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BC Mould Inspections Inc

Mould Assessment Report

Inspection Number:	BCI022626
Report prepared for:	
Date of assessment:	February 26, 2026
Address:	1837 Hosmer Avenue Vancouver, BC, V6J 2S4
Building type:	Detached home
Assessed by:	John Ractliffe
Year built:	1911 (BC Assessment)





INSPECTION PROCESS

BC Mould Inspections Inc. performed the visual inspection and collected samples (bio-tape sampling, examined by way of microscopy – qualitative) for fungal analysis for this property. Direct reading measurements for moisture, relative humidity, temperature and digital photography were taken to support the visual inspection. Methods used for the investigation are done in accordance with the guidelines set out in Health Canada, "Fungal Contamination in Public Buildings: Health Effects and Investigation Methods, 2004". Section 3.4.

The first step in properly evaluating a potential mould problem is the visual inspection. Throughout this phase we are looking for three things, evidence of previous and/or current moisture intrusion, evidence of mould growth, and areas with potential for future mould infestation. The results of the visual inspection will determine the extent of the testing we perform.

Surface sampling is used to identify the mould type at a specific location. This technique is also useful in ruling out possible discoloration or staining that sometimes exhibit mould like characteristics. The samples are analyzed on a qualitative basis by way of Direct Microscope Examination. Mould type is then identified on the bio-tape lift samples to genus level if the mould spore is readily identifiable on that particular sample.

Air cassette sampling is an additional method used for determining whether a mould infestation is potentially creating an unsafe environment. Our testing procedure incorporates EMSL Canada, Inc Laboratories non-viable air cassette sampling. Air quality was tested by drawing 75 litres of air through each air cassette (15 litres per minute x 5 minutes). In this instance one air sample was taken indoors and one air sample was taken outdoors for comparative analysis. The air cassettes were delivered to the laboratory where the spores were identified and counted.

The inspection and testing was performed in accordance with generally accepted standards of mould inspection and sampling analysis.

EQUIPMENT USED

Microscope for Direct Microscope Examination (D.M.E.) (Qualitative analysis)
Protimeter Reachmaster Pro moisture meter: used to test moisture levels in building materials.
MMS2 Protimeter/Hygrometer: used to record temperatures and levels of relative humidity.
Digital camera. Slide samples. Air sampling pump. Air cassettes.

MOULD CLASSIFICATION

The inspected, accessible areas within the home can currently be classified as having a: **Major Problem.**

"Minimal" Problem: "Minimal" Problem is applied to visible or anticipated surface contamination of less than 10 square feet ft². "Minimal" Problem describes situations where visible growth is mainly limited to scattered small colonies and evidence suggests that these are only present on easily accessible non-porous surfaces, or when there is a potential for hidden mould contamination where moisture levels are high in a localized area.

"Moderate" Problem: "Moderate" Problem is applied to: areas larger than 10 ft² of surface contamination but less than 100 ft²; or on very heavy and continuous growth covering less than 10 ft². Light and spotty visible growth on porous or semi-porous materials, or when about half the area is covered by mould colonies on non-porous materials, or when other evidence (for example, a short-term moisture problem or some mould odours) has been identified and suggests that additional hidden contamination is present.

***"Major" Problem**: "Major" Problem is applied to: visibly mould-contaminated surfaces that are larger in area than 100 ft², or very heavy and continuous growth covering less than 100 ft². For "Major" problems, the possibility of extensive hidden contamination has been explored, and has been found to be a factor in determining the level of contamination. A heavy distribution (covering half the area) of many large colonies on any type of material, or when evidence suggests that hidden contamination is present and may be well established (for example, knowledge of a long-term moisture problem and strong persistent mould odours or high spore count).*

Relative Humidity (RH) and Temperature Outdoors

Outdoor relative humidity:	83%
Outdoor temperature:	8 Deg C

Relative Humidity and Ambient Temperatures – Building Thermal Envelope

Indoor relative humidity: Average	81%-84%	**(Optimal level: 50%)**
Indoor ambient temperature:	8 Deg C	(**Recommended: 20-22 Deg C – cooler seasons**)

Temperatures recorded indoors and outdoors.

- The ambient temperature within the home was recorded at 8 Deg C.
- The outdoor temperature was recorded at 8 Deg C.

Thermal imaging was not undertaken within the home as Delta T (temperature difference between two points) was not achieved.

Background information

BC Mould Inspections Inc was appointed by the current homeowner to undertake a fungal inspection and moisture survey of the home, including non-viable air cassette sampling and bio-tape lift sampling, and to report our findings in this regard.

The home was previously inspected by BC Mould Inspections Inc on November 24th, 2023. The classification assigned to the home at the time of our initial inspection in 2023 was a 'Major Problem'.

The home was built in 1911. Some refurbishments were undertaken in the home throughout the years. We were advised during our initial inspection that a flood occurred in the home in 2023. Water ingress occurred from an upstairs bathroom which affected three levels of the home, including the basement area. The affected building material was repaired.

From discussions held with the previous homeowner in 2023, it was determined that the home had not been heated sufficiently in the 60 years they occupied the home. Lack of heat would cause chronic levels of indoor humidity to occur. (Heat and humidity work in inverse proportions). Lack of heat and high levels of humidity cause condensation to form on and in building material. This in turn would create an environment for mould growth to occur

At the time of our inspection in 2023, there was extensive damage to windowsills, walls, ceilings etc. throughout the building. We observed cracked and peeling wallpaper on walls and ceilings. Paper that lines walls and some ceilings in the house is a food source for mould. When the paper lining becomes moist, mould growth occurs on building material and the paper lining. It is inevitable that a house will become infested with mould growth after almost 60 years of being exposed to cold temperatures. In addition to the lack of heat and high levels of humidity, previous external water ingress events that occurred created favourable conditions for mould growth to occur.

The home was sold in 2024 and has remained unoccupied.

Water and heat was shut off in and to the property in 2024.

Additional damage was caused to the home due to a tree falling on the home as well as pipes being stolen throughout the home.

The house was boarded up to prevent further damage and loss due to theft of pipes, theft of items in the home and occupation by squatters.

Observations 2026 - Summary

- Extensive additional damage and mould growth has occurred in the home since our inspection 2023.
- In addition to the damage caused, the basement area of the home was in disarray due to squatters occupying the home. Paraphernalia associated with illicit drug use was observed in the basement and other areas of the home. This is a concerning criminal activity in the neighbourhood.
- High levels of moisture were recorded throughout the home.
  - Wet lath and plaster (where present): Moisture weakens plaster that may cause instability due to the plaster crumbing and cracking.
  - Delaminated wallpaper was observed throughout the house due to damaged building material.

