clearance testing in the bathroom at 316 Oakland Ave following mold remediation work. The purpose of clearance testing is to confirm, by an independent party, that airborne mold levels in the work area have returned to normal background conditions before the containment is removed and reconstruction begins. Elite Indoor Air LLC does not perform remediation and has no financial interest in the remediation work.

SITE OBSERVATIONS

Bathroom (Work Area)

Poly sheeting containment was in place at the time of sampling, covering the tub/shower and fixtures. The lower section of drywall had been removed along the remediated wall. No visible mold growth was observed on the remediated surfaces at the time of inspection. Construction and demolition dust was present on floor coverings within the work area.

Kitchen

Kitchen cabinets and flooring had been removed, leaving the subfloor and lower wall areas exposed. This area was documented photographically only and was not part of the clearance sampling.

Basement Laundry / Mechanical Area

General photographs were taken of the unfinished basement laundry and mechanical area for reference. No samples were collected in this area.

AIR SAMPLE RESULTS

Location	Elevation Level	Total Spores/m³	Notes
Bathroom (work area)	NONE	80	Similar to or below outdoor levels
Outdoor Control	—	7,200	Baseline for comparison

The laboratory rated the bathroom sample at the NONE elevation level. Total airborne spores inside the work area (80 spores/m³) were about 1% of the outdoor control (7,200 spores/m³). The types of mold present indoors were consistent with normal outdoor background.

Fungal Spore Breakdown (spores/m³)

Fungal Classification	Bathroom	Outdoors
Water-related indicators (Chaetomium, Stachybotrys, Trichoderma, Ulocladium, Fusarium, Scopulariopsis, Wallemia, Gliomastix, Clado-Sphaerospermum)	0	0
Asp/Pen String	0	13
Aspergillus / Penicillium	40	213
Cladosporium	0	3,547
Alternaria-like	0	213
Pithomyces	27	0
Nigrospora	13	133
Basidiospore	0	1,587
Ascospore	0	1,000
Epicoccum	0	267
Polythrincium	0	133
Smut, Periconia, and Myxomycete-like	0	93
Curvularia	0	13
Total	**80**	**7,200**

No water-related indicator molds (such as Stachybotrys or Chaetomium) were detected in the bathroom. Aspergillus/Penicillium was present at 40 spores/m³, well below the outdoor level of 213 spores/m³. The small count of Pithomyces (27 spores/m³) is an outdoor-type spore commonly found on plant material and is not associated with indoor water damage.

NON-FUNGAL PARTICULATE RESULTS

Particulate Category (particles/m³)	Bathroom	Outdoors
Hypha	93	200
Pollen	0	13
Skin Fragment — Human	707	107
Skin Fragment — Animal	360	120
Carbon Dust	3,560	1,227
Soil	1,707	80
Starch	347	147
Fiber	160	13
Total Particulate < 2.5 µm	**8,560**	**947**
Total Particulate 2.5 – 10 µm	**49,720**	**17,053**
Total Particulate > 10 µm	**35,227**	**7,280**

KEY FINDING: Elevated construction-related dust (not mold)

Non-fungal particulate in the bathroom was well above outdoor levels: fine particulate under 2.5 µm was about 9 times the outdoor level (8,560 vs. 947/m³), soil about 21 times (1,707 vs. 80/m³), and carbon dust about 3 times (3,560 vs. 1,227/m³).

This pattern is typical of an active work area after demolition and remediation, and it does not affect the mold clearance result. A final detail cleaning is recommended before the containment is removed so this dust is not spread into the rest of the home (see Conclusions & Recommendations).

PHOTO DOCUMENTATION

Site Photographs



Photo 1 — Bathroom
Remediated wall within the poly containment; lower drywall section removed

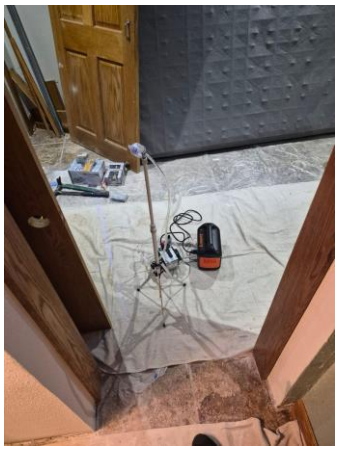


Photo 2 — Bathroom
Air sampling equipment set up at the work area for the clearance sample



Photo 3 — Bathroom
View into the work area with containment sheeting in place at the tub/shower

