4795 Enterprise Ave
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CERTIFICATE OF ANALYSIS

PREPARED FOR:

BUILDING PERFORMANCE SOLUTIONS
5077 FRUITVILLE RD STE #109 PMB #209
SARASOTA, FL 34232

TEST ADDRESS:

555 S GULFSTREAM AVE
SARASOTA, FL 34236

REPORT DATE:

NOVEMBER 30, 2023

ACCREDITED
Testing CERT# 3562.01

AIHA
EMPAT 221438

Authorization:

Andrew Daane, M.S.
Laboratory Director

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REPORT CODE: M-BPS-212451

Company	Building Performance Solutions	Project Name	Royal St. Andrew Association
Address	5077 Fruitville Rd Ste #109 PMB #209, Sarasota, FL 34232		
Contact	Anthony Lenard	Project Address	555 S Gulfstream Ave Sarasota, FL 34236
Phone	941-724-6791		
Email	anthony@buildingperformancesolution.com, jamie@buildingperformancesolution.com	Analyzed by/ Date	IPM 11/30/2023

Lab ID Number	212451-1	212451-2	212451-3	212451-4
Collection Date	11/27/23	11/27/23	11/27/23	11/27/23
Volume	75	75	75	75
Location	A-1 Control	A-2 14th Floor Hallway	A-3 15th Floor Hallway	A-4 12th Floor Hallway
RESULT†	**CONTROL**	**NOT ELEVATED**	**NOT ELEVATED**	**NOT ELEVATED**
% Slide Analyzed	100	100	100	100

Spore Identification	Raw Count	Spore/m³	% of Total	Raw Count	Spore/m³	% of Total	Raw Count	Spore/m³	% of Total	Raw Count	Spore/m³	% of Total
Aspergillus/ Penicillium		0	0	6	80	32		0	0		0	0
Chaetomium		0	0		0	0		0	0		0	0
Stachybotrys		0	0		0	0		0	0		0	0
Alternaria	1	13	0		0	0		0	0	1	13	50
Arthrinium		0	0		0	0		0	0		0	0
Ascospores	32	427	9	1	13	5		0	0		0	0
Basidiospores	17	227	5		0	0	2	27	100		0	0
Cladosporium	322	4293	86	12	160	63		0	0		0	0
Cercospora		0	0		0	0		0	0		0	0
Curvularia	1	13	0		0	0		0	0		0	0
Dreschlera/ Bipolaris		0	0		0	0		0	0		0	0
Epicoccum		0	0		0	0		0	0		0	0
Fusarium	3	40	1		0	0		0	0	1	13	50
Ganoderma		0	0		0	0		0	0		0	0
Memnoniella		0	0		0	0		0	0		0	0
Myxomycetes/ Smut		0	0		0	0		0	0		0	0
Nigrospora		0	0		0	0		0	0		0	0
Pithomyces		0	0		0	0		0	0		0	0
Rust		0	0		0	0		0	0		0	0
Spegazzinia		0	0		0	0		0	0		0	0
Torula		0	0		0	0		0	0		0	0
Ulocladium		0	0		0	0		0	0		0	0
Other		0	0		0	0		0	0		0	0
Total Fungi	**376**	**5013**	**100**	**19**	**253**	**100**	**2**	**27**	**100**	**2**	**27**	**100**
Hyphal Fragment		0	N/A	1	13	N/A		0	N/A		0	N/A
Background Debris (1-5)*		2			2			2			2	

Background Debris is a subjective assessment of the debris level (i.e., house dust) present in the sample, ranked from 1 to 5. A higher number corresponds to a higher level of debris.
*Higher Background Debris may interfere with the analyst's ability to identify spores
1 = 0-5% debris; 2 = 5-25% debris; 3 = 25-75% debris; 4 = 75-90% debris; 5 = 90-100% debris

AIR RESULT KEY†

ELEVATED	The concentration of spores in this sample exceeds the HHS threshold, which indicates that an indoor mold source is LIKELY.
NOT ELEVATED	The concentration of spores in this sample does not exceed the HHS threshold, which indicates that an indoor mold source is UNLIKELY.
CONTROL	The indoor samples are compared to the control sample to determine whether there may be an indoor mold source.