Bio-tape and non-viable air cassette sampling results
Refer to the Glossary of Fungi at the end of this report

Bio-tape samples (Qualitative analysis): Bio tape lift samples were lifted from exposed building material throughout the home. The samples are analyzed on a qualitative basis by way of microscopy D.M.E. (Direct Microscope Examination)

Mould spores identified:
Alternaria
Aspergillus/Penicillium
Basidiospores
Chaetomium
Cladosporium
Stachybotrys

Non-viable air cassette samples (Quantatitive analysis): EMSL Canada, Inc
We have enclosed a copy of the laboratory report for your easy reference. In general terms, when undertaking a comparative analysis of air samples, the outdoor spore count (individual species) should always be **higher** by a number of multiples than the indoor spore count if no indoor fungal contamination exists within the area tested. **Should the indoor single mould spore count be much higher by a number of multiples than the outdoor mould spore count, then one can assume with a reasonable degree of confidence, that there is a potential for hidden indoor fungal contamination taking place within the area tested.**

Comparative analysis: Total single mould spore count per cubic meter - extrapolated:

Outdoors	1,300
Indoors	115,520

The individual indoor single mould spore count for Aspergillus/Penicillium (112,000) is higher by a number of multiples when compared with the outdoor single mould spore count (600) for these mould types.

We would consider that the results from the bio-tape samples and non-viable air cassette samples confirm that the air quality within the home poor and is heavily contaminated with toxigenic and allergenic varieties of mould spores. The internal environment therefore poses a health hazard to anyone entering this environment without full Personal Protective Equipment (P.P.E.) – respirator, dust suit, gloves, eye protection etc. Minimum P100 respirator rated for organic vapour is recommended.

Proj: (BCI022626) 1837 HOSMER AVENUE, VANCOUVER, BC

Test Report: Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods

Lab Sample Number:	692600730-0001			692600730-0002		
Client Sample ID:	4168 2528			4048 6444		
Volume (L):	75			75		
Sample Location:	OUTDOORS			INDOOORS		
Spore Types	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**
Alternaria (Ulocladium)	-	-	-	-	-	-
Ascospores	-	-	-	1	40	0
Aspergillus/Penicillium++	14	600	46.2	2630	112000	97
Basidiospores	11	470	36.2	69	2900	2.5
Bipolaris++	-	-	-	-	-	-
Chaetomium++	-	-	-	2	90	0.1
Cladosporium	3	100	7.7	7	300	0.3
Curvularia	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-
Fusarium++	-	-	-	-	-	-
Ganoderma	-	-	-	3	100	0.1
Myxomycetes++	3*	40*	3.1	2	90	0.1
Pithomyces++	-	-	-	-	-	-
Rust	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-
Botrytis	2	90	6.9	-	-	-
Total Fungi	**33**	**1300**	**100**	**2714**	**115520**	**100**
Hyphal Fragment	-	-	-	-	-	-
Insect Fragment	-	-	-	-	-	-
Pollen	17	730	-	-	-	-
Analyt. Sensitivity 600x	-	43	-	-	43	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	1	-	-	2	-
Fibrous Particulate (1-4)	-	1	-	-	1	-
Background (1-5)	-	2	-	-	4	-

The health effects of being exposed to mycotoxins are well documented and may have a negative effect on the health of the occupants of the home. Microbial Volatile Organic Compounds (MVOCs) are produced during the metabolic/digestive processes of mould.

Observations

Due to the age of the house, testing for asbestos and lead is required following Worksafe BC protocols should demolition be undertaken.

Visible mould growth, staining, damaged building material

Top level of the home










Visible mould growth, staining, damaged building material

Top level of the home










Visible mould growth, staining, damaged building material

Top level of the home










Visible mould growth, staining, damaged building material

Top level of the home










Visible mould growth, staining, damaged building material

Top level of the home










Visible mould growth, staining, damaged building material

First level of the home











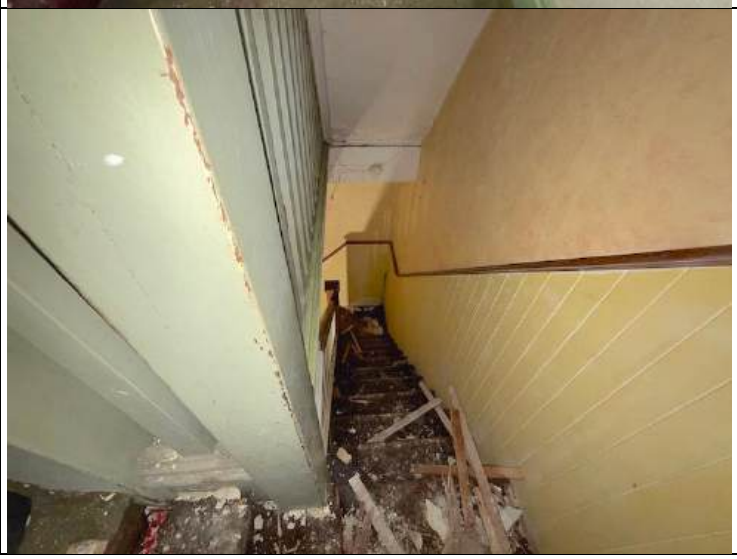


Visible mould growth, staining, damaged building material

First level of the home





Visible mould growth, staining, damaged building material

First level of the home





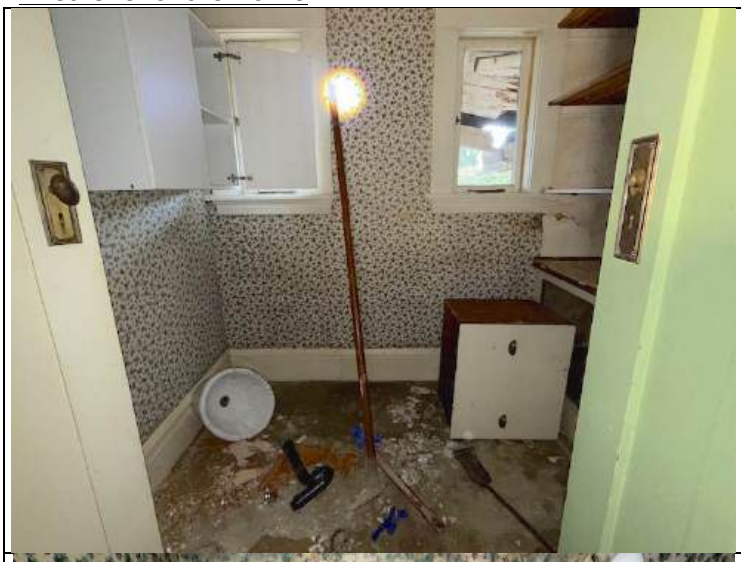








Visible mould growth, staining, damaged building material
First level of the home








