AirWell

Certified Testing Report

Targeted Inspection

TO: Briana Cordova
1521 20th Ave SE
Rio Rancho, NM 87124

Date: August 13, 2025
Project Nos. FS-25-804-0812

PROJECT: Post Remediation Verification & Airborne Mold Spore Sampling
Residence Located at
1521 20th Ave SE
Rio Rancho, NM 87124

Pursuant to your request, a post-remediation verification and bio-aerosol air monitoring for airborne fungal spores, mycelial fragments, and pollen were conducted on Tuesday, August 12, 2025, within the bathroom containment of the residence located at 1521 20th Ave SE in Rio Rancho, NM. The airborne mold spore sampling was performed after additional remediation had been conducted by 24 Hour Flood Pros. The purpose of the air sampling was to determine the airborne concentration levels of mold spores within the remediated area to assess if the remediation efforts were successful with airborne spore levels being within a normal and acceptable range.

Mr. Andres Baca of AirWell conducted the inspection and air sampling by collecting two (2) area air samples including one ambient background sample for comparative purposes. The Allergenco D air samples were collected by impinging air at a nominal rate of 15 liters per minute onto a cassette slide (Spore Trap) for a specified duration depending upon air quality conditions (normally 5 minutes). After collection, the air samples were transported with the proper chain of custody to our Albuquerque laboratory for microscopic examination as the methodology dictated.

Visual inspection of the bathroom containment did not reveal any visible mold contamination.

The following table presents the sample numbers and collection locations along with the more pertinent analytical results.

Airborne Mold Spore Sampling Results:

Sample Number	Location	Air Volume Liters	Total Fungal Spores Concentration Count/M3	Aspergillus/ Penicillium Spores Concentration Count/M3	Chaetomium Spores Concentration Count/M3	Stachybotrys Spores Concentration Count/M3
C25-006100-1	Outside – Street	75	1,919	1,653	<13	<13

5930 Midway Park Blvd. NE
Albuquerque, NM 87109
Phone: (505) 345-8964

Sample Number	Location	Air Volume Liters	Total Fungal Spores Concentration Count/M3	Aspergillus/ Penicillium Spores Concentration Count/M3	Chaetomium Spores Concentration Count/M3	Stachybotrys Spores Concentration Count/M3
C25-006100-2	Inside Bathroom Containment	75	813	760	27	13

The laboratory analytical results are presented in the attached report(s). Various fungal spores were identified as noted. Since there are currently no regulatory defined or acceptable airborne mold spore concentration levels, i.e., Maximum Contaminant Levels as defined by a recognized authority such as the Occupational Safety and Health Administration (OSHA) or the American Council of Governmental Industrial Hygienists (ACGIH), a comparison is made between the types of mold and their concentration levels and those that are detected in ambient background samples. Ambient background samples are nominally defined as those collected from areas such as outside a residence that supplies make-up air to the residence or samples that are collected within the residence where occupants do not perceive a problem. In most cases, the outside ambient sample is utilized for the comparison, as in this case.

The laboratory analytical results are presented in the attached report.

Evaluation of Sampling Data:

The **total airborne** fungal spore concentration levels for the sample collected within the **bathroom containment** when compared to the ambient background sample levels, were well within the normal and acceptable range. **However**, elevated levels of **Chaetomium** and low levels of **Stachybotrys** mold spores were detected, as highlighted in the chart on the chart above.

Based upon the levels of Chaetomium and Stachybotrys mold spores, additional remediation will be required in the bathroom containment in order to remove the detected contamination and to reduce the airborne mold spore concentration levels to acceptable levels.

Should you have any questions or desire further assistance, please contact us.

Sincerely,

Andres Baca
Certified Mold Inspector

Encl.

ImmunoLytics
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Client:	Briana Cordova	**Attn**:	Briana Cordova
Phone:	505-205-6918	**Project ID**:	FS-25-804-0812
Email:	bricordova411@gmail.com	**Project**:	1521 20th Ave SE
Address:	1521 20th Ave SE Rio Rancho, NM 87124 US		

Specialist(s):

Airwell of New Mexico
5930 Midway Park Blvd NE
Albuquerque, NM
87109

Lab Analysis: Summary

Lab Number:	C25-006100	**Revision #**:	0
Kit ID:	N/A	**Date Received**:	08/12/25

Lab Sample ID	Client Sample ID	Analyte	Total Count of Analyte	Matrix	Date Sampled	Test
C25-006100-1	Outside - Street	Mold	N/A	Air	08/12/25	Genus ID/Count
C25-006100-2	Inside Bathroom Containment	Mold	N/A	Air	08/12/25	Genus ID/Count

