ITS MOLD

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MOLD ASSESSMENT REPORT

Prepared By:
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Client Name: Jordan & Taylor Sample
Property Address: 1450 Demonstration Way, Boca Raton, Florida 33496
Date(s) of Inspection: March 10, 2026
Report Date: March 11, 2026
Inspected By: Christopher Finnegan
Florida Mold Assessor License #: MRSA 3454

SAMPLE REPORT — All names, addresses and laboratory values in this report are fictional. Photographs are representative of an actual assessment and have been selected to exclude identifying details.

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1. HOMEOWNER OVERVIEW

This assessment was performed to evaluate the property for moisture conditions and mold-related concerns following a reported overflow of the air handler condensate drain in the first-floor HVAC closet. The scope included a visual inspection of accessible areas, moisture measurements of building materials, infrared thermal imaging, and the collection of three airborne spore-trap samples and two surface samples, submitted to an accredited independent laboratory for analysis. This report documents the conditions observed and the analytical results as of the inspection date, March 10, 2026. It is limited to environmental assessment and does not address medical, health, or causation matters, which are outside the scope of this work and the assessor's licensure.

In plain terms: Water from the air conditioning unit soaked into the walls around the HVAC closet and the adjoining living room wall, and mold is growing on the materials at the base of those walls. The living room air shows the same mold types, while the great room shows a smaller increase. The wood floors have cupped from the moisture. The drain problem needs to be confirmed fixed, and the affected materials removed under containment by a licensed remediator, followed by clearance testing.

This report is intended to help the homeowner understand whether further action may be necessary. If remediation is recommended, it generally involves correcting the source of moisture and addressing affected building materials. Specific repair or remediation work should be performed by a qualified contractor.

This assessment was performed by a Florida-licensed Mold Assessor in accordance with Florida Statute 468, Part XVI. Findings and opinions expressed herein are based on observed conditions and laboratory analysis and are intended to provide conservative, objective guidance regarding the presence or absence of abnormal microbial conditions.

Where laboratory analysis identifies deviations from normal indoor fungal ecology, such conditions are discussed in the context of industry standards, including IICRC S520 principles. This report does not direct contractor means or methods and does not constitute a remediation contract.

A post-remediation verification (clearance) inspection is recommended if remediation is completed to confirm that conditions have returned to a normal indoor environment.

2. SUMMARY OF FINDINGS

ITS Mold LLC performed a mold assessment at 1450 Demonstration Way, Boca Raton, Florida 33496 on March 10, 2026, following a reported overflow of the air handler condensate drain in the first-floor HVAC closet. Three airborne spore-trap samples and two surface samples were collected and analyzed by an accredited laboratory. The following summarizes the principal findings. Supporting detail, laboratory data and limitations are set forth in the sections that follow.

Fungal growth is indicated at the base of the Living Room wall shared with the HVAC closet. Surface sample S-1 returned 6,240 spores per square centimeter, of which Chaetomium accounted for 4,320 (69 percent) and Aspergillus/Penicillium-like 1,920 (31 percent), together with hyphal fragments at 480 per square centimeter.

Fungal growth is indicated within the HVAC closet wall cavity. Surface sample S-2, collected from the cavity behind the air handler platform, returned 18,240 spores per square centimeter, 100 percent Aspergillus/Penicillium-like, with hyphal fragments at 880 per square centimeter. Wet, collapsed insulation and staining at the bottom plate were visible through openings in the closet walls.

The Living Room air shows indoor amplification. Aspergillus/Penicillium-like measured 1,280 spores per cubic meter against 27 in the exterior control, approximately 47 times the control. Chaetomium (27) and hyphal fragments (40) were also present. The Great Room returned Aspergillus/Penicillium-like at 213, approximately 7.9 times the control.

Elevated moisture remains in the affected walls. Readings of 50.6 and 56.5 WME were recorded at the base of the Living Room wall and the Primary Closet wall adjoining the HVAC closet, and 20.3 to 22.2 WME in the hall and Bedroom 2, against a dry reference of 9.1 WME. The engineered wood flooring in the Living Room and Great Room was cupped.

Further evaluation may be required. Ambient air sampling does not characterize conditions behind walls. Removal of the baseboards and lower wall finishes at the HVAC closet, Living Room and Primary Closet walls is recommended to determine the extent of concealed damage. This work should be performed under controlled conditions as described at Section 11.1.