Visible mould growth, staining, damaged building material

First level of the home










Visible mould growth, staining, damaged building material

First level of the home










Visible mould growth, staining, damaged building material

First level of the home













Visible mould growth, staining, damaged building material

Ground level of the home







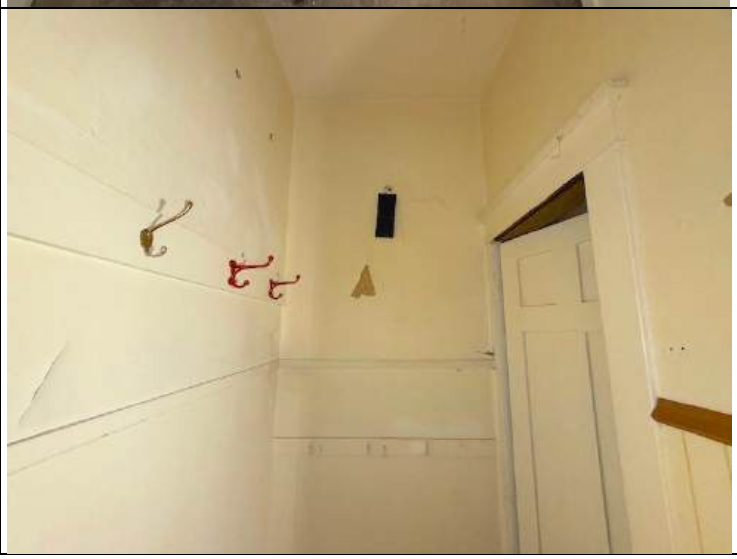



Visible mould growth, staining, damaged building material

Ground level of the home





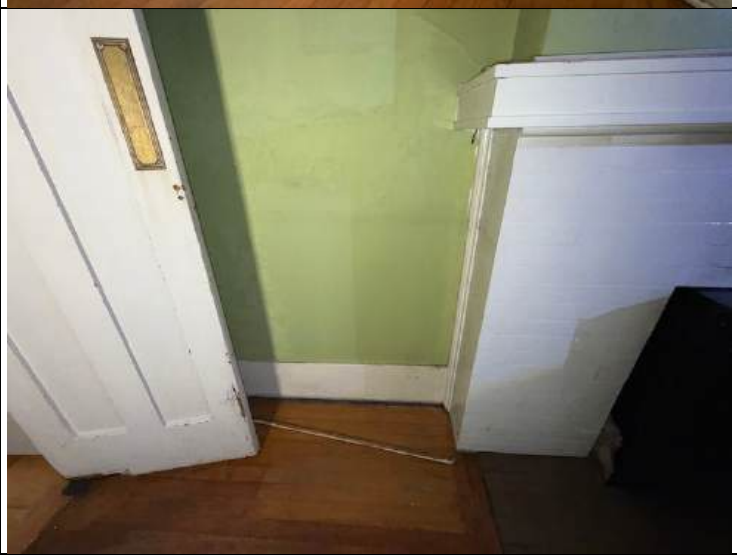



Visible mould growth, staining, damaged building material

Ground level of the home





Visible mould growth, staining, damaged building material
First level of the home



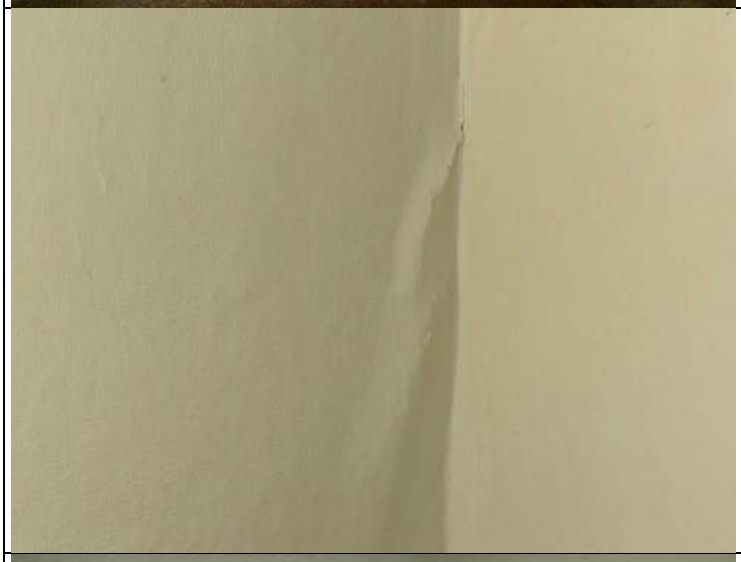





Visible mould growth, staining, damaged building material

Ground level of the home





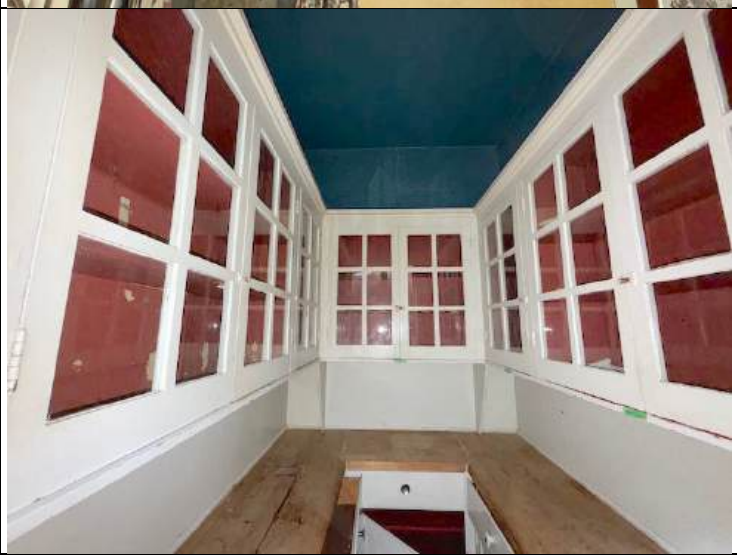



Visible mould growth, staining, damaged building material

Ground level of the home





Visible mould growth, staining, damaged building material

Ground level of the home













Visible mould growth, staining, damaged building material

Ground level of the home








Visible mould growth, staining, damaged building material
Basement level of the home