Lili Castro, Laboratory Manager

This report is based on the review of the samples submitted by the customer to the laboratory, and is therefore qualified to the extent that neither ImmunoLytics, nor any of its affiliates, performed the collection procedures. Further this report should not be viewed as an analysis or comprehensive identification of all hazards that may or may not exist within the facility or structure in which the samples were collected, and neither ImmunoLytics, nor any of its affiliates, make any representation concerning the condition of the facility, structure, or environment therein. This report is limited to the identification of the substances noted within the report that were observed or found in the samples as tested in the laboratory. Any miscellaneous project information or footnotes will appear below. Analytical results are not corrected for method blanks or field blanks.

ImmunoLytics
5930 Midway Park Blvd | Albuquerque, NM 87109 | Phone: (505) 217-0339 | Fax: 505-822-8063

Spore Trap Analysis

Briana Cordova
1521 20th Ave SE
Rio Rancho, NM 87124

Attn: Briana Cordova
1521 20th Ave SE

Lab Number: C25-006100
Project ID: FS-25-804-0812
Date Received: 08/12/25
Date Analyzed: 08/13/25

Lab Number	C25-006100-1		
Sample Location	Outside - Street		
Volume (m^3)	0.075		
Debris Rating	3		
	Total Count	Count/m^3	%
Hyphal Fragments	3	40	n/a
Pollen	2	27	n/a
Fields Counted	97	n/a	n/a
Analytical Sensitivity	1	13	n/a
Total Fungal Spores	144	**1,919**	n/a
	Fungal Spore Identification		
Acremonium			
Alternaria			
Arthrinium			
Ascospores	11	147	8
Aspergillus/Penicillium	124	1,653	86
Aureobasidium			
Basidiospores	3	40	2
Bipolaris	1	13	<1
Cercospora			
Chaetomium			
Cladosporium	3	40	2
Curvularia			
Epicoccum sp			
Fusarium			
Ganoderma			
Memnoniella			
Myxomycetes	1	13	<1
Neurospora			
Nigrospora			
Non-Specified Spore			
Pestalotiopsis			
Pithomyces	1	13	<1
Polythrincium			
Scopulariopsis sp			
Spegazzinia			
Stachybotrys			
Stemphylium			
Tetraploa			
Torula			
Trichoderma sp			
Ulocladium sp			

Lab Number	C25-006100-2		
Sample Location	Inside Bathroom Containment		
Volume (m^3)	0.075		
Debris Rating	3		
	Total Count	Count/m^3	%
Hyphal Fragments	0	<13	n/a
Pollen	0	<13	n/a
Fields Counted	97	n/a	n/a
Analytical Sensitivity	1	13	n/a
Total Fungal Spores	61	**813**	n/a
	Fungal Spore Identification		
Acremonium			
Alternaria			
Arthrinium			
Ascospores			
Aspergillus/Penicillium	57	760	93
Aureobasidium			
Basidiospores	1	13	2
Bipolaris			
Cercospora			
Chaetomium	2	27	3
Cladosporium			
Curvularia			
Epicoccum sp			
Fusarium			
Ganoderma			
Memnoniella			
Myxomycetes			
Neurospora			
Nigrospora			
Non-Specified Spore			
Pestalotiopsis			
Pithomyces			
Polythrincium			
Scopulariopsis sp			
Spegazzinia			
Stachybotrys	1	13	2
Stemphylium			
Tetraploa			
Torula			
Trichoderma sp			
Ulocladium sp			

Analyst: Christopher Rodriguez

Reviewed By: Lili Castro

Interpreting Your Results

Interpretation of Spore Trap Results

Various mold spores were identified as noted in the preceding report. Since there are currently no regulatory defined or acceptable airborne mold spore concentration levels, i.e. Maximum Contaminant Levels as defined by a recognized authority such as the Occupational Safety and Health Administration (OSHA) or the American Council of Governmental Industrial Hygienists (ACGIH), a comparison is made between the types of mold and their concentration levels found on the samples taken in the areas of interst and those that are detected in ambient background samples. Ambient background samples are nominally defined as those collected from areas outside a residence or building that supplies make-up air to the building or samples that are collected within the building where occupants to not perceive a problem. In most cases, the outside ambient samples are utilized for the comparison. For more information on mold, please visit http://www.epa.gov/mold.