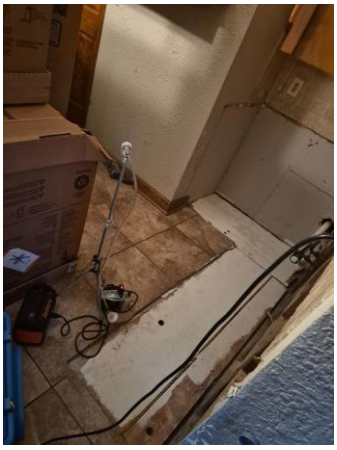
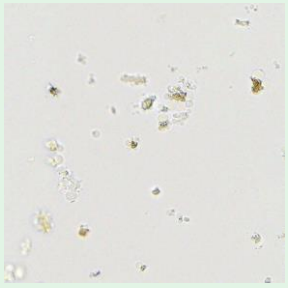


Photo 4 — Kitchen
Cabinets and flooring removed; subfloor exposed (not sampled)

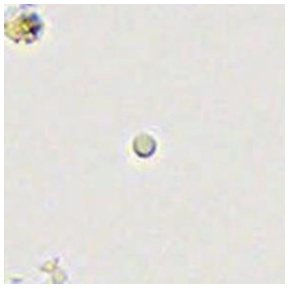


Photo 5 — Basement Laundry
Laundry and mechanical area, general reference photo (not sampled)

Laboratory Photomicrographs



Bathroom — 30x Zoomed
Sample trace showing mostly non-fungal particulate



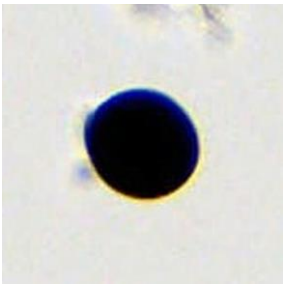
Aspergillus / Penicillium
Notable object, Bathroom sample (40/m³; outdoors 213/m³)



Aspergillus / Penicillium
Notable object, Bathroom sample



Hypha
Notable object, Bathroom sample (93/m³; outdoors 200/m³)



Nigrospora
Outdoor-type spore, Bathroom sample (13/m³; outdoors 133/m³)

CONCLUSIONS & RECOMMENDATIONS

- **The bathroom PASSES Elite Indoor Air LLC's post-remediation clearance inspection.** Airborne spores in the work area were rated NONE, total spores were about 1% of the outdoor control, and no water-related indicator molds were detected.
- **Final detail cleaning before removing containment:** HEPA vacuum and damp-wipe all horizontal surfaces, ledges, and floor areas in the bathroom and just outside the containment to remove the elevated construction dust identified in the particulate results. Remove poly sheeting carefully by folding it inward so collected dust stays contained.
- **Confirm the moisture source is corrected before closing the wall:** Make sure the cause of the original water problem has been repaired and the exposed framing is dry before new drywall goes in. Mold-resistant drywall is recommended in the bathroom's wet areas.
- **Bathroom ventilation:** Run an exhaust fan vented to the exterior during showers and for 20–30 minutes afterward, and keep indoor relative humidity between 30% and 50% to prevent future growth.
- **Kitchen and basement:** These areas were outside the scope of this clearance and were not sampled. If water damage or staining is found while the kitchen is open, Elite Indoor Air LLC can sample it before new cabinets and flooring are installed.
- **Optional air purification:** An ActivePure Air & Surface Pro unit ($600, covers up to 2,000 sq ft) can help keep airborne particulate and microbial levels down during and after the remaining reconstruction work.

CONCLUSION

The bathroom at 316 Oakland Ave passes post-remediation clearance. Clearance sampling on November 3, 2026 found airborne mold at the NONE elevation level, with total spores far below the outdoor control and no water-related indicator molds. The remediation was effective in returning airborne mold levels in the work area to normal background conditions. The only notable finding was elevated construction-related dust, which should be addressed with a final detail cleaning before the containment is removed and reconstruction begins.

DISCLAIMER

This report reflects conditions observed and samples collected on the date of inspection only. Laboratory results apply only to the samples as collected and analyzed. Mold growth may exist in concealed areas that were not accessible or sampled. The EPA has not established regulatory standards for airborne or surface mold concentrations; results are interpreted by comparison with the outdoor control sample and industry practice. Elite Indoor Air LLC provides independent testing and assessment only and does not perform remediation. This report is not a guarantee of future conditions and should not be used as a substitute for medical advice.

Respectfully submitted,

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