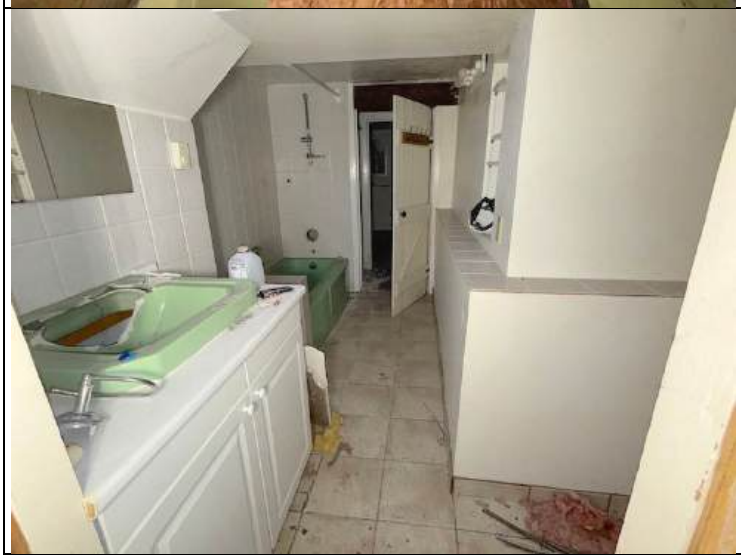
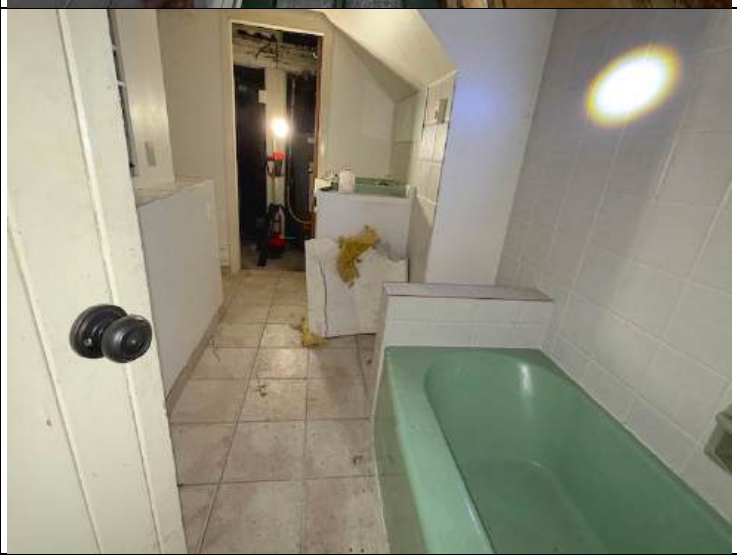





Visible mould growth, staining, damaged building material
Basement level of the home

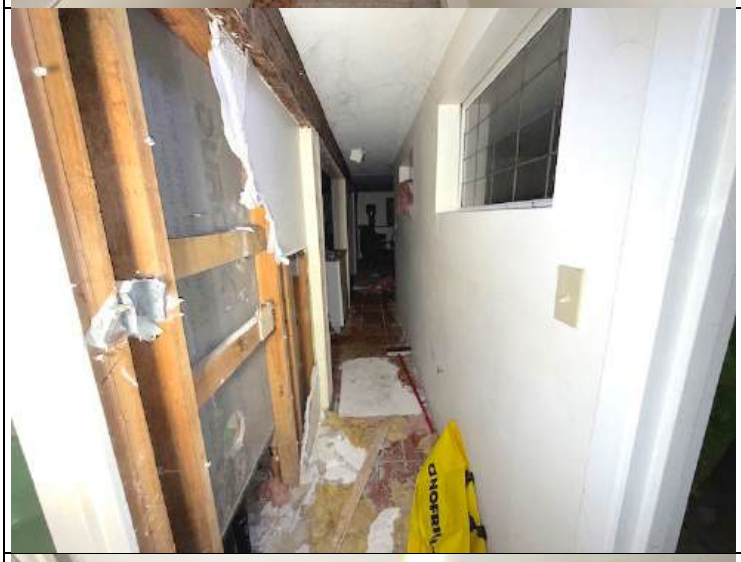


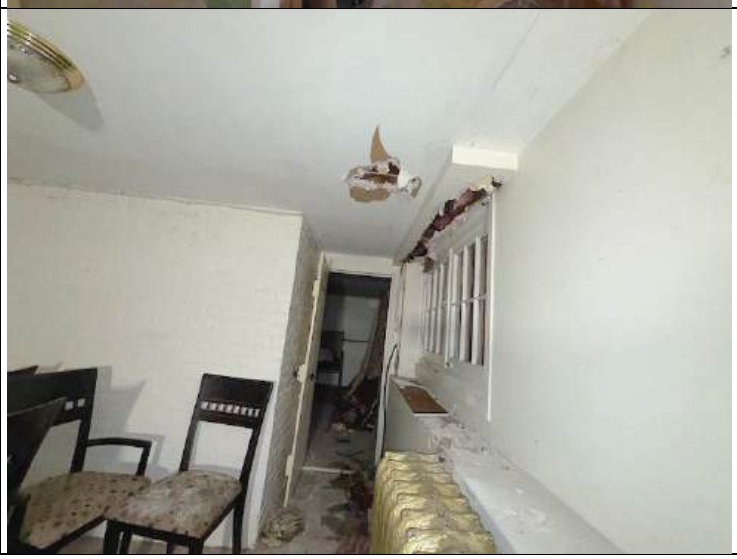


Visible mould growth, staining, damaged building material
Basement level of the home



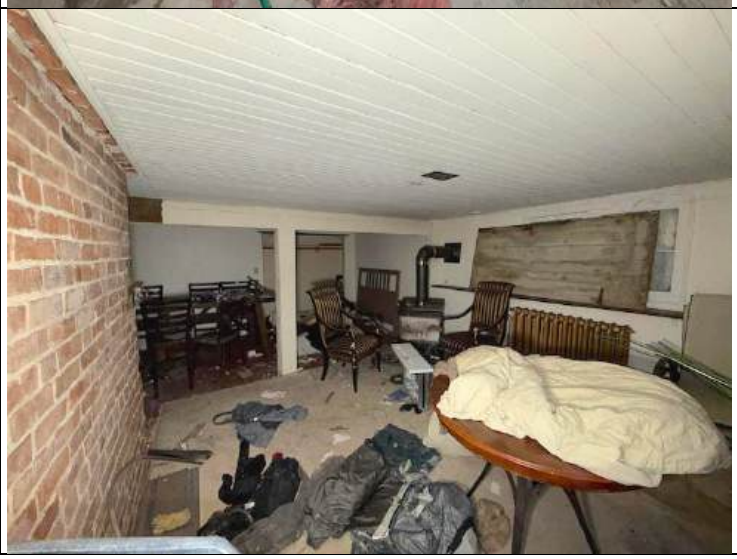


Visible mould growth, staining, damaged building material
Basement level of the home



