PRIORITYLAB
3301 N.W. 55TH ST., FT. LAUDERDALE, FL 33309
888-854-0477

PREPARED FOR: ACCURATE BUILDING INSPECTIONS LLC

TEST ADDRESS: 4137 ARBOR WAY PAL LM BEACH, FL 33410

CERTIFICATE OF MOLD ANALYSIS

PREPARED FOR

ACCURATE BUILDING INSPECTIONS LLC

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EMAIL: ACCURATEBUILDINGINSPECTIONS@GMAIL.COM

TEST LOCATION:

LEN GILBERT

4137 ARBOR WAY

PAL LM BEACH, FL 33410

CHAIN OF CUSTODY # 53082276

COLLECTED: WED NOVEMBER 26, 2025

RECEIVED: TUE DECEMBER 02, 2025

REPORTED: TUE DECEMBER 02, 2025

MICROBIOLOGY LABS ISO/IEC 17025:2017 Accredited Laboratory AIHA LAP, LLC AIHAACCREDITEDLABS.ORG Lab ID # 102988

APPROVED BY:

John D. Shane PhD
Laboratory Manager

VERSION: 1.0 (A VERSION NUMBER GREATER THAN ONE (1) INDICATES THAT THE DATA IN THIS REPORT HAS BEEN AMENDED)

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Detailed Mold Analysis

(WATER-INDICATING FUNGI, IF PRESENT, ARE SHOWN BELOW IN RED)

Analysis Method	Air Analysis - MB-009	Air Analysis - MB-009	Surface Analysis - MB-002	Surface Analysis - MB-002
Lab Sample #	53082276-1	53082276-2	53082276-3	53082276-4
Sample Identification	23730205	23729474	SWAB 1	SWAB 2
Sample Location	EXTERIOR SAMPLE	INTERIOR SAMPLE	UNDER KITCHEN SINK SWAB	UNDER KITCHEN CABINET SWAB
Sample Type / Metric	Breeze ST/150L	Breeze ST/150L	Swab	Swab
Analysis Date	Tue December 02, 2025	Tue December 02, 2025	Tue December 02, 2025	Tue December 02, 2025
Determination	**CONTROL**	**PROBLEM**	**GROWTH**	**GROWTH**

Fungal Types Identified	Raw Count	Spores / m^3	% of Total	Raw Count	Spores / m^3	% of Total		Mold Present			Mold Present	
✶INDOOR PROBLEM FUNGI												
Chaetomium	---	---	---	16	107	<1		---			Present	
Chlamydospores	---	---	---	---	---	---		Present			---	
Hyphae	---	---	---	---	---	---		Present			---	
Penicillium/Aspergillus	---	---	---	14	∂17,000	98		---			---	
Unclassified Pigmented Spores	---	---	---	---	---	---		Present			---	
✶✶Non-Problem Fungi												
Basidiospores	3	20	2	---	---	---		---			---	
Cladosporium	104	697	77	10	67	<1		---			---	
Curvularia	17	114	12	1	7	<1		---			---	
Nigrospora	6	40	4	2	13	<1		---			---	
Smut/Myxomycetes	5	34	3	---	---	---		---			---	
Total Spore Count#	140	910	100	43	∂18,000	100		NA			NA	
Minimum Detection Limit	7			7				1			1	
Comments/Definitions **Raw Count:** Actual number of spores observed and counted. **Spores/m^3:** Spores per cubic meter. **% of Total:** Percentage of a particular spore in relation to total number of spores. **Present** = growth observed. **---:** Spore type was not observed. ✶ : Indicates to look above at the names in red under "indoor problem fungi".	Control samples are normally taken outside a building to provide a baseline from which samples on the interior of the building are compared. Outside air is considered normal whatever the mold counts may be. MODERATE DEBRIS: The debris present in the sample likely had limited effect on the accuracy of the mold count.			Mold concentrations in the air are ABNORMAL and based on the mold counts, you likely have a mold source from which spores are able to become airborne and are an exposure concern to the occupants. LIGHT DEBRIS: The debris present in the sample likely had no effect on the accuracy of the mold count.				Presence of current or former MOLD GROWTH observed. EXPOSURE TO SPORES LIKELY and will continue if the growth is not removed. An active or intermittent water source will cause the mold to continue to grow if the water source is not eliminated.			Presence of current or former MOLD GROWTH observed. EXPOSURE TO SPORES LIKELY and will continue if the growth is not removed. An active or intermittent water source will cause the mold to continue to grow if the water source is not eliminated.		

* **Indoor Problem Fungi** are generally capable of growing on wetted building materials.

