Report Information

Property	Address Withheld	**Inspection Date**	April 25, 2026
Lab Batch #	4512341	**Lab Receipt Date**	April 28, 2026
Laboratory	Eurofins Built Environment Testing East, LLC	**AIHA Lab ID**	#173067
Inspector	Total Home Consultants, Inc.	**Phone**	678-985-9800

Section 1 – Summary of Findings

Four air samples were collected on April 25, 2026 at Address Withheld and analyzed by Eurofins Built Environment Testing East, LLC (AIHA Lab ID #173067, Batch #4512341). Samples were received by the laboratory on April 28, 2026. The outdoor sample (Sample 1 — Control) serves as the environmental baseline for this report; spore types detected indoors but absent from the outdoor control are considered potential indoor-source indicators and are flagged with ★ in the results tables.

Sample 1 — Outdoor Control (1,700 spores/m³)

The outdoor air sample returned a total spore count of 1,700 spores/m³, dominated by Cladosporium (1,400), which is typical for outdoor air in the southeastern U.S. in spring. Basidiospores (170), Ascospores (80), and Penicillium/Aspergillus types (27) were also present. This sample establishes the ambient baseline against which all indoor samples are compared.

Sample 2 — Second Floor Bath (770 spores/m³ — Extremely Clean)

The second floor bathroom returned a total spore count of 770 spores/m³, which falls in the Extremely Clean tier. Cladosporium (410) and Penicillium/Aspergillus types (170) were the dominant genera. Notably, Epicoccum (13), Rusts (27), and Smuts/Periconia/Myxomycetes (27) were detected in this room but were absent from the outdoor control — these are flagged as potential indoor-source spores, though at trace levels. Basidiospores and Ascospores were lower indoors than outdoors, consistent with an enclosed space.

Sample 3 — Kitchen (680 spores/m³ — ★ Stachybotrys Detected)

The kitchen returned a total spore count of 680 spores/m³. While the overall count is in the Extremely Clean range, this sample requires immediate attention: Stachybotrys (13 spores/m³) was detected. Stachybotrys is considered a water-damage indicator at any detectable level and is flagged regardless of total count. Additionally, Chaetomium (40 spores/m³) — another water-damage indicator — was detected and was absent from the outdoor control. The presence of both Stachybotrys and Chaetomium in the kitchen air strongly suggests an active or past moisture intrusion affecting cellulose-containing building materials in or near this area.

Sample 4 — Basement (2,000 spores/m³ — ★ Stachybotrys Detected, Slightly Elevated)

The basement returned the highest total spore count of 2,000 spores/m³, placing it in the Slightly Elevated tier. Penicillium/Aspergillus types dominated at 1,000 spores/m³ — significantly elevated compared to the outdoor control (27 spores/m³), indicating an indoor amplification source. Stachybotrys (13 spores/m³) was again detected. Pithomyces (13), Smuts/Periconia/Myxomycetes (40), and Other brown spores (40) were all absent from the outdoor control and are flagged as indoor-source indicators. The combination of elevated Pen/Asp, Stachybotrys, and multiple indoor-source spores points to ongoing moisture conditions in the basement.

Section 2 – Sample Results

Table 1 — Air Sample Results (spores/m³)

★ Rows highlighted in yellow indicate spore types present indoors but absent from the outdoor control — potential indoor-source indicators. Stachybotrys rows are highlighted in red.

Spore Type	Outdoor Control (spores/m³)	Sample 2 Second Floor Bath	Sample 3 Kitchen	Sample 4 Basement
Ascospores	80	40	—	40
Penicillium/Aspergillus types	27	170	350	1,000
Basidiospores	170	80	80	93
★ Chaetomium	—	—	40	—
Cladosporium	1,400	410	170	720
★ Epicoccum	—	13	—	—
★ Pithomyces	—	—	—	13
★ Rusts	—	27	—	—
★ Smuts/Periconia/Myxomycetes	—	27	—	40
★ Stachybotrys	—	—	**13**	**13**
★ Other brown	—	—	27	40
TOTAL SPORE COUNT	**1,700**	**770**	**680**	**2,000**
TIER RATING	**Outdoor Baseline**	**Extremely Clean**	**★ Stachybotrys Detected**	**Slightly Elevated ★ Stachybotrys**

Section 3 – Health & Exposure Considerations

⚠️ **STACHYBOTRYS DETECTED — KITCHEN & BASEMENT**
Stachybotrys was detected in Sample 3 (Kitchen, 13 spores/m³) and Sample 4 (Basement, 13 spores/m³). Any detection of Stachybotrys is significant regardless of spore count. This genus is associated with prolonged water damage to cellulose-containing materials. A moisture source investigation and professional assessment are recommended. Memnoniella was NOT detected in any sample.