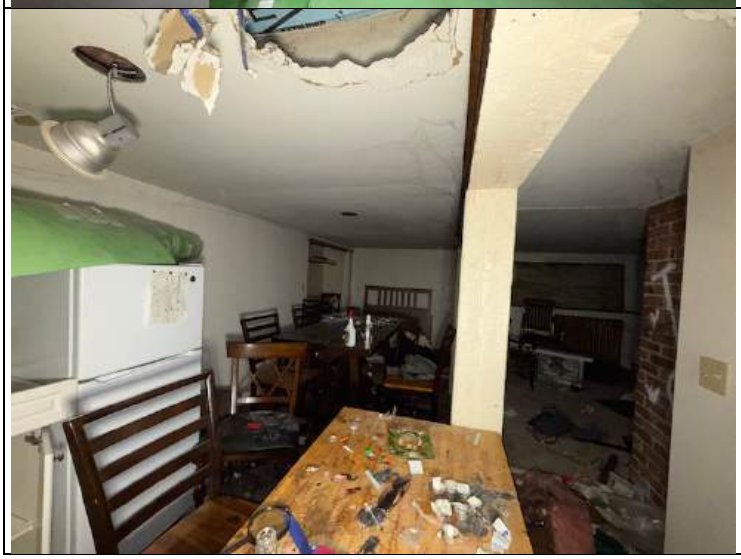


Visible mould growth, staining, damaged building material
Basement level of the home








Rodent droppings observed in the home

Basement level of the home









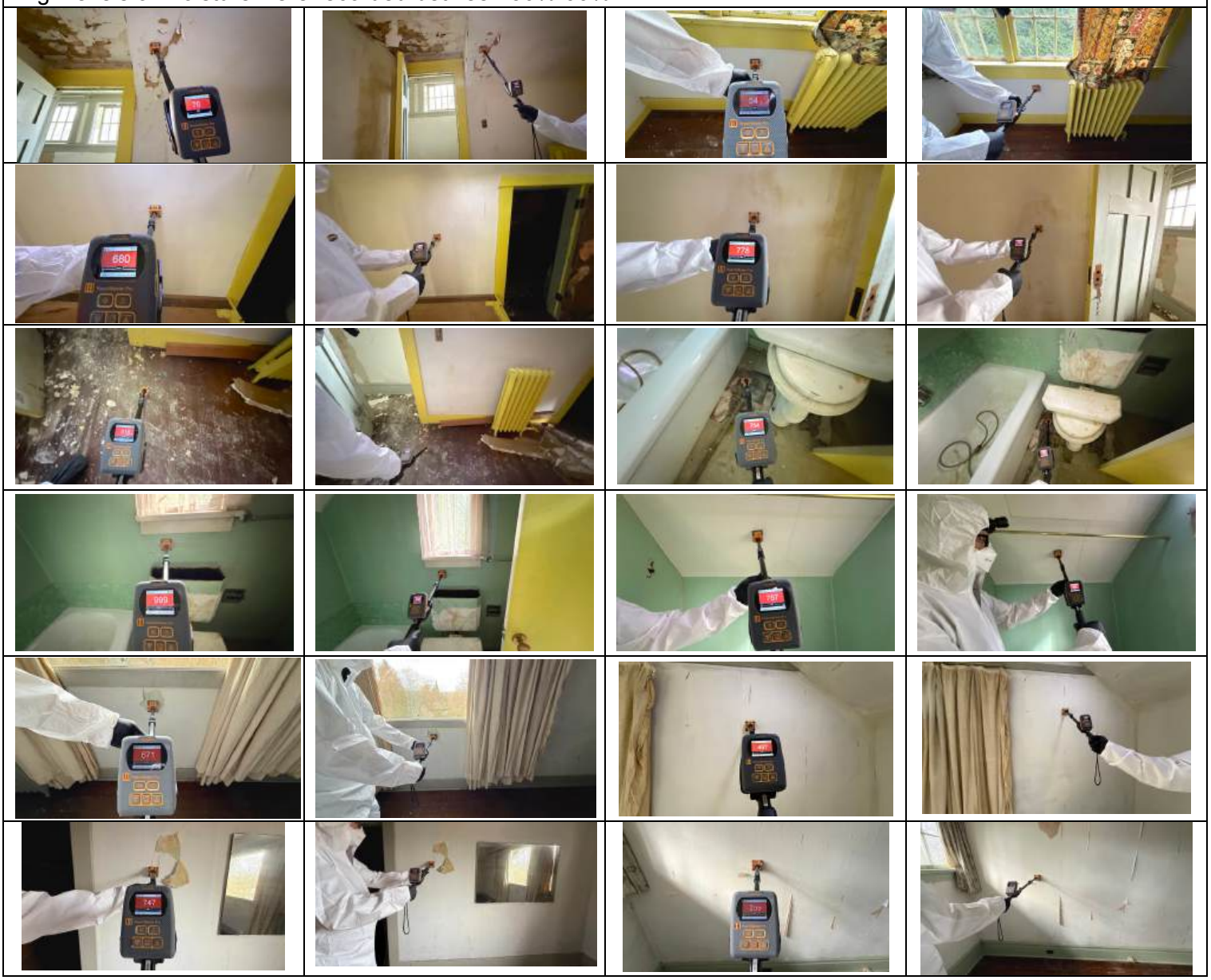
Moisture and visible mould growth/staining:

The moisture content of accessible building materials within the home was tested using a Protimeter Reachmaster Pro moisture meter.

High levels of moisture were recorded in the following areas.