** **Non-Problem Fungi** are less capable or do not grow on wetted building materials. They are commonly found in the air outside and infiltrate into indoor air naturally. High numbers of any one of these spore types as compared to the Control sample may indicate that they are growing on wetted building materials indoors.

Spore types not listed in this report were not observed.

Background debris estimates the amount of non-spore particles. Increasing amount of debris will affect the accuracy of the spore counts. Total percent may not equal 100% due to rounding.

#**Total Spore Counts** are reported to 2 significant figures.

∂**Estimated spore counts** have a Minimum Detection Limit of 185 spores and 1,233 spores per cubic meter when <100% of slide is analyzed. (Raw Count is the number of spores actually counted in one field of view)

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Mold Glossary

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Introduction

All spores found in indoor air are also normally found in outdoor air because most originate or live in the soil and on dead or decaying plants. Therefore, it is not unusual to find mold spores in indoor air. This Mold Glossary is only intended to provide general information about the mold found in the samples that were provided to the laboratory.

Basidiospores

Outdoor Habitat: These are mushroom spores and are common everywhere outside, especially in the late summer and fall.

Indoor Habitat: Sometimes mushrooms can be observed growing in potted plants indoors.

Allergy Potential: Rarely reported, but some Type I (hay fever, asthma) and Type III (hypersensitivity pneumonitis) has been reported.

Disease Potential: None known

Toxin Potential: None known

Comments: Mushroom spores are commonly found indoors, especially when the outdoor spore count is high. When spores of this group are derived from wood rotting fungi, including dry rot (Serpula and Poria), they can be especially destructive to buildings. When spores from destructive types of mushrooms (dry and wet rot group) are observed in the sample they are listed under their own names on the report.

Chaetomium

Outdoor Habitat: Commonly found on paper products, cotton products, soil, decaying vegetation, wood and natural fiber textiles (such as jute-backed carpets, canvas, etc.) and similar materials. They are rarely identified in outdoor air. These spores can be disseminated by insects, wind and water splash, etc. It is also known as a soft-rot fungus for softwood and hardwood timber.

Indoor Habitat: Chaetomium is often found on a variety of substrates containing cellulose that are chronically wetted, including paper documents, wallpaper, textiles and construction materials like gypsum board (paper-coated sheet rock) and wood.

Chaetomium can develop quickly, covering a surface with substantial growth after two weeks.

Chaetomium globosum is the most commonly found species of Chaetomium indoors. It is not that unusual to find the occasional Chaetomium spore in the air indoors.

Allergy Potential: Type I (hay fever, asthma) potential. However, no allergens have yet been characterised. However, at least two potential allergens have been isolated.

Disease Potential: Rarely reported as human pathogen.

Toxin Potential: Several known

Comments: Chaetomium spores are easily disseminated when it becomes dry. However, Chaetomium spores do not remain airborne for long unless disturbed.

This genus is often associated with termite damaged and rotting wood. These spores will continue to be found in the air until this damaged wood is removed.

High numbers of spores of this genus is not normal for indoor environments and indicate a current or former water problem. Furthermore, since the spores are held together by mucilage and trapped by hairs, few become airborne until the mold has completely dried out or is mechanically disturbed during renovations remediation. It is, therefore, not uncommon to find low Chaetomium spore counts in pre-remediation air samples and relatively higher counts in post-remediation samples.

Chaetomium species colonize surfaces under similar conditions as Stachybotrys, Alternaria, Fusarium and Ulocladium.

HIGH CONCENTRATIONS AND LONG EXPOSURES TO CHAETOMIUM SHOULD BE AVOIDED.

Chlamydospores

Outdoor Habitat: Soil and decaying vegetation

Indoor Habitat: Wetted wood and gypsum wallboard paper, paper products.

Allergy Potential: None known

Disease Potential: None known

Toxin Potential: None known

Comments: Asexual resting spores of all fungi

Cladosporium

Outdoor Habitat: Cladosporium is one of the most common environmental fungi observed worldwide and is widely reported from soil and decaying vegetation.

Cladosporium herbarum and C. cladosporioides are among the most frequently encountered species, both in outdoor and indoor environments.

Indoor Habitat: Wetted wood and gypsum wallboard paper, paper products, textiles, rubber, window sills. Cladosporium has the ability to grow at low temperatures and can thus, grow on rubber gaskets and food in refrigerators.

Allergy Potential: Type I (hay fever, asthma) - an important and common outdoor allergen

Disease Potential: Opportunistic pathogen in immunocompromised persons, not normally a pathogen in healthy individuals. Cladosporium are some of the most common species reported as indoor contaminants, occasionally linked to health problems.