✓ **Memnoniella: NOT DETECTED in any sample**
Memnoniella is a mycotoxin-producing genus closely related to Stachybotrys and often found alongside it. Its absence from all samples is a reassuring finding.

Stachybotrys

Stachybotrys (sometimes called 'black mold') grows on water-damaged cellulose-containing building materials such as drywall, paper, ceiling tiles, and wood. It requires sustained wetness to establish and grow — brief or incidental moisture generally does not support colonization. Its detection in the air indicates that spores from active or recently disturbed growth are becoming airborne. Stachybotrys does not thrive on normal outdoor surfaces and is not expected in outdoor air samples; its presence indoors at any measurable level is treated as an indicator of a moisture problem.

Chaetomium (Kitchen)

Chaetomium is a water-damage indicator fungus typically found on wet, cellulose-containing materials such as drywall paper, cardboard, and wallpaper. Its presence in the kitchen air, combined with Stachybotrys, strengthens the case for an active or past moisture intrusion in or adjacent to the kitchen. It was absent from the outdoor control sample, confirming it as an indoor source.

Penicillium/Aspergillus types (Basement)

Penicillium and Aspergillus are among the most common fungi found in both indoor and outdoor environments. The basement count of 1,000 spores/m³ is substantially elevated compared to the outdoor control (27 spores/m³), indicating an indoor amplification source. These genera grow readily on damp materials including carpet, insulation, and organic debris. Elevated levels are associated with moisture and can be allergens for sensitive individuals.

Cladosporium

Cladosporium is one of the most common outdoor fungi and was the dominant spore type in the outdoor control (1,400 spores/m³). Indoor levels across all samples were lower than or equal to outdoor levels, which is a normal and expected pattern. No indoor amplification of Cladosporium was identified.

Epicoccum, Rusts, Smuts/Periconia/Myxomycetes (Second Floor Bath)

These spore types were detected at trace levels in the second floor bathroom and were absent from the outdoor control. They are generally associated with outdoor and plant environments, and their trace presence at these levels is not a cause for concern. However, their indoor-only detection suggests minor infiltration from an adjacent space or ventilation. No action is required at current levels.

Pithomyces and Other Brown Spores (Basement)

Pithomyces and 'Other brown' spore categories were detected in the basement but absent from the outdoor control. These are generally plant-associated and outdoor fungi. Their presence at low levels indoors in the basement may reflect organic debris accumulation in a damp environment. While not primary indicators of active mold growth, their indoor-only detection is consistent with moisture conditions in the basement.

Section 4 – Recommendations

Second Floor Bath (Sample 2 — Extremely Clean, 770 spores/m³)

Extremely Clean | 770 spores/m³ No remediation needed. Minor indoor-source trace spores present.

- Confirm the bathroom exhaust fan is functional and vents to the exterior (not into the attic or wall cavity).
- Run the exhaust fan during and for at least 15–20 minutes after showering to remove moisture.
- Check caulk and grout around the tub, shower, and sink; reseal any gaps that could allow moisture infiltration.
- Monitor for any visible discoloration, staining, or musty odor — these are early indicators to investigate.
- No remediation is required at this time. Maintain current ventilation practices.

Kitchen (Sample 3 — ★ Stachybotrys Detected, 680 spores/m³)

★ STACHYBOTRYS DETECTED | 680 spores/m³ Moisture investigation and professional assessment required.