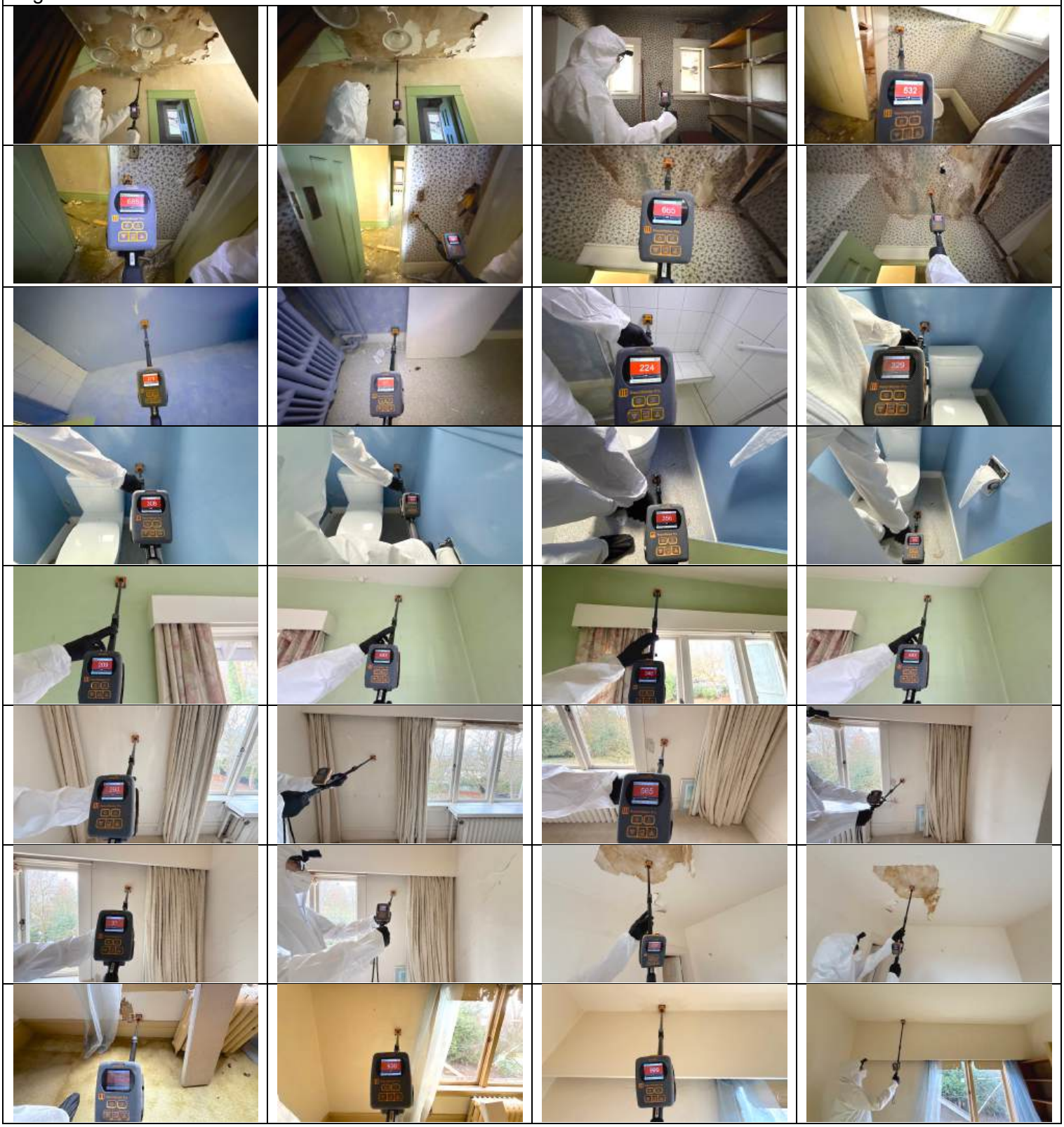
Top floor

High levels of moisture were recorded between 30%-99%



First floor

High levels of moisture were recorded between 21%-99%



Ground floor

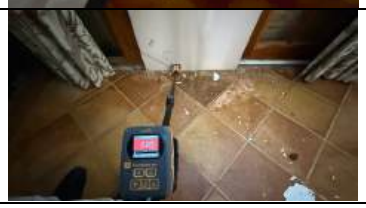
High levels of moisture were recorded between 27%-51%




















Basement

High levels of moisture were recorded between 36%-89%



External surfaces of the home: Visible mould growth, staining and damage was observed on the external surfaces of the home.



Conclusions and Recommendations

As the home predates 1990, building material should be tested for asbestos and lead. Some of the wallpaper adhesives used prior to 1980 contained asbestos.

Due to visible mould growth and moisture damage to building material in the home, there is a high potential for hidden mould growth to exist within the wall/ceiling cavities and under floor covers.

High levels of moisture were recorded in building material throughout the home. The probability of which is dependent on several factors such as building material type found within these areas inspected, the amount of water present, the duration the areas have sustained higher moisture conditions, as well as the amount of moisture specific types of mould require for growth.

Rodent droppings observed in the home are a health hazard.

Persons entering the home to be notified that squatters inhabited the home at some point and that drug paraphernalia was observed in the home and is a health hazard.

We consider the current indoor environment within the home to be a potential health hazard due to the extensive damage and mould contamination. It is our opinion that the extensive degradation to building material, mould growth and the potential for hidden mould contamination within the home precludes anyone from inhabiting the home.

Some areas within the home were not inspected due to damage and instability.

Due to the extensive mould contamination identified we recommend that anyone entering the home should wear full Personal Protective Equipment (P.P.E.) – dust suits, gloves, eye protection, P100 respirator rated for organic vapour.

The EPA (US Environmental Protection Agency) and other associated bodies state that toxigenic varieties of mould may release mycotoxins under certain environmental conditions. Mycotoxins are secondary metabolites produced by mould growth. **To eliminate any risk of growth producing mycotoxins, mould growth must be removed in its entirety and any areas affected by moisture where mould growth can be produced, must be thoroughly investigated.**

Mycotoxins and Health Effects - Reference (EPA – US Environmental Protection Agency)
As molds grow, some (but not all) of them may produce potentially toxic byproducts called mycotoxins under some conditions. Some of these molds are commonly found in moisture-damaged buildings. More than 200 mycotoxins from common molds have been identified, and many more remain to be identified. The amount and types of mycotoxins produced by a particular mold depends on many environmental and genetic factors. No one can tell whether a mold is producing mycotoxins just by looking at it.

Exposure to mycotoxins can occur from inhalation, ingestion and skin contact. It is prudent to avoid unnecessary inhalation exposure to mold.