SURFACE RESULT KEY†

GROWTH LIKELY	ASSOCIATED WITH IICRC S520 CONDITION 3: ACTIVE MOLD	**SURFACE LEVELS**	
GROWTH POSSIBLE	ASSOCIATED WITH IICRC S520 CONDITION 2: SETTLED SPORES	Rare: 1-9 spores	Low: 10-100 spores
GROWTH UNLIKELY	ASSOCIATED WITH IICRC S520 CONDITION 1: NORMAL ECOLOGY	Medium: 101-1,000 spores	High: >1,000 spores

The Laboratory is not responsible for project sampling. Customer provided information: Project Name, Project Number, Project ID, Project Address, Collection Date, Volume, and Location

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REPORT CODE: M-BPS-212451

Company	Building Performance Solutions		Project Name	Royal St. Andrew Association	
Address	5077 Fruitville Rd Ste #109 PMB #209, Sarasota, FL 34232				
Contact	Anthony Lenard		Project Address	555 S Gulfstream Ave Sarasota, FL 34236	
Phone	941-724-6791				
Email	anthony@buildingperformancesolution.com, jamie@buildingperformancesolution.com		Analyzed by/ Date	IPM	11/30/2023
Lab ID Number	212451-5	212451-6	Intentionally Left Blank	Intentionally Left Blank	
Collection Date	11/27/23	11/27/23			
Volume	N/A	N/A			
Location	T-1 Inside Duct Work on 14th Floor	T-2 Back of Supply Grill 14th Floor Hallway			
RESULT†	**ELEVATED**	**ELEVATED**			
% Slide Analyzed	100	100			
Spore Identification	Spore Level	Spore Level			
Aspergillus/ Penicillium					
Chaetomium					
Stachybotrys					
Alternaria					
Arthrinium					
Ascospores					
Basidiospores					
Cladosporium	Medium	High			
Cercospora					
Curvularia					
Dreschlera/ Bipolaris					
Epicoccum					
Fusarium					
Ganoderma					
Memnoniella					
Myxomycetes/ Smut					
Nigrospora					
Pithomyces					
Rust					
Spegazzinia					
Torula					
Ulocladium					
Other					
Total Fungi	**N/A**	**N/A**			
Hyphal Fragment	Medium	Medium			
Background Debris (1-5)*	2	2			

Background Debris is a subjective assessment of the debris level (i.e., house dust) present in the sample, ranked from 1 to 5. A higher number corresponds to a higher level of debris.
*Higher Background Debris may interfere with the analyst's ability to identify spores
1 = 0-5% debris; 2 = 5-25% debris; 3 = 25-75% debris; 4 = 75-90% debris; 5 = 90-100% debris

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CONTROL	The indoor samples are compared to the control sample to determine whether there may be an indoor mold source.

SURFACE RESULT KEY†

GROWTH LIKELY	ASSOCIATED WITH IICRC S520 CONDITION 3: ACTIVE MOLD	**SURFACE LEVELS**	
GROWTH POSSIBLE	ASSOCIATED WITH IICRC S520 CONDITION 2: SETTLED SPORES	Rare: 1-9 spores	Low: 10-100 spores
GROWTH UNLIKELY	ASSOCIATED WITH IICRC S520 CONDITION 1: NORMAL ECOLOGY	Medium: 101-1,000 spores	High: >1,000 spores

The Laboratory is not responsible for project sampling. Customer provided information: Project Name, Project Number, Project ID, Project Address, Collection Date, Volume, and Location

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HOW TO READ A DAANE LABS AIR SAMPLE

This is not your report.
This is an example air sample report.