- Locate the moisture source immediately. Stachybotrys requires prolonged wetness to grow — inspect under/behind the sink, dishwasher, refrigerator water line, and adjacent walls for signs of leakage, condensation, or water staining.
- Inspect the ceiling below any bathroom or plumbing above the kitchen for water staining or soft drywall.
- Do not disturb any visible dark or black growth — contact a licensed mold remediation contractor for assessment before disturbing suspect material.
- A professional mold assessment is recommended to identify and scope the source area.
- After the moisture source is corrected and any affected material is addressed, retest the kitchen air to confirm clearance.
- Do not delay — Stachybotrys indicates a sustained moisture condition that requires correction.

Basement (Sample 4 — ★ Stachybotrys Detected, Slightly Elevated, 2,000 spores/m³)

★ STACHYBOTRYS DETECTED | 2,000 spores/m³ — Slightly Elevated Moisture correction and professional remediation assessment required.

- Conduct a thorough moisture investigation: inspect foundation walls for efflorescence, staining, or seepage; check sump pump function; inspect any exposed plumbing for leaks.
- Measure relative humidity in the basement — maintain below 50%. If consistently above 60%, address the source and deploy a dehumidifier as a temporary measure.
- The elevated Penicillium/Aspergillus count (1,000 spores/m³) along with Stachybotrys indicates an active indoor growth source. A professional mold remediation assessment is recommended.
- Inspect any stored cardboard, wood, drywall, or organic materials in the basement — these are common growth substrates under damp conditions. Remove or relocate wet or visibly affected items.
- Do not disturb suspect growth areas until assessed by a professional.
- After moisture correction and any remediation work, retest the basement air to confirm the issue has been resolved.

Section 5 – Prevention Tips

- Maintain indoor relative humidity between 30% and 50% year-round. Use a hygrometer to monitor levels, especially in the basement and bathrooms.
- Address any leaks, seepage, or moisture intrusion within 24–48 hours. Mold colonization can begin within 48–72 hours on wet materials.
- Ensure all bathroom, kitchen, and laundry exhaust fans vent to the exterior. Check them annually and clean if needed.
- Keep gutters clean and ensure downspouts discharge at least 6 feet away from the foundation to prevent basement seepage.
- Inspect the roof, chimney, and window seals annually for deterioration that could allow water intrusion.
- Replace HVAC filters on the manufacturer's recommended schedule. A clogged filter reduces airflow and can increase interior humidity.
- Avoid storing cardboard boxes, paper, or organic materials directly on basement floors or against foundation walls.
- Schedule a follow-up mold air quality test after any moisture-related repairs are completed, or annually as a preventive measure.
- If visible mold growth covering more than 10 square feet is found, contact a licensed mold remediation contractor before attempting cleanup.

Section 6 – Quick Assessment Summary

Location	Air Result / Tier	Notable Spores	Recommended Action
Outdoor Control (Sample 1)	1,700 / Outdoor Baseline	Cladosporium dominant (normal outdoor)	Reference only — no action required
Second Floor Bath (Sample 2)	770 / Extremely Clean	Pen/Asp elevated vs. outdoor; Epicoccum, Rusts, Smuts absent outdoors	Ensure adequate exhaust ventilation; monitor humidity
Kitchen (Sample 3)	**680 / ★ Stachybotrys Detected**	Stachybotrys 13, Chaetomium 40 — both water-damage indicators absent outdoors	Investigate moisture source immediately; professional assessment recommended
Basement (Sample 4)	**2,000 / Slightly Elevated ★ Stachybotrys Detected**	Stachybotrys 13, Pen/Asp 1,000 (elevated), Pithomyces, Other brown	Locate and correct moisture source; professional remediation assessment required
Stachybotrys / Toxic Molds	**DETECTED — Kitchen & Basement**	Memnoniella: NOT DETECTED	Stachybotrys present at any level requires moisture investigation and professional assessment

For questions regarding this report or to schedule follow-up testing, please contact Total Home Consultants, Inc. at 678-985-9800 or mike@totalhomeguy.com. We are available to assist with interpreting these results, coordinating with remediation contractors, and scheduling re-testing after any corrective work is completed.

Lab analysis performed by Eurofins Built Environment Testing East, LLC, 6340 NW 5th Way, Ft. Lauderdale, FL 33309 | AIHA LAP, LLC Lab ID #173067 | Batch #4512341 | Analysis Date: 04-28-2026