3. SCOPE OF ASSESSMENT

- Visual inspection of accessible areas
- Non-invasive moisture measurements of selected building materials
- Infrared thermal imaging of selected building materials
- Ambient temperature and relative humidity measurements
- Collection of airborne spore-trap samples for laboratory analysis
- Collection of surface samples for laboratory analysis
- Review and interpretation of laboratory results

This assessment did not include destructive testing or evaluation of concealed or inaccessible areas unless specifically noted within this report.

4. BACKGROUND INFORMATION

The property owner reports that water overflowed from the air handler condensate drain pan in the first-floor HVAC closet and was discovered when the wood flooring in the Living Room began to cup. The owner reports that the condensate line was cleared by an HVAC contractor before this inspection. The residence was occupied.

The date on which the overflow began could not be established. No mitigation contractor had attended at the time of this inspection. Openings had been cut at the base of the HVAC closet walls by others before this inspection.

This assessor inspected the property on March 10, 2026, recording moisture, ambient and infrared readings, photographing observed conditions, and collecting three airborne samples and two surface samples.

No HVAC service records or moisture-monitoring records were made available for review at the time of this assessment.

5. METHODOLOGY

5.1 Visual Inspection

Areas inspected: the first floor of the residence, limited to accessible areas, with particular attention to the HVAC closet, Living Room, Great Room, hall, Bedroom 2 and the Primary Bedroom and Primary Closet. The attic and closed wall cavities were not accessed except as visible through the existing openings in the HVAC closet.

5.2 Moisture and Environmental Evaluation

Instruments used: Protimeter BLD5365 SurveyMaster moisture meter, HTI HT-86 thermo-hygrometer, and infrared thermal imaging camera.

Readings were taken with the Protimeter BLD5365 SurveyMaster and are reported on the wood moisture equivalent (WME) scale. A dry reference of 9.1 WME was established in like materials in an unaffected area of the Great Room.

Infrared thermal imaging was used to identify thermal anomalies consistent with moisture in building materials. Thermal imaging does not detect moisture directly, and all anomalies identified were verified with the moisture meter.

5.3 Sampling Strategy

Three airborne spore-trap samples were collected on March 10, 2026 using Air-O-Cell cassettes at a sampled volume of 75 liters per cassette:

- Exterior control, collected outdoors at the rear patio — Sample A-1
- Living Room, adjoining the HVAC closet — Sample A-2
- Great Room — Sample A-3

Two surface samples were collected by swab over an area of one square centimeter:

- Living Room, base of the wall shared with the HVAC closet — Sample S-1
- HVAC closet, wall cavity behind the air handler platform — Sample S-2

Sampling locations were selected based on the reported source and on the moisture conditions observed. All samples were relinquished to the laboratory in person on the day of collection and were received in good condition. Sampling locations are shown on the sketch at Appendix C.

6. FINDINGS AND OBSERVATIONS

6.1 General

The residence is a two-story townhome. This assessment was limited to the first floor. At the time of assessment the residence was occupied and furnished, and the air conditioning system was operating.

6.2 Moisture Conditions

Moisture readings were taken throughout the first floor. Elevated moisture content was identified at the base of the Living Room wall shared with the HVAC closet and at the Primary Closet wall adjoining the HVAC closet, with moderately elevated readings in the hall and Bedroom 2, as shown on the sketch at Appendix C.

Location	Reading 03/10/26 (WME)	Dry Reference (WME)	Photo Reference
Living Room — wall shared with HVAC closet, base	50.6	9.1	Photo 12
Primary Closet — wall adjoining HVAC closet, base	56.5	9.1	Photo 13
Hall — wall base	22.2	9.1	Photo 14
Bedroom 2 — wall base	20.3	9.1	Photo 15
Great Room — unaffected reference	9.1	—	Photo 16

Ambient conditions within the residence at the time of assessment were 73.4 degrees Fahrenheit and 62.1 percent relative humidity (Appendix B, Photo 17).

6.3 HVAC Closet

The lower front panel of the air handler platform had been removed and openings had been cut at the base of the closet walls before this inspection. Through the openings, the bottom plate and lower framing were stained, fiberglass insulation in the cavity was wet and collapsed, and debris and staining were present on the slab. Surface sample S-2 was collected from the cavity behind the platform.

6.4 Living Room and Great Room

The baseboard and the lower edge of the gypsum board at the Living Room wall shared with the HVAC closet were damaged and discolored, and the paper face of the gypsum board was delaminating at the base. Surface sample S-1 was collected at this location. The engineered wood flooring in the Living Room and Great Room was cupped along board seams. Air sample A-2 was collected in the Living Room and A-3 in the Great Room. Infrared imaging showed cooler patterns at the lower wall consistent with the moisture readings (Appendix B).

