PRO-LAB®
1675 North Commerce Parkway, Weston, FL 33326 (954) 384-4446

BAY AREA INSPECTION SERVICES LLC
[redacted]

Certificate of Mold Analysis

Prepared for:	BAY AREA INSPECTION SERVICES LLC
Phone Number:	
Fax Number:	
Project Name:	[redacted]
Test Location:	[redacted]
Report Number:	[redacted]
Received Date:	October 13, 2026
Report Date:	October 15, 2026

Diana Sauri, Laboratory Director or other approved signatory

Interpretation and use of test results are the responsibility of the client. The results relate only to the items tested. Results apply to the samples as received. When the information supplied by the customer can affect the validity of the test result, it will be noted on the report. All samples were received in an acceptable condition unless noted in the report.

MICROBIOLOGY LABS ISO/IEC 17025:2017 Accredited Laboratory AIHA LAP LLC AIHAACCREDITEDLABS.ORG Lab ID # 163230

For more information please contact PRO-LAB at (954) 384-4446 or email Customerservice@prolabinc.com

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1675 North Commerce Parkway, Weston, FL 33326 (954) 384-4446

Prepared for : BAY AREA INSPECTION SERVICES LLC

Test Address : [redacted]

ANALYSIS METHOD	6210 Surface and Bulk Direct Examination	*INTENTIONALLY BLANK*	*INTENTIONALLY BLANK*	*INTENTIONALLY BLANK*
LOCATION	BEDROOM			
COC / LINE #	[redacted]			
SAMPLE TYPE	SWAB - CONSUMER			
VOLUME	NA			
SERIAL NUMBER	None supplied			
COLLECTION DATE	Oct 4, 2026			
ANALYSIS DATE	Oct 14, 2026			

IDENTIFICATION	Mold Present
Zygo Undiff	X

TOTAL SPORES	NA
MINIMUM DETECTION LIMIT*	NA

BACKGROUND DEBRIS	Not Applicable

OBSERVATIONS & COMMENTS	Presence of growth observed.

Background debris qualitatively estimates the amount of particles that are not pollen or spores and directly affects the accuracy of the spore counts. The categories of Light, Moderate, Heavy and Too Heavy for Accurate Count, are used to indicate the amount of deposited debris. Light (None to up to 25% obstruction); Medium (26% to up to 75% obstruction); Heavy (76% to up to 90% obstruction); Too Heavy (Greater than 90% obstruction). Increasing amounts of debris will obscure small spores and can prevent spores from impacting onto the slide. The actual number of spores present in the sample is likely higher than reported if the debris estimate is “Heavy” or “Too Heavy for Accurate Count”. All calculations are rounded to two significant figures and therefore, the total percentage of spore numbers may not equal 100%. The effect of the results relate only to the items tested. The methods used in this analysis have been validated and is fit for the intended use. R “version” indicated after the lab ID# indicates a sample with amended data. PRO-LAB/SSPTM Inc. does not perform any sample collection. The information is supplied by the customer and can affect the validity of results. The results apply to the sample as received.

* **Minimum Detection Limit**. Based on the volume of air sampled, this is the lowest number of spores that can be detected and is an estimate of the lowest concentration of spores that can be read in the sample. **NA** = Not Applicable.

Spores that were observed from the samples submitted are listed on this report. If a spore is not listed on this report it was not observed in the samples submitted.

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Prepared for : BAY AREA INSPECTION SERVICES LLC

Test Address : [redacted]

ANALYSIS METHOD	6120 Air Culturable	*INTENTIONALLY BLANK*	*INTENTIONALLY BLANK*	*INTENTIONALLY BLANK*
LOCATION	BEDROOM			
COC / LINE #	[redacted]			
SAMPLE TYPE	SETTLING / COUNT			
VOLUME	NA			
SERIAL NUMBER	[redacted]			
COLLECTION DATE	Oct 4, 2026			
ANALYSIS DATE	Oct 14, 2026			

IDENTIFICATION		Colonies	Percent of Total									
Cunninghamella		1	100									
TOTAL COLONIES		1	100									
MINIMUM DETECTION LIMIT*		1										

BACKGROUND DEBRIS	Not Applicable			
OBSERVATIONS & COMMENTS				

Background debris qualitatively estimates the amount of particles that are not pollen or spores and directly affects the accuracy of the spore counts. The categories of Light, Moderate, Heavy and Too Heavy for Accurate Count, are used to indicate the amount of deposited debris. Light (None to up to 25% obstruction); Medium (26% to up to 75% obstruction); Heavy (76% to up to 90% obstruction); Too Heavy (Greater than 90% obstruction). Increasing amounts of debris will obscure small spores and can prevent spores from impacting onto the slide. The actual number of spores present in the sample is likely higher than reported if the debris estimate is “Heavy” or “Too Heavy for Accurate Count”. All calculations are rounded to two significant figures and therefore, the total percentage of spore numbers may not equal 100%. The effect of the results relate only to the items tested. The methods used in this analysis have been validated and is fit for the intended use. R “version” indicated after the lab ID# indicates a sample with amended data. PRO-LAB/SSPTM Inc. does not perform any sample collection. The information is supplied by the customer and can affect the validity of results. The results apply to the sample as received.

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MOLD SPECIES INFORMATION

IDENTIFICATION	OUTDOOR HABITAT	INDOOR HABITAT	ALLERGIC POTENTIAL	COMMENTS
Cunninghamella	Frequently found from soil and plant litter.	Common contaminant indoors.	None known.	
Zygomycetes Undifferentiated	Common everywhere outside.	Wetted wallboard, wood and food.	Should be considered as having the same potential health effects as spores from Rhizopus and Mucor.	Similar health effects to Rhizopus would be Type I allergies (hay fever and asthma). Similar health effects to Mucor would be Type I allergies (hay fever and asthma) and Type III hypersensitivity pneumonitis.