This analytical report contains a debris rating for each sample. The debris rating is a qualitative determination of the amount of particulate material impinged and collected upon a given spore trap air sample. This rating is utilized to assess whether or not the analytical results could be biased by the amount of material on a given client sample. General guidelines for the debris rating are listed in the following table.

Debris Rating	Description
0	No particles present on the spore trap microscopic slide. Good visibility. No effect on analytical results.
1	Few particles present on the spore trap microscopic slide. Good visibility. No effect on analytical results.
2	Moderate number of particles present on the spore trap microscopic slide. Good visibility. No effect on analytical results.
3	Moderately-high number of particles present on the spore trap microscopic slide. Decent visibility. Possible bias in analytical results due to masking of spores by other particles.
4	High number of particles present on the spore trap microscopic slide. Poor visibility. High probability of bias in analytical results due to masking of spores by other particles.
4+	Excessively high number of particles present on the microscopic slide. Very poor visibility. Very high probability of bias in analytical results due to masking of spores by other particles. Re-collection of samples with a lower sample volume is recommended.

This report also contains analytical results for mycelial fragments and pollen. Mycelial fragments are pieces of the vegetative portion of the mold colony, the thick base structure which we can most often see visually. This base provides both support for the spore-forming structures of the colony and contains the digestive structures necessary for the survival of the colony. Pollen are the reproductive cells produced by plants, which are also airborne particles that have been well known to also cause allergic responses.

Mold(s)/Organism(s) with Characteristics

Ascospores

Sexual spores developed within an ascus, a sac-like structure, of the fungi division Ascomycota. Asci are often formed within fruiting bodies, such as cleistothecia, which are fairly large, round structures that burst open, releasing the spores held within. Many of the sexual forms of fungi that can be found growing in damp environments belong to the division Ascomycota, ie. Penicillium/Aspergillus and Chaetomium.

Aspergillus/Penicillium

Aspergillus is among the most common types of mold isolated from the environment, indoor or out. Well over 300 species of both have been identified. Certain species are opportunistic pathogens in both humans and animals. They have been implicated in invasive infections, colonizations, cases of toxicoses, and non-specific allergic responses. A number of species are known to be active mycotoxin producers.

Associated mycotoxins:

3-Nitropropionic Acid, 9-deacetylfumigaclavine C, AcT1, Aflatoxin B1, Aflatoxin B2, Aflatoxin B2a, Aflatoxin B3, Aflatoxin G1, Aflatoxin G2, Aflatoxin M1, Aflatrem, Altenuic acid, Alternariol, Aspertoxin, Austamide, Austdiol, Austin, Austocystin A, Brevianamide A, Citreoviridin, Citrinin, Cyclopiazonic Acid, Cytochalasin E, Dechloronidulin, Destructin B, Echinuline, Emestrin, Emodin/Archin/Emodol/Frandulic Acid, Fumagillin, Fumigaclavine A, Fumigaclavine C, Fumitremorgin A, Fumitremorgin C, Fumonisin B2, Gliotoxin, Helvolic Acid, Islanditoxin, Kojic Acid, Malformin C, Malformins, Maltoryzine, Methyl-sulochrin, Neoechinuline, O-methyl-Sterigmatocystin, O-Methyldihydrosterigmatocystin, Ochratoxin A, Ochratoxin B, Ochratoxin C, Oxalic acid, Patulin, Penicillic Acid, Penitrem, Phthioic Acid, Pyripropene A, Restrictocin, Rubratoxin, Rubroskyrin, Rubrosulphin, Rugulosin, Secalonic Acid D, Sterigmatocystin, Terpeptin A, Terpeptin B, Terreic Acid, Terretonin, Territrem A, Tryptoquivaline A, Verruculogen, Versicolorin A, Verruculogen Viomellein, Viopurpurin, Viriditoxin, Xanthocillin, Xanthomegnin

Penicillium is a filamentous fungi of more then 350 species that is found widespread, particularly in soil, decaying vegetation, and the air. Penicillium is commonly considered a contaminant but may cause infections, particularly in immunocompromised hosts. This fungi can produce penicillin, a molecule that is used as an antibiotic, which kills or stops the growth of certain kinds of bacteria inside the body. In addition to the infectious potential, Penicillium is known to produce mycotoxins such as ochratoxin A.