6.5 Visible Microbial Growth

Visible microbial growth was observed at the base of the Living Room wall shared with the HVAC closet and within the HVAC closet wall cavity. The absence of visible growth on the exposed face of a wall assembly does not indicate the absence of growth on the concealed side of that assembly or within the wall cavity, particularly where the assembly is known to have been wet.

6.6 Observations Regarding Prior Work

Openings had been cut at the base of the HVAC closet walls before this inspection. This assessor did not observe that work. No containment was in place at the time of inspection. Cutting into materials supporting fungal growth without containment can distribute spores into adjoining areas.

7. LABORATORY ANALYSIS

Laboratory: AIHA-accredited independent laboratory. (In an actual report, the laboratory's name, address and accreditation number appear here.)

Analyses: A001 Spore Trap Analysis (air samples); S001 Swab Analysis (surface samples)

Batch No.: SAMPLE

Samples collected: March 10, 2026 Received: March 10, 2026 Reported: March 10, 2026

Chain of custody: relinquished by Christopher Finnegan and received by the laboratory in person on March 10, 2026. All samples were received in good condition.

Media: Air-O-Cell, 75 liters per sample, 100 percent of trace analyzed at 600X magnification. Surface samples analyzed at 600X magnification over a swabbed area of one square centimeter.

Laboratory reporting limit: 13 spores per cubic meter (air); 80 spores per square centimeter (swab).

Illustrative laboratory data for this sample report are included at Appendix A.

7.1 Results Summary — Air Samples

Sample Location	Lab ID	Total Spores/m³	Asp/Pen /m³	Asp/Pen %	Hyphal Frag./m³
Exterior Control	A-1	787	27	3%	13
Living Room	A-2	1,374	1,280	93%	40
Great Room	A-3	306	213	70%	None detected

Exterior Control (A-1), collected outdoors at the rear patio: Basidiospores 320 (raw count 24); Ascospores 240 (18); Cladosporium 187 (14); Aspergillus/Penicillium-like 27 (2); Curvularia 13 (1). Total 787 spores per cubic meter. Hyphal fragments 13. Debris rating 3.

Living Room (A-2): Aspergillus/Penicillium-like 1,280 (raw count 96), 93 percent; Basidiospores 40 (3); Chaetomium 27 (2); Cladosporium 27 (2). Total 1,374 spores per cubic meter. Hyphal fragments 40 (3). Debris rating 2.

Great Room (A-3): Aspergillus/Penicillium-like 213 (raw count 16), 70 percent; Basidiospores 53 (4); Cladosporium 40 (3). Total 306 spores per cubic meter. No hyphal fragments identified. Debris rating 2.

7.2 Results Summary — Surface Samples

Sample Location	Lab ID	Area	Total Spores/cm²	Dominant Genus	Hyphal Frag./cm²
Living Room, wall base	S-1	1 cm²	6,240	Chaetomium (69%)	480
HVAC closet cavity	S-2	1 cm²	18,240	Asp/Pen	880

Sample Location	Lab ID	Area	Total Spores/cm²	Dominant Genus	Hyphal Frag./cm²
				(100%)	

Living Room, wall base (S-1): Chaetomium 4,320 spores per square centimeter (raw count 54), 69 percent; Aspergillus/Penicillium-like 1,920 (24), 31 percent. Total 6,240. Hyphal fragments 480 (6). Reporting limit 80 spores per square centimeter.

HVAC closet cavity (S-2): Aspergillus/Penicillium-like 18,240 spores per square centimeter (raw count 228), 100 percent. Hyphal fragments 880 (11). Reporting limit 80 spores per square centimeter.

7.3 Fungi Not Detected

No Stachybotrys, Memnoniella or Ulocladium were identified in any sample. Chaetomium, a water-damage indicator genus, was identified in surface sample S-1 and in the Living Room air sample, and was not detected in the exterior control.

8. INTERPRETATION OF LABORATORY RESULTS

8.1 Basis of Comparison

Laboratory results were evaluated by comparing indoor samples to the exterior control sample at the genus level, and by assessing the presence of fungi commonly associated with water-damaged building materials. In accordance with IICRC S520 principles, a normal indoor environment (Condition 1) is characterized by fungal ecology similar to that of the outdoor environment, without elevated concentrations of water-damage indicator fungi.