Mold Course – Reference (EPA – US Environmental Protection Agency)
Chapter 1 – Lesson 3: Health Effects That May Be Caused by Inhaling Mold or Mold Spores
Inhalation exposure to mold indoors can cause health effects in some people. Molds produce:

- *Allergens (substances that can cause allergic reactions)*
- *Irritants*
- *Potentially toxic substances or chemicals (mycotoxins)*

Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Mold does not have to be alive to cause an allergic reaction. Dead or alive, mold can cause allergic reactions in some people.

Dead mold is allergenic and may cause allergic reactions and other health effects in some individuals, so it is not enough to simply kill the mold. It must also be removed.

NOTE. "Health Canada considers that mould growth in residential/commercial buildings may pose a health hazard. Health risks depend on exposure and, for asthma symptoms, on allergenic sensitization. Generally, the large numbers of mould species and strains growing in buildings and the large inter-individual variability in human response to mould exposure preclude the derivation of exposure limits. Therefore, Health Canada recommends: (a) to control humidity and diligently repair any water damage to buildings to prevent mould growth, and (b) to clean thoroughly any visible or concealed mould growing in the building".

NOTE. World Health Organization states "The amount of water on or in materials is the most important trigger of the growth of micro-organisms, including fungi, actinomycetes and other bacteria. Micro-organisms are ubiquitous. Microbes propagate rapidly wherever water is available. The dust and dirt normally present in most indoor spaces provide sufficient nutrients to support extensive microbial growth".

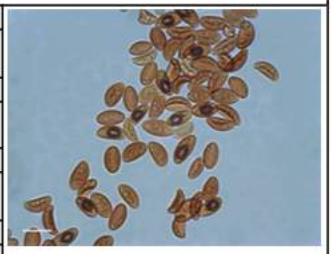
End of report.
March 3rd, 2026

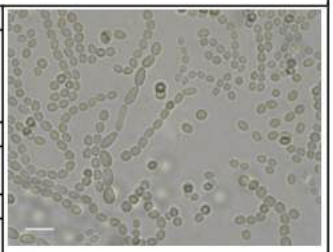


John Ractliffe: BC Mould Inspections Inc
Certified Mould Inspector (CMI - Micro)
Certified Mould Remediation Contractor (CMRC - Micro)
Certified Thermographer (Infrared Moisture Survey - Professional Infrared Training Institute)
Certified in Mould Identification and Mould Growth (MBL Laboratories)

Glossary of Fungi at the end of this report
Reference: EMSL Laboratories, Canada

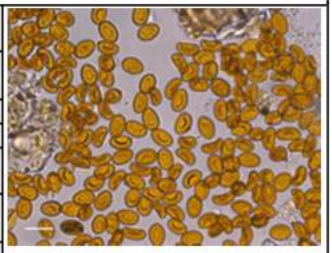
ALTERNARIA(ULOCLADIUM)		
Natural Habitat	Common saprobe and pathogen of plants. Typically found on plant tissue, decaying wood, and foods. Soil . Air outdoors.	
Suitable Substrates in the Indoor Environment	Indoors near condensation (window frames, showers), House dust (in carpets, and air). Also colonizes building supplies, computer disks, cosmetics, leather, optical instruments, paper, sewage, stone monuments, textiles, wood pulp, and jet fuel	
Water Activity	Aw =0.85-0.88 (water damage indicator)	
Mode of Dissemination	Wind	
Allergic Potential	Type I allergies (hay fever, asthma), Type III (hypersensitivity pneumonitis)	
Potential or Opportunistic Pathogens	Phaeohyphomycosis {causing cystic granulomas in the skin and subcutaneous tissue}. In immunocompetent patients, Alternaria colonizes the paranasal sinuses, leading to chronic hypertrophic sinusitis	
Industrial Uses	Biocontrol of weed plants ·Biocontrol fungal plant pathogens.	
Potential Toxins Produced	Alternariol (AOH) . Alternariol monomethylether (AME). Tenuazonic acid (TeA). Altenuene (ALT). Altertoxins (ATX)	
Other Comments	Many species of Ulocladium have been renamed as Alternaria. Alternaria spores are one of the most common and potent indoor and outdoor airborne allergens. Additionally, Alternaria sensitization has been determined to be one of the most important factors in the onset of childhood asthma. Synergy with Cladosporium or Ulocladium may increase the severity of symptoms	
References	Alternaria redefined. J. Woudenberg et al., Studies in Mycology. Volume 75, June 2013, Pages 171-212	

ASCOSPORES		
Natural Habitat	Everywhere in nature.	
Suitable Substrates in the Indoor Environment	Depends on genus and species.	
Water Activity	Depends on genus and species.	
Mode of Dissemination	Forcible ejection or passive release and dissemination by wind or insects.	
Allergic Potential	Depends on genus and species.	
Potential or Opportunistic Pathogens	Depends on genus and species.	
Industrial Uses	Depends on genus and species.	
Potential Toxins Produced	Depends on genus and species.	
Other Comments	Ascospores are the result of sexual reproduction and produced in a saclike structure called an ascus. All ascospores belong to members of the Phylum Ascomycota, which encompasses a plethora of genera worldwide.	

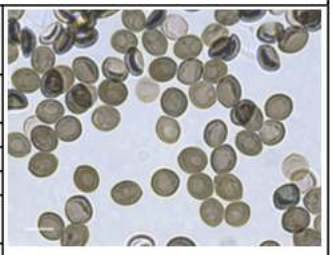
ASPERGILLUS/PENICILLIUM++		
Natural Habitat	Plant debris ·Seed ·Cereal crop	
Suitable Substrates in the Indoor Environment	Grows on a wide range of substrates indoors ·Prevalent in water damaged buildings ·Foods (blue mold on cereals, fruits, vegetables, dried foods) ·House dust ·Fabrics ·Leather ·Wallpaper ·Wallpaper glue	
Allergic Potential	Type I (hay fever, asthma) ·Type III (hypersensitivity)	
Potential Opportunist or Pathogen	Possible depending on the species.	
Potential Toxins Produced	Possible depending on the species.	
Free moisture required for mold growth	Aw=0.75-0.94	
Mode of Dissemination	Wind ·Insects	
Industrial Uses	Many depending on the species	
Other comments	Spores of Aspergillus and Penicillium (including others such as Geosmithia, Goidanichella, Nalanthamala, Rasamsonia, Samsoniella, and Talaromyces) are small and spherical with few distinguishing characteristics. They cannot be differentiated by non-viable impaction sampling methods. Some species with very small spores may be undercounted in samples with high background debris.	