	EXAMPLE AIR 1			EXAMPLE AIR 2			EXAMPLE AIR 3		
Lab ID Number	12345-1			12345-2			12345-3		
Collection Date	Today			Today			Today		
Volume	150			150			150		
Location	Example - Outside Air			Example - Inside 1 Air			Example - Inside 2 Air		
RESULT†	CONTROL			NOT ELEVATED			ELEVATED		
% Slide Analyzed	100			100			100		
Spore	Raw Count	Spore/m³	% of Total	Raw Count	Spore/m³	% of Total	Raw Count	Spore/m³	% of Total
Aspergillus/ Penicillium	18	120	100	8	53	89	139	927	87
Chaetomium		0	0		0	0	20	133	13
Stachybotrys		0	0	1	7	11		0	0

THIS COLUMN LISTS THE SPORE TYPES WE LOOK FOR IN YOUR SAMPLE

RAW COUNT IS THE NUMBER OF SPORES COUNTED. SPORE/M³ IS CALCULATED USING THE RAW COUNT AND SAMPLE VOLUME

SPORE COUNTS IN RED TEXT INDICATE AN "ELEVATED" LIKELIHOOD OF AN INDOOR MOLD SOURCE

†Daane Labs uses the Healthy Home Standard, referenced by the International Institute for Building Biology & Ecology, to determine whether the spore levels found in a given sample are likely to indicate an indoor mold source. Daane Labs' interpretation of the Healthy Home Standard is below:

SPORE TYPES	NOT ELEVATED	ELEVATED
Aspergillus/ Penicillium	Indoor Air ≤ Outdoor Air + 800	Indoor Air > Outdoor Air + 800
Chaetomium	Indoor Air ≤ Outdoor Air + 20	Indoor Air > Outdoor Air + 20
Stachybotrys	Indoor Air ≤ Outdoor Air + 10	Indoor Air > Outdoor Air + 10
Other spore types	Indoor Air ≤ 2X total Outdoor Air	Indoor Air > 2X total Outdoor Air
Total spores	Indoor Air ≤ Outdoor Air + 800	Indoor Air > Outdoor Air + 800
Hyphal fragments	Indoor Air ≤ Outdoor Air + 300	Indoor Air > Outdoor Air + 300

The Healthy Home Standard is read by comparing Indoor Air to Outdoor Air, and if there is significantly *more* indoors, then an indoor mold source likely exists. For example, the Aspergillus/ Penicillium levels indoors must exceed the levels outdoors by at least 800 spores/m³ for a report to be Elevated. If the Outdoor Air had 0 spores/m³, then a level above 800 spores/m³ in the Indoor Air would Elevate the report. If 120 spores/m³ of Aspergillus/ Penicillium were found in the Outdoor Air, then a level above 120+800 (920) spores/m³ would be required in the Indoors Air to Elevate the report.

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HOW TO READ A DAANE LABS SURFACE SAMPLE

This is not your report.
This is an example surface sample report.

	EXAMPLE SURFACE 1	EXAMPLE SURFACE 2	EXAMPLE SURFACE 3
Lab ID Number	12345-1	12345-2	12345-3
Collection Date	Today	Today	Today
Volume	N/A	N/A	N/A
Location	Example - Surface 1	Example - Surface 2	Example - Surface 3
RESULT†	**GROWTH LIKELY**	**GROWTH POSSIBLE**	**GROWTH UNLIKELY**
% Slide Analyzed	100	100	100
Spore	Spore Level	Spore Level	Spore Level
Aspergillus/ Penicillium	High	Low	Rare
Chaetomium			
Stachybotrys			
Hyphal	High	Rare	Rare

THIS COLUMN LISTS THE SPORE TYPES WE LOOK FOR IN YOUR SAMPLE

THE COMBINATION OF SPORE AND HYPHAL LEVELS DETERMINE THE RESULT. THE LEVELS (HIGH, MEDIUM, LOW, OR RARE) ARE DEFINED BELOW

THE RESULT DESCRIBES THE LIKELIHOOD OF AN ACTIVELY GROWING MOLD SOURCE AT THAT LOCATION

Daane Labs refers to the IICRC S520 standard for guidance on interpreting surface samples to determine whether the spore and hyphal fragment levels found in a given sample are likely to indicate an actively growing mold source. Daane Labs' interpretation of the IICRC S520 standard is below:

Hyphal Amount	Spore Level				
	None	Rare	Low	Medium	High
None	GU	GU	GU	GP	GP
Rare	GU	GU	GP	GL	GL
Low	GU	GP	GP	GL	GL
Medium	GP	GL	GL	GL	GL
High	GP	GL	GL	GL	GL