Associated mycotoxins:

3-Nitropropionic Acid, 9-deacetylfumigaclavine C, AcT1, Aflatoxin B1, Aflatoxin B2, Aflatoxin B2a, Aflatoxin B3, Aflatoxin G1, Aflatoxin G2, Aflatoxin M1, Aflatrem, Altenuic acid, Alternariol, Aspertoxin, Austamide, Austdiol, Austin, Austocystin A, Brevianamide A, Citreoviridin, Citrinin, Cyclopiazonic Acid, Cytochalasin E, Dechloronidulin, Destructin B, Echinuline, Emestrin, Emodin/Archin/Emodol/Frandulic Acid, Fumagillin, Fumigaclavine A, Fumigaclavine C, Fumitremorgin A, Fumitremorgin C, Fumonisin B2, Gliotoxin, Helvolic Acid, Islanditoxin, Kojic Acid, Malformin C, Malformins, Maltoryzine, Methyl-sulochrin, Neoechinuline, O-methyl-Sterigmatocystin, O-Methyldihydrosterigmatocystin, Ochratoxin A, Ochratoxin B, Ochratoxin C, Oxalic acid, Patulin, Penicillic Acid, Penitrem, Phthioic Acid, Pyripropene A, Restrictocin, Rubratoxin, Rubroskyrin, Rubrosulphin, Rugulosin, Secalonic Acid D, Sterigmatocystin, Terpeptin A, Terpeptin B, Terreic Acid, Terretonin, Territrem A, Tryptoquivaline A, Verruculogen, Versicolorin A, Verruculogen Viomellein, Viopurpurin, Viriditoxin, Xanthocillin, Xanthomegnin

Basidiospores

A sexual spore formed on a basidum, a club shaped cell, in the fungi division Basidiomycota. This division contains more than two hundred species that include mushrooms, bracket fungi, rusts and smuts. They are commonly seen saprobes and plant pathogens. Certain species are responsible for the different varieties of wood rot. They can often be found growing on water damaged building materials.

Bipolaris

Saprobes or pathogens of many species of plants. They grow well on a variety of substrates, both inside and out, with a low level of moisture provided. Bipolaris, in particular, can lead to opportunistic infections in both healthy individuals as well as those who are immunocompromised.

Associated mycotoxins :

sterigmatocystin (Possible precursor to aflatoxin B1

Chaetomium

Commonly isolated from soil, decomposing plant debris, especially woody or straw-like materials, and herbivore dung. Grows well on cellulose surfaces, such as wallboard and paint.

Associated mycotoxins :

Chaetoglobosin A and C, Cochliodinol, Trichothecenes

Cladosporium

One of the more common mold species found in any environment, indoor or out. It is commonly isolated from soil, plant debris, and leaf surfaces. It can be found inside, growing on a variety of materials, i.e. textiles, wood, moist windowsills, tile grout, sheetrock, and sub-floor, wherever relative humidity is regularly elevated.

Myxomycetes

Parasitic plant pathogens that require a living host. Occasionally spores are identified indoors, but very rarely are they found growing, unless in association with indoor plants.

Pithomyces

Common saprobes isolated from decaying wood and plant material and from soil. Not generally known to be pathogenic. Occasionally encountered indoors.

Stachybotrys

Commonly isolated from decaying plant material and soil. Indoors, its habitats can include, among others, water damaged wall-materials, carpet backing, moist debris in ducts, damp papers, and books. In humans, symptoms of toxicity have been noted after inhalation or percutaneous absorption of the mycotoxins emitted by certain species.

Associated mycotoxins :

Roridin E, Satratoxins, F,G,H, Trichothecenes, Trichoverrins, Trichoverrols, Verrucarin, Verruculogen

References:

- *Atlas of Clinical Fungi, 2nd Edition. G.S. de Hoog, J. Guarro, J. Gene & M.J. Figueras. Centraalbureau voor Schimmelcultures / Universitat Rovira I Virgili, 2000.*
- *Pictorial Atlas of Soil and Seed Fungi, Morphologies of Cultured Fungi and Key to Species, 2nd Edition. Tsuneo Watanabe. CRC Press, 2002.*
- *Medically Important Fungi, A Guide to Identification, 5th Edition. Davise H. Larone. ASM Press, 2011.*
- *Identifying Filamentous Fungi, A Clinical Laboratory Handbook, 2nd Edition. Guy St-Germain, Richard Summerbell. Star Publishing Company, 2011.*
- *Bioaerosols: Assessment and Control. Janet Macher. American Conference of Government Industrial Hygienists, 1999.*
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