Comparison of total spore concentrations alone is not a reliable indicator of indoor amplification. A sample may return a total concentration below that of the exterior control while a single genus is present indoors at a substantial multiple of its outdoor concentration. Genus-level comparison is therefore the method applied here.

The exterior control was collected outdoors at the rear patio and is a valid baseline. Its composition, dominated by Basidiospores, Ascospores and Cladosporium with Aspergillus/Penicillium-like at 3 percent, is typical of exterior air.

8.2 Living Room

The Living Room total of 1,374 spores per cubic meter is approximately 1.7 times the exterior control, but the composition is the more significant finding. Aspergillus/Penicillium-like measured 1,280, approximately 47 times the control and 93 percent of the sample, while the genera that dominate outdoors were largely absent. Chaetomium, absent outdoors, was present. Surface sample S-1 at the base of the shared wall returned 6,240 spores per square centimeter, predominantly Chaetomium, with hyphal fragments; hyphal fragments together with a water-

damage indicator genus are consistent with growth on the material sampled rather than settled spores. The base of the Living Room wall is interpreted as Condition 3.

8.3 HVAC Closet and Great Room

Surface sample S-2 from the HVAC closet cavity returned 18,240 spores per square centimeter, entirely Aspergillus/Penicillium-like, with hyphal fragments at 880; a single genus to the exclusion of all others with hyphal fragments indicates active growth on the substrate. The HVAC closet cavity is interpreted as Condition 3. The Great Room returned Aspergillus/Penicillium-like at 213 spores per cubic meter, approximately 7.9 times the control, with no hyphal fragments and no visible growth; the pattern is consistent with dispersal of spores from the adjoining affected area. The Great Room is interpreted as Condition 2.

8.4 Water-Damage Indicator Fungi

Chaetomium was identified in surface sample S-1 and in the Living Room air sample, and was not detected in the exterior control. No Stachybotrys, Memnoniella or Ulocladium were identified in any sample. The absence of a genus from air samples does not establish its absence from concealed cavities, as these genera aerosolize poorly when undisturbed.

Aspergillus and Penicillium species are themselves associated with water-damaged building materials and colonize wetted gypsum board readily. The identification of these genera at elevated concentrations is a positive finding of amplification and does not require the presence of other indicator genera to be significant.

8.5 Limitations of Ambient Air Sampling

Air sampling characterizes the airborne spore concentration within the breathing zone of a room at a single point in time. It does not reliably characterize conditions within concealed cavities, as fungal growth in an undisturbed cavity may not aerosolize into the occupied space. A result showing no amplification within a room does not establish the absence of fungal growth within the walls of that room.

No samples were collected in the Primary Closet, the hall or Bedroom 2, in which elevated moisture was recorded, or in the second floor of the residence.

The Chaetomium air result in the Living Room (raw count 2) and the Curvularia result in the exterior control (raw count 1) are near the reporting limit and are directional rather than precise. The Chaetomium finding is corroborated by surface sample S-1.

8.6 Condition Classification

Area	IICRC S520 Condition	Basis
Living Room, base of shared wall	Condition 3	Swab 6,240/cm², 69% Chaetomium, hyphal fragments; air Asp/Pen 47× control; visible growth; 50.6 WME.
HVAC closet wall cavity	Condition 3	Swab 18,240/cm², 100% Asp/Pen, hyphal fragments; wet insulation; visible staining.
Great Room	Condition 2	Air Asp/Pen 7.9× control; no hyphal fragments; no

Area	IICRC S520 Condition	Basis
		visible growth.
Primary Closet, hall, Bedroom 2; second floor	Not classified	Elevated moisture in some areas; not sampled. Classification requires further evaluation.

9. CONCLUSIONS

Fungal growth is present at the base of the Living Room wall shared with the HVAC closet and within the HVAC closet wall cavity, confirmed by surface samples with hyphal fragments and by visible growth. Both are interpreted as Condition 3. The Great Room is interpreted as Condition 2.

Materials at the base of the Living Room wall and the Primary Closet wall adjoining the HVAC closet remained wet at the time of inspection, at 50.6 and 56.5 WME against a dry reference of 9.1 WME, and moderately elevated readings were recorded in the hall and Bedroom 2.

The reported cause, an overflow of the air handler condensate drain, is consistent with the pattern observed: the highest readings and the growth are concentrated at the walls surrounding the HVAC closet and decrease with distance from it. This assessment does not determine the mechanism of the overflow, which should be confirmed by a licensed HVAC contractor. The presence of hyphal fragments and Chaetomium shows that the affected materials remained wet long enough for growth to become established; the laboratory results cannot establish when the wetting began or whether it was a single event or repeated.