Chart Key	
GL	GROWTH LIKELY
GP	GROWTH POSSIBLE
GU	GROWTH UNLIKELY

SURFACE RESULT KEY†			
GROWTH LIKELY	ASSOCIATED WITH IICRC S520 CONDITION 3: ACTIVE MOLD	SURFACE LEVELS	
GROWTH POSSIBLE	ASSOCIATED WITH IICRC S520 CONDITION 2: SETTLED SPORES	Rare: 1-9 spores	Low: 10-100 spores
GROWTH UNLIKELY	ASSOCIATED WITH IICRC S520 CONDITION 1: NORMAL ECOLOGY	Medium: 101-1,000 spores	High: >1,000 spores

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MOLD GLOSSARY

This portion of the report is intended to give a brief overview of the mold types identified in the reported samples. The information provided here is by no means fully inclusive. Many identifiable mold types represent a large, highly diverse group of fungi and it is difficult to fully capture the nature of these fungi in such a simplified description.

ASPERGILLUS/ PENICILLIUM

ALLERGIC POTENTIAL	Type I (hay fever, asthma), Type III (hypersensitivity)
MODE OF DISSEMINATION	Wind, insects
NATURAL HABITAT	Ubiquitous
INDOOR SUBSTRATES	Foods, dust, fabrics, wallpaper, wallpaper glue, leather. Prevalent in water-damaged buildings.

ALTERNARIA

ALLERGIC POTENTIAL	Type I (hay fever, asthma), Type III (hypersensitivity)
MODE OF DISSEMINATION	Airborne
NATURAL HABITAT	Ubiquitous
INDOOR SUBSTRATES	Various wetted substrates

ARTHRINIUM

ALLERGIC POTENTIAL	Some species recognized as allergenic
MODE OF DISSEMINATION	Wind
NATURAL HABITAT	Decaying plant material, soil
INDOOR SUBSTRATES	Materials containing cellulose

ASCOSPORES

ALLERGIC POTENTIAL	Varies with genus and species
MODE OF DISSEMINATION	Forcible ejection or passive release, disseminated by wind or insects
NATURAL HABITAT	Ubiquitous
INDOOR SUBSTRATES	Depends on genus and species

BASIDIOSPORES

ALLERGIC POTENTIAL	Rarely Type I (hay fever, asthma)
MODE OF DISSEMINATION	Wind
NATURAL HABITAT	Forest floors, plants, lawns
INDOOR SUBSTRATES	Wood products, generally does not grow indoors

CERCOSPORA

ALLERGIC POTENTIAL	No allergic potential identified
MODE OF DISSEMINATION	Insects, wind, rain, irrigation water
NATURAL HABITAT	Plants
INDOOR SUBSTRATES	Not known to grow indoors

CHAETOMIUM

ALLERGIC POTENTIAL	Type I (hay fever, asthma)
MODE OF DISSEMINATION	Wind, insects, water droplets
NATURAL HABITAT	Soil, straw, seeds, animal waste
INDOOR SUBSTRATES	Paper, sheetrock, wall paper

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CLADOSPORIUM

ALLERGIC POTENTIAL	Type I (hay fever, asthma)
MODE OF DISSEMINATION	Airborne
NATURAL HABITAT	Detritus, soil, woody plants
INDOOR SUBSTRATES	Paint, fabrics, textiles, fiberglass. Prevalent in water-damaged buildings

CURVULARIA

ALLERGIC POTENTIAL	Type I (hay fever, asthma)
MODE OF DISSEMINATION	Wind
NATURAL HABITAT	Soil, plant litter, decaying plants, detritus, leaves
INDOOR SUBSTRATES	Variety of building materials

EPICOCCUM

ALLERGIC POTENTIAL	Rarely Type I (hay fever, asthma)
MODE OF DISSEMINATION	Wind
NATURAL HABITAT	Soil, plant debris
INDOOR SUBSTRATES	Textiles, paper