Glossary of Fungi at the end of this report : Reference: EMSL Laboratories, Canada

BASIDIOSPORES	
Natural Habitat	Forest floors. Lawns .Plants (saprobes or pathogens depending on genus)
Suitable Substrates in the Indoor Environment	Depends on genus. Wood products
Water Activity	Unknown.
Mode of Dissemination	Forcible ejection. Wind currents.
Allergic Potential	Type I allergies (hay fever, asthma) . Type III (hypersensitivity pneumonitis)
Potential or Opportunistic Pathogens	Depends on genus.
Industrial Uses	Edible mushrooms are used in the food industry.
Potential Toxins Produced	Amanitins. monomethyl-hydrazine. muscarine. ibotenic acid. psilocybin.
Other Comments	Basidiospores are the result of sexual reproduction and formed on a structure called the basidium. Basidiospores belong to the members of the Phylum Basidiomycota, which includes mushrooms, shelf fungi, rusts, and smuts.



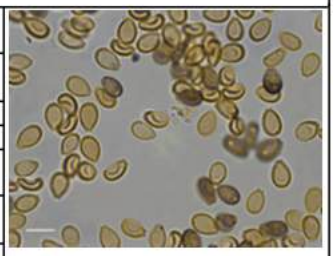
CHAETOMIUM++	
Natural Habitat	Dung. Seeds. Soil. Straw. Genera with like spores include Amesia, Arcopilus, Botryotrichum, Collariella, Dichotomopilus, Ovatospora, Subramaniula and others.
Suitable Substrates in the Indoor Environment	Paper. Sheetrock. Wallpaper.
Water Activity	Aw=0.84-0.89.
Mode of Dissemination	Wind. Insects. Water splash.
Allergic Potential	Type I (asthma and hay fever).
Potential or Opportunistic Pathogens	Onychomycosis. C. perlucidum recognized as a new agent of cerebral phaeohyphomycosis.
Industrial Uses	Cellulase production, Textile testing.
Potential Toxins Produced	Chaetomin. Chaetoglobosins A,B,D and F are produced by Chaetomium globosum. Sterigmatocystin is produced by rare species



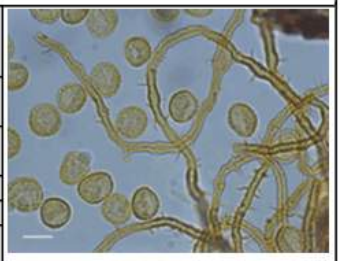
CLADOSPORIUM	
Natural Habitat	Dead plant matter. Straw. Soil. Woody plants
Suitable Substrates in the Indoor Environment	Fiberglass duct liner. Paint. Textiles. Found in high concentration in water-damaged building materials.
Water Activity	Aw 0.84-0.88
Mode of Dissemination	Air
Allergic Potential	Type I (asthma and hay fever).
Potential or Opportunistic Pathogens	Edema. keratitis. onychomycosis. pulmonary infections. Sinusitis.
Industrial Uses	Produces 10 antigens.
Potential Toxins Produced	Cladosporin and Emodin.

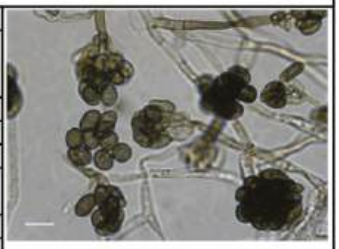


GANODERMA	
Natural Habitat	Grows on conifers and hardwoods worldwide, causing white rot, root rot, and stem rot.
Suitable Substrates in the Indoor Environment	Unknown.
Water Activity	Unknown.
Mode of Dissemination	Wind.
Allergic Potential	Ganoderma species are known to cause allergies in people on a worldwide scale.
Potential or Opportunistic Pathogens	Unknown.
Industrial Uses	Biopulping of wood for the paper industry. Potential medicinal use due to: 1. Inhibition of Ras dependent cell transformation, 2. Antifibrotic activity, 3. Immunomodulating activity, 4. Free-radicle scavenging
Potential Toxins Produced	Unknown.
Other Comments	Used in traditional Chinese medicine as an herbal supplement. It is also known as a "shelf fungus" because the fruiting body forms a stalk-less shelf on the sides of trees and logs. It is sometimes called "artists conk" because when you scratch the white pores of the fruiting body, the white rubs away and exposes the brown hyphae underneath. Thus, pictures can be produced on the fruiting body.
Reference	References: Craig, R.L., Levetin, E. 2000. Multi-year study of Ganoderma aerobiology. Aerobiologia 16: 75-81. http://www.pfc.forestry.ca/diseases/CTD/Group/Heart/heart6_e.html



Glossary of Fungi at the end of this report : Reference: EMSL Laboratories, Canada

MYXOMYCETES++		
Natural Habitat	Decaying logs, Dead leaves , Dung , Lawns , Mulched flower beds, Lawns	
Suitable Substrates in the Indoor Environment	Rotting lumber	
Free moisture required for mold growth	Unknown	
Mode of Dissemination	Insects, Water, Wind	
Allergic Potential	Type I	
Potential or Opportunistic Pathogens	Unknown	
Industrial Uses		
Other Comments	Includes Myxomycetes, Smut, Rust, and Periconia.	

STACHYBOTRYS/MEMNONIELLA		
Natural Habitat	Decaying plant materials and Soil.	
Suitable Substrates in the Indoor Environment	Water damaged building materials such as: ceiling tiles, gypsum board, insulation backing, sheet rock, and wall paper. Paper. Textiles.	
Water Activity	Aw=0.94	
Mode of Dissemination	Insects, Water, and Wind	
Allergic Potential	Type I (hay fever, asthma)	
Potential or Opportunistic Pathogens	Unknown.	
Industrial Uses	Unknown.	
Potential Toxins Produced	Mycotoxins produced by Stachybotrys include Roridin A, Roridin E, Roridin H, Roridin L-2, Satratoxin G, Satratoxin H, Isosatratoxin F, Verucarin A, Verucarin J, and Verrucariol.	
Other Comments	Stachybotrys and Memnoniella are closely related and many Memnoniella species have been renamed under Stachybotrys. Mycologists are continuing to debate whether Stachybotrys and Memnoniella should be grouped or split apart (see references below). Stachybotrys may play a role in the development of sick building syndrome. The presence of this fungus can be significant due to its ability to produce mycotoxins. Exposure to the toxins can occur through inhalation, ingestion, or skin exposure.	
References	Generic hyper-diversity in Stachybotriaceae. L. Lombard et al., Persoonia 36, 2016: 156–246. Overview of Stachybotrys (Memnoniella) and current species status. Y. Wang et al., Fungal Diversity, 2015: DOI: 10.1007/s13225-014-0319-0.	