The wall cavities surrounding the HVAC closet, including the Primary Closet wall, should be presumed affected until opened and inspected, on the basis of the moisture readings and their shared construction with the sampled locations.

This assessment could not determine the date the overflow began or its duration, and no HVAC service records were available. Conclusions are based on conditions documented on March 10, 2026 and the laboratory results reported for this assessment.

10. RECOMMENDED SCOPE OF REMEDIATION

The following scope applies to the areas in which a fungal source is indicated, and to the areas in which building materials are documented to have remained wet. Remediation should be performed by a Florida-licensed Mold Remediator in accordance with IICRC S520 and Chapter 468, Part XVI, Florida Statutes. Pursuant to Section 468.8419, Florida Statutes, the remediator must be an entity independent of this assessor.

10.1 Source Correction and Moisture Verification

No remediation should commence until a licensed HVAC contractor has confirmed that the condensate drain is functioning, including the drain pan, trap and any safety float switch. All affected assemblies must be verified dry to a dry standard of 8 to 10 WME prior to the reinstallation of any building material.

10.2 HVAC Closet, Living Room and Primary Closet Walls

Remediate the affected walls surrounding the HVAC closet under containment with HEPA filtration in accordance with IICRC S520, removing the wet or visibly affected baseboards, gypsum board and insulation. The specific removal scope is set out in the separate Mold Remediation Protocol.

10.3 Great Room and Adjoining Areas

Clean the Great Room and adjoining areas outside containment by HEPA vacuuming and damp wiping horizontal surfaces after the removal work is complete, as set out in the separate Mold Remediation Protocol. The cupped flooring should be evaluated for replacement once the substrate is dry.

10.4 Contents and Mechanical Systems

Porous contents within the affected rooms should be evaluated for cleanability and either cleaned under controlled conditions or disposed of. The HVAC system should be inspected, and if the system operated during the period of elevated airborne concentrations, the ductwork should be evaluated for contamination. Supply and return registers within each containment area should be sealed for the duration of the work.

10.5 Post-Remediation Verification

Post-remediation verification should be performed by an independent licensed mold assessor prior to the closing of any containment or the reinstallation of building materials. Verification should include visual inspection for completeness of removal and cleanliness, moisture content readings confirming the substrate has returned to the dry standard, and clearance air sampling within each containment compared against a concurrent exterior control.

11. RECOMMENDATIONS AND FURTHER EVALUATION

11.1 Investigative Removal of Building Materials

The full extent of affected material cannot be determined on the basis of surface and air sampling alone. Investigative removal is recommended at each assembly in which elevated moisture was recorded, to determine the extent of damage to the concealed side of that assembly and within the wall cavity.

This work is investigative and is to be performed by a Florida-licensed Mold Remediator under full containment, maintained under negative pressure with HEPA filtration exhausted to the

exterior. Two locations are interpreted as Condition 3, and opening any assembly without engineering controls in place risks distributing contaminants into areas that are presently unaffected.

Any location at which fungal growth is identified upon opening should be added to the remediation scope set out at Section 10.

11.2 Interim Controls and Occupancy

Pending remediation, the HVAC closet should remain closed and the existing openings in the closet walls should be sealed with plastic sheeting. No further demolition or cleaning should be undertaken by the occupants or any party other than a licensed mold remediator under containment.

11.3 Documentation

The HVAC contractor's service record identifying the cause of the overflow and the repair performed should be obtained. It establishes that the source has been corrected and documents the timeline of the loss.

11.4 General Maintenance

Relative humidity within the residence should be maintained at or below 60 percent, consistent with ASHRAE guidance, to limit conditions favorable to fungal growth.

A float (overflow) safety switch on the condensate drain pan and periodic flushing of the condensate line are recommended to prevent recurrence.

12. IMPORTANT LIMITATIONS AND DISCLAIMERS

The assessor has no financial interest in the remediation or repair of the subject property and performed this assessment independently in accordance with Chapter 468, Florida Statutes.

Scope Limitation. This report is limited to the specific areas inspected and the conditions observed at the time of the assessment. No representation is made regarding conditions in concealed or inaccessible areas. This assessment did not include destructive testing.

Temporal Limitation. Findings and conclusions are based solely on conditions present at the time of inspection. Laboratory results represent conditions only at the time the samples were collected. Environmental conditions may change over time due to moisture intrusion, occupant activity, or building modifications.