Toxin Potential: Cladosporium has two known toxins (cladosporin and emodin). These toxins are not known to be highly toxic. There is no evidence in the literature of toxic effects associated to inhalation of Cladosporium conidia (spores) indoors.

Comments: The most commonly reported spore in the outdoor air worldwide. This makes Cladosporium one of the most commonly reported and abundant spore types both indoors and outdoors. The prevalence of this spore can vary throughout the year, but is especially high in late summer and autumn, especially where cereal crops are commonly planted.

An important and common allergen source.

Curvularia

Outdoor Habitat: Soil and decaying vegetation
Indoor Habitat: Wetted wood and gypsum wallboard paper, many cellulytic substrates
Allergy Potential: Type I (hay fever, asthma), common cause of allergenic rhinitis
Disease Potential: Potential human pathogen in immunocompromised people
Toxin Potential: None known
Comments: None

Hyphae

Outdoor Habitat: Any cellulose-based substance that fungi can inhabit.
Indoor Habitat: Wetted wood and gypsum wallboard paper, etc.
Allergy Potential: Known to be allergenic.
Disease Potential: None known
Toxin Potential: None known
Comments: "Root-like" structures of fungal growth that can become airborne and can possibly be allergenic.
When hyphae are found growing on a surface and associated with fruiting bodies and/or fungal spores, they indicate that growth has taken. Sometimes hyphae grow and do not produce spores. Hyphae are generally not specific to any particular type of fungus or mold type.
A mass of hyphae on a surface is indicative of mold growth.

Nigrospora

Outdoor Habitat: Soil and decaying vegetation
Indoor Habitat: Can grow on wetted wood and gypsum wallboard paper
Allergy Potential: Type I (hay fever, asthma)
Disease Potential: None known
Toxin Potential: None known
Comments: Rarely observed growing indoors, but is often found in the indoor air in small amounts because this spore type is frequently found in outdoor air.

Penicillium/Aspergillus

Outdoor Habitat: Soil and decaying vegetation, textiles, fruits. These spores are commonly observed and are a normal part of outside air.

Indoor Habitat: Wetted wood and gypsum wallboard paper, textiles, leather, able to grow on many types of substrates.

Allergy Potential: Type I (hay fever, asthma), Type III (hypersensitivity pneumonitis)

Disease Potential: Opportunistic pathogen in immunocompromised persons, not normally a pathogen in healthy individuals.

Toxin Potential: Several known

Comments: Extremely common in indoor air in low to moderate amounts as compared to the outside air. This type of spore should not be present in very high numbers as compared to the outside (control) nor constitute an overwhelming percentage (e.g., 90% or greater) of the total spores in that room(s). However, this type of mold spore is not always detected in outside air and when diversity of mold types are low in the indoor sample(s), their percentage can be 90% or more. Therefore, when the raw numbers are low the determination would be NORMAL even if the percentage is high.

There is a wide range of what is a NORMAL amount of this type of mold spores in indoor air and 200 - 700 spores per cubic meter are commonly seen in homes.

These two genera are grouped together because they cannot be reliably differentiated into their respective genera based solely on spore morphology.

Smut/Myxomycetes

Outdoor Habitat: Soil and decaying vegetation and wood, especially dead stumps and bark

Indoor Habitat: Not normally known to grow indoors. However the Myxomycetes can sometimes be found on firewood inside the home and especially on wood paneling. Sometimes known to grow on wood framing inside walls, ceilings and woodwork in closets.

Allergy Potential: Type I (hay fever, asthma), rare

Disease Potential: None known

Toxin Potential: None known

Comments: These two groups are difficult to distinguish due to their "round and brown" morphology. Smuts are especially common in the outside environment and can be seen in indoor air samples even during the winter in homes because the spores enter homes. These spores can be recycled through the indoor environment all year in small amounts.

A large number of these types of spores indoors can mean that there are fruiting bodies inside the home due to excessive water, usually on a wood surface(s).

Unclassified Pigmented Spores

Outdoor Habitat: None specified

Indoor Habitat: None specified

Allergy Potential: Although no specific allergic potential can be given, ALL spores have the potential to be allergenic.

Disease Potential: None known

Toxin Potential: Unknown

Comments: This category is for unknown spores that have at least some color and do not have enough distinctive characteristics to be identified as any particular type of spore that the laboratory recognizes.

There are a great many spore types that cannot be identified either because they are undescribed in the literature or new to science. Therefore, these types of spores are classified as "unclassified". There should not be an over abundance of this type of spore (or any spore) indoors. An large amount of this type of spore indoors would make this spore type as "water-indicating", but the origin and growth is not known.