FUSARIUM

ALLERGIC POTENTIAL	Type I (asthma, hay fever)
MODE OF DISSEMINATION	Insects, wind, water droplets
NATURAL HABITAT	Soil, plants
INDOOR SUBSTRATES	Humidifiers, wet cellulose building materials

GANODERMA

ALLERGIC POTENTIAL	Rarely Type I (hay fever, asthma)
MODE OF DISSEMINATION	Wind, insects
NATURAL HABITAT	Parasitic on plants, notably hardwood trees
INDOOR SUBSTRATES	Not typically found indoors

MEMNONIELLA

ALLERGIC POTENTIAL	Unknown
MODE OF DISSEMINATION	Wind
NATURAL HABITAT	Plant materials, soils
INDOOR SUBSTRATES	Wet building materials

MYXOMYCETES, PERICONIA, SMUT

ALLERGIC POTENTIAL	Type I (hay fever, asthma)
MODE OF DISSEMINATION	Wind, insects, water
NATURAL HABITAT	Detritus, dung, mulch, lawns
INDOOR SUBSTRATES	Rotting wood, not typically found indoors

NIGROSPORA

ALLERGIC POTENTIAL	Type I allergies (hay fever, asthma)
MODE OF DISSEMINATION	Forcibly ejected, wind
NATURAL HABITAT	Grass, soil, seeds
INDOOR SUBSTRATES	Not known to grow indoors

PITHOMYCES

ALLERGIC POTENTIAL	No allergic potential identified
MODE OF DISSEMINATION	Wind
NATURAL HABITAT	Tree bark, soil, leaf litter, detritus
INDOOR SUBSTRATES	Paper

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SPEGAZZINIA	
ALLERGIC POTENTIAL	Rarely Type I (hay fever, asthma)
MODE OF DISSEMINATION	Wind
NATURAL HABITAT	Dead leaves, herbaceous dead stems, soil, occassionally estuarine sediments
INDOOR SUBSTRATES	Not known to grow indoors
STACHYBOTRYS	
ALLERGIC POTENTIAL	Type I (asthma, hay fever)
MODE OF DISSEMINATION	Insects, water, wind
NATURAL HABITAT	Detritus, soil
INDOOR SUBSTRATES	Wet building materials
TORULA	
ALLERGIC POTENTIAL	Type I(hay fever, asthma)
MODE OF DISSEMINATION	Wind
NATURAL HABITAT	Leaves, plant roots, detritus, soil, wood
INDOOR SUBSTRATES	Wicker furniture, wood, baskets, paper
ULOCLADIUM	
ALLERGIC POTENTIAL	Type I (hay fever, asthma), Type III (hypersensitivity)
MODE OF DISSEMINATION	Wind, insects
NATURAL HABITAT	Soil, dung, grass, fibers, wood, detritus
INDOOR SUBSTRATES	Gypsum, wallpaper, and various wetted substrates

†: Daane Labs refers to the Healthy Home Standard for guidance on interpreting spore trap results and the IICRC S520 standard for guidance on interpreting surface sample results. The Healthy Home Standard is an accepted standard referenced by the International Institute for Building Biology & Ecology, and the IICRC S520 is a procedural standard for the remediation of mold damaged structures and contents. Daane Labs is an ISO 17025-accredited mold testing laboratory, however lab staff are **not** licensed mold assessors and do not collect samples nor perform home inspections, mold assessments, or mold remediations. Only a licensed mold assessor can provide a conclusive assessment of the mold levels present inside a building. Contact a licensed mold assessor in your area for a thorough investigation of mold growth in your home.

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INTERPRETATION GUIDES

HHS ELEVATION THRESHOLDS		
SPORE TYPES	NOT ELEVATED	ELEVATED
Aspergillus/Penicillium	Indoor Air ≤ Outdoor Air + 800	Indoor Air > Outdoor Air + 800
Chaetomium	Indoor Air ≤ Outdoor Air + 20	Indoor Air > Outdoor Air + 20
Stachybotrys	Indoor Air ≤ Outdoor Air + 10	Indoor Air > Outdoor Air + 10
Other Spore Types	Indoor Air ≤ 2X Total Outdoor Air	Indoor Air > 2X Total Outdoor Air
Total Spores	Indoor Air ≤ Outdoor Air + 800	Indoor Air > Outdoor Air + 800
Hyphal Fragments	Indoor Air ≤ Outdoor Air + 300	Indoor Air > Outdoor Air + 300