Sampling Limitation. Ambient air sampling does not characterize conditions within concealed cavities. Several individual genus results are low raw counts at the reporting limit and are directional.

Areas Not Sampled. The Primary Closet, the hall, Bedroom 2, the Primary Bedroom and bath, and the second floor were not sampled. No conclusion regarding airborne fungal conditions in those areas is expressed in this report.

No Causation Determination. This report does not determine the cause, origin, or duration of moisture intrusion or microbial growth. Statements regarding the reported cause of intrusion and the timeline reflect information provided by others and have not been independently verified.

No Medical Determination. This report does not address health effects, medical conditions, or suitability of the property for occupancy. Any health concerns should be evaluated by qualified medical professionals.

No Insurance or Coverage Opinion. This report is not intended to interpret insurance policies, determine coverage, or allocate responsibility or liability among parties.

No Evaluation of Third-Party Work. Observations regarding the openings cut in the HVAC closet walls before this inspection are limited to the conditions documented on March 10, 2026, and no opinion is expressed as to the performance of that work.

Reliance Limitation. This report was prepared for the stated client and purpose. Reliance by third parties is not intended without written authorization from Inspection Testing Solutions Mold (I.T.S. Mold).

Standards Reference. This assessment was conducted in general accordance with applicable portions of IICRC S520 and Chapter 468, Part XVI, Florida Statutes. No warranty or guarantee is expressed or implied.

This report does not constitute a warranty or guarantee of the absence of microbial contamination.

13. APPENDICES

Appendix A: Laboratory Data (illustrative for this sample report)

Appendix B: Photographs

Appendix C: Area of Concern Sketch and Sampling Location Diagram

Appendix D: Sampling Log and Chain of Custody (included in actual reports; omitted from this sample)

Assessor Certification and Signature

I certify that this assessment was performed by me, or under my direct supervision, in accordance with Chapter 468, Part XVI, Florida Statutes, and that the findings and conclusions stated herein represent my professional opinion based on the conditions observed and the laboratory data reported.

Assessor Name: Christopher Finnegan

Florida License #: MRSA 3454

Signature: _____

Date: March 11, 2026

License verification: myfloridalicense.com, license MRSA3454. In actual reports a copy of the assessor's license is attached as the final page.

APPENDIX A: LABORATORY DATA (ILLUSTRATIVE)

ILLUSTRATIVE LABORATORY DATA — SAMPLE REPORT

Not an actual laboratory report. Values are fictional and shown to illustrate how results are reported and interpreted.

Air samples (A001 spore trap, Air-O-Cell, 75 L, 100% trace at 600X) — raw count / spores per m³

Genus	A-1 Exterior Control	A-2 Living Room	A-3 Great Room
Ascospores	18 / 240	—	—
Aspergillus/Penicillium-like	2 / 27	96 / 1,280	16 / 213
Basidiospores	24 / 320	3 / 40	4 / 53
Chaetomium	—	2 / 27	—
Cladosporium	14 / 187	2 / 27	3 / 40
Curvularia	1 / 13	—	—
Total spores	**59 / 787**	**103 / 1,374**	**23 / 306**
Hyphal fragments	1 / 13	3 / 40	—
Debris rating	3	2	2
Reporting limit (spores/m³)	13	13	13

Surface samples (S001 swab, 600X) — raw count / spores per cm²

Genus	S-1 Living Room wall base	S-2 HVAC closet cavity
Aspergillus/Penicillium-like	24 / 1,920	228 / 18,240
Chaetomium	54 / 4,320	—
Total spores	**78 / 6,240**	**228 / 18,240**
Hyphal fragments	6 / 480	11 / 880
Area swabbed	1 cm²	1 cm²
Reporting limit (spores/cm²)	80	80

Not detected in any sample: Stachybotrys, Memnoniella, Ulocladium. "—" = not detected.

In an actual report this appendix contains the accredited laboratory's complete reports and the chain of custody.

APPENDIX B: PHOTOGRAPHS

Photographs documenting observed conditions are presented on the following pages.



Photo 1: Living Room — cupped engineered wood flooring.



Photo 2: Great Room — cupping along board seams.



Photo 3: HVAC closet — air handler; lower platform panel removed.



Photo 4: HVAC closet — opening cut at base of wall (by others).

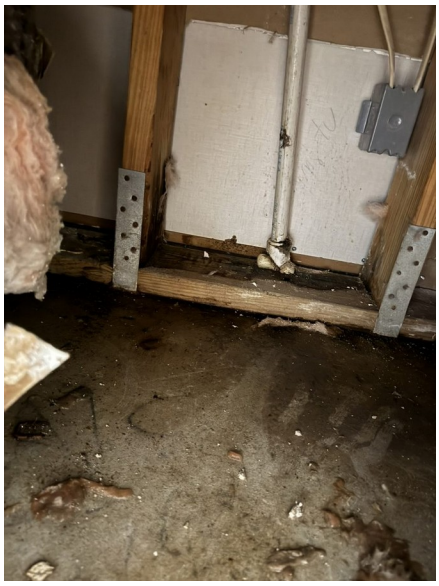


Photo 5: HVAC closet cavity — staining at bottom plate; debris on slab.



Photo 6: HVAC closet cavity — wet, collapsed insulation.



Photo 7: HVAC closet cavity — water-stained insulation.

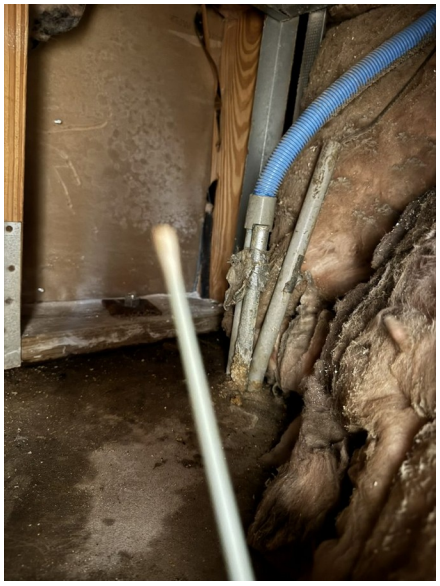


Photo 8: Surface sample S-2, HVAC closet cavity.



Photo 9: Living Room — damaged baseboard and gypsum board at shared wall.



Photo 10: Surface sample S-1, base of Living Room wall.



Photo 11: Hall adjoining the HVAC closet.

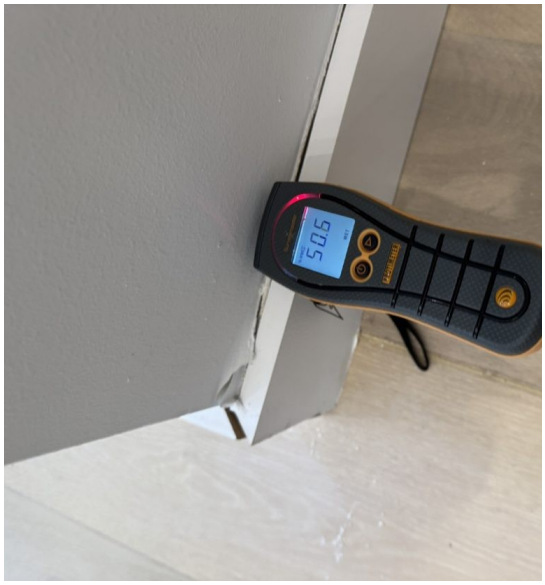


Photo 12: Moisture reading 50.6 WME — Living Room wall base.



Photo 13: Moisture reading 56.5 WME — Primary Closet wall.

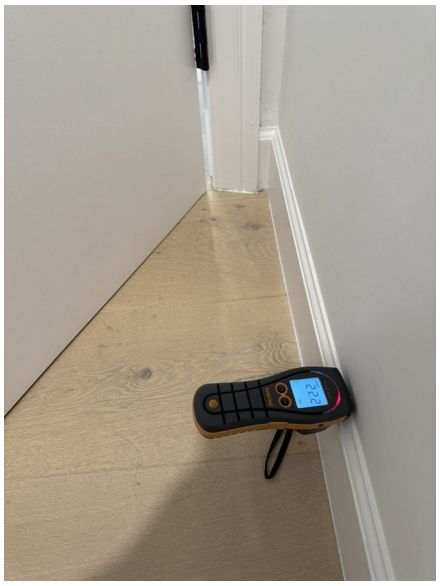


Photo 14: Moisture reading 22.2 WME — hall wall base.



Photo 15: Moisture reading 20.3 WME — Bedroom 2 wall base.



Photo 16: Dry reference 9.1 WME — Great Room.



Photo 17: Ambient conditions: 62.1% RH, 73.4°F.



Photo 18: Air sample A-2, Living Room.



Photo 19: Air sample A-3, Great Room.



Photo 20: Exterior control A-1, rear patio.