IICRC SURFACE GROWTH GUIDE		
Surface Sample Appearance	Indication of Abnormal Growth	Associated IICRC S520 Condition
Some Settled Spores	GROWTH UNLIKELY	Condition 1: Normal Fungal Ecology
Elevated Settled Spores	GROWTH POSSIBLE	Condition 2: Settled Spores
Elevated Spores and Fungal Fragments	GROWTH LIKELY	Condition 3: Active Mold

EAA PARTICLE ID THRESHOLDS				
PARTICLE TYPES	TYPICAL OUTSIDE	LOW INSIDE	MODERATE INSIDE	HIGH INSIDE
Algae/Fern Spores	< 1,000	< 50	50-200	> 200
Construction Debris	< 1,000	< 5,000	5,000-50,000	> 50,000
Fiberglass	< 20	< 50	50-100	> 100
Insect Fragments	< 500	< 50	50-500	> 500
Opaque Particles	< 10,000	< 5,000	5,000-10,000	> 10,000
Pollen	< 5,000	< 50	50-100	> 100
Skin Fragments/Dander	< 1,000	< 10,000	10,000-20,000	> 20,000
Starch Granules	None Detected	< 100	100-500	> 500
Synthetic Fibers/Cellulosic	< 1,000	< 1,000	1,000-5,000	> 5,000

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CHAIN OF CUSTODY

Ship Samples To: 3806 Progress Ave., Naples, FL 34104
Email: info@daanelabs.com Phone: 239-227-4735 Web: www.daanelabs.com

1.07 REV 07

Customer Information

Company:	Building Performance Solutions
Contact:	Anthony Lenard
Contact Phone:	941-444-6353
Contact Email:	Anthony@buildingperformancesolution.com
Address:	5077 Fruitville Rd Ste# 109 PMB# 209

Project Information

Project Name:	Royal St. Andrew Association
Project Address:	555 S GULFSTREAM AVE SARASOTA, FL 34236
Project Number:	11-27-23
Date Sampled:	11/27/2023
Turnaround Time (TAT)*:	AM/PM Rush: ; Same Day: ✓ ; Next Day: ; 2-Day:
Attach COC to Report?	Yes

Sample Information

Please check the appropriate box(es) to indicate your analysis request. Failure to choose an analysis type may result in reporting delays.

Lab ID (Laboratory Use Only)	Sample Location (Outdoor, Living Room, Master Suite, etc.)	Sample ID (Cassette serial #, swab ID, tape ID, etc.)	Volume (pump rate x sample time)	Non-Viable (Select TAT) Air: Spore Trap	Non-Viable Swab: Mold	Non-Viable Tape: Mold	Non-Viable Bulk: Mold	Non-Viable Dust: Particle ID	Viable (24-48hr) Air: OPPS (Count & ID)	Viable Swab: Total Bacteria (Count)	Viable Swab: Total Bacteria (Count & ID)	Viable Swab: E. coli & Coliform	Comments/ Special Instructions (Environmental conditions, special handling instructions, other analysis type, etc.)
212451-1	A-1 Control	5672438	15x5	✓									
2	A-2 14th Floor Hallway	5672434	15x5	✓									
3	A-3 15th Floor Hallway	5672454	15x5	✓									
4	A-4 12th Floor Hallway	5672442	15x5	✓									
5	T-1 Inside Duct work on 14th Floor	407169				✓							
6	T-2 BACK OF Supply grill 14th Floor Hallway	409365				✓							

Submitted By:	Anthony Lenard	Received By:	CR VL27 VL30
Date/Time:	11/27/2023 4:45pm	Date/Time:	Analyzed By/ Date:

* - Turnaround Times (TAT) are relative to when samples are *received* by the lab, not when samples are dropped off. Daane Labs cuts off sample receipt at 2:00 pm for analytical and reporting purposes.

Notes:

AC 5124