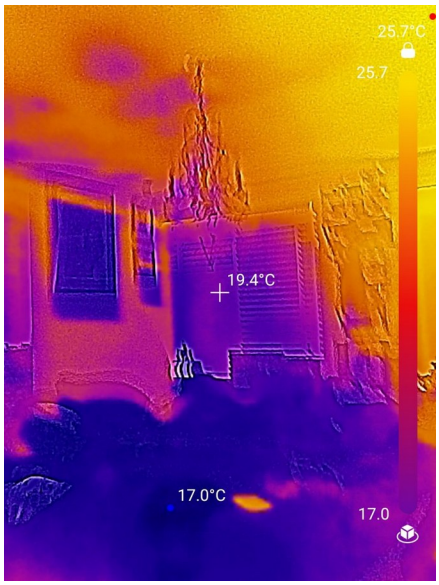
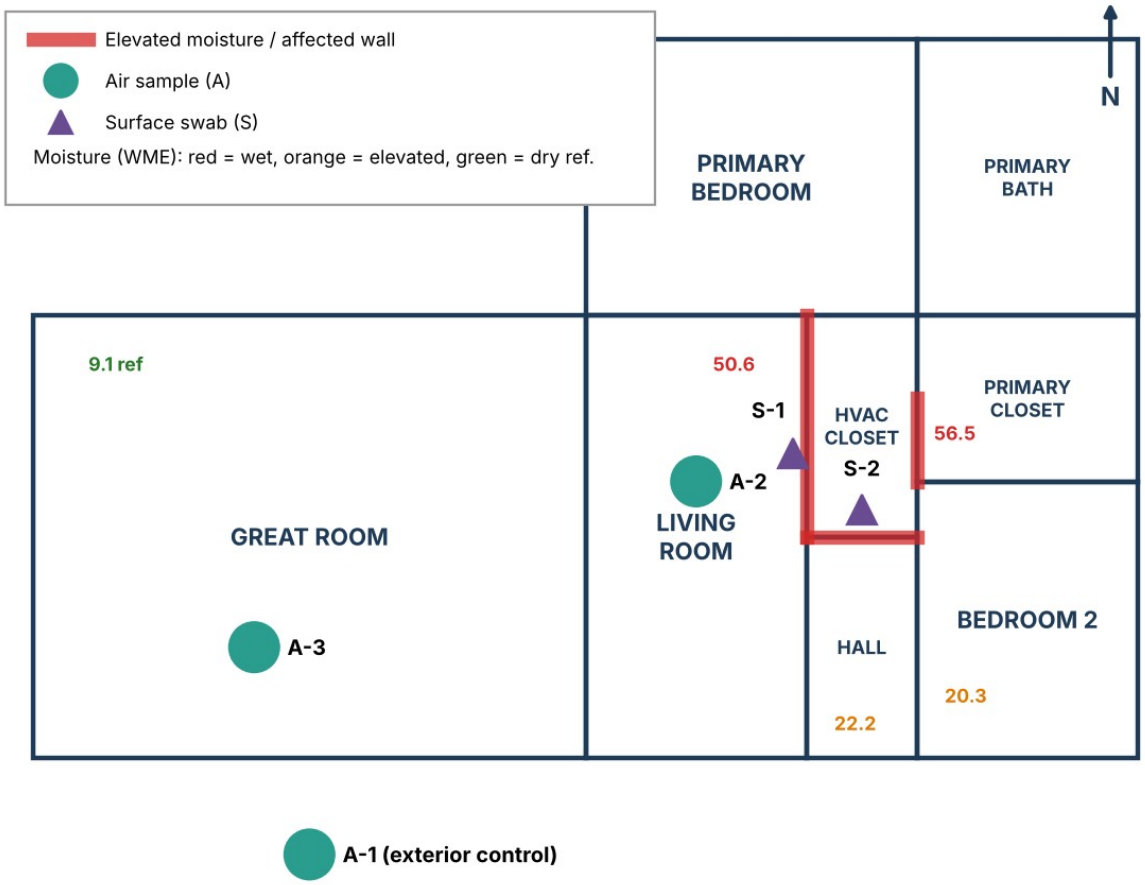


Photo 21: Infrared image — cooler pattern along the lower wall (17.0°C to 25.7°C span), verified with moisture meter.



Photo 22: Infrared image — cold spot at a supply register (13.6°C). Not moisture: thermal anomalies are confirmed with a meter before being reported.

APPENDIX C: AREA OF CONCERN SKETCH



SAMPLE — Area of Concern Sketch (not to scale). First floor, 1450 Demonstration Way.