

MOLD & AIR QUALITY REPORT



PREPARED FOR

31776 Panorama Dr

ADDRESS

31776 Panorama Dr
Running Springs, CA 92382

SAMPLE DATE

6/3/2026

SAMPLED BY

American Dream Property Inspections
Derek Porter
6195173029

SAMPLE RECEIVED

6/4/2026

ANALYSIS DATE

6/4/2026

REPORT DATE

6/4/2026

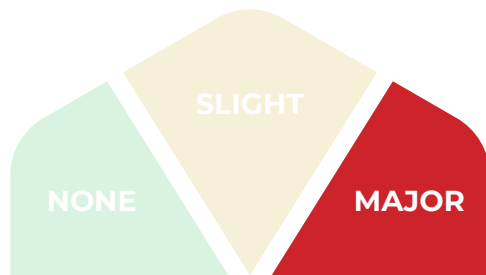
APPROVED BY

A handwritten signature in blue ink that reads "Dylan McIntosh".

Dylan McIntosh
CIH, PAACB Certified Spore Analyst
or other approved signatory
Analysis Method(s): 1-SOP-3537, 1-SOP-3538
Analyzed By: Lauren Silvatti

AIRBORNE TEST RESULTS

DOWNSTAIRS LIVING



MOLD ELEVATION LEVEL

The types and concentrations of mold found in this sample are highly elevated compared to the levels found in the outdoor control sample.

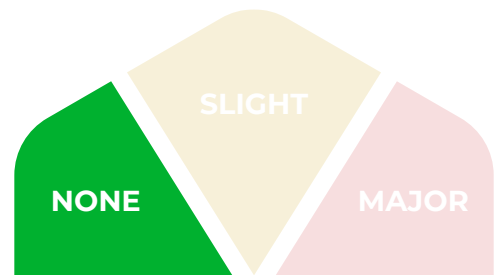
These results are a strong indication that there is a possibility of mold or moisture problems in the home.

RECOMMENDATIONS

Sporecyte strongly recommends hiring a qualified mold professional to do a detailed assessment of the property for mold and moisture issues.

See our [Resources section](#) on our website for more information.

UPSTAIRS LIVING



MOLD ELEVATION LEVEL

The types and concentrations of mold found in this sample were found to be similar to what was collected in the outdoor control sample.

RECOMMENDATIONS

There is no indication of an airborne mold issue in this area.

See our [Resources section](#) on our website for more information.

Air Samples

Predominantly Indoor - Water Related

Fungal Classifications	Spores Found per m ³		
	Downstairs living	Upstairs living	Outdoors
Asp/Pen String	147	0	0
Chaetomium	0	0	0
Clado-Sphaerospermum	0	0	0
Fusarium	0	0	0
Gliomastix	0	0	0
Scopulariopsis	0	0	0
Stachybotrys	0	0	0
Trichoderma	0	0	0
Ulocladium	0	0	0
Wallemia	0	0	0

Indoor / Outdoor

Fungal Classifications	Spores Found per m ³		
	Downstairs living	Upstairs living	Outdoors
Alternaria-like	0	0	0
Aspergillus / Penicillium	1187	67	80
Cladosporium	0	13	40

Predominantly Outdoor

Fungal Classifications	Spores Found per m ³		
	Downstairs living	Upstairs living	Outdoors
Arthrinium	0	0	0
Ascospore	0	0	0
Basidiospore	160	40	107
Bipolaris	0	0	0
Botrytis	0	0	0
Cercospora	0	0	0
Chaetoconis	0	0	0
Coelomycete	0	0	0
Curvularia	0	0	0
Epicoccum	13	0	0
Mitospore	0	0	0
Myrothecium	0	0	0
Nigrospora	0	0	0
Oidium	0	0	0
Paecilomyces	0	0	0
Peronospora	0	0	0
Pestilotiopsis	0	0	0
Pithomyces	0	0	0
Polythrincium	0	0	0
Pyricularia	0	0	0
Smut, Periconia, and Myxomycete-like	267	0	13
Spegazzinia	0	0	0
Stemphylium	0	0	0
Torula	0	0	0
Unidentified Spore	0	0	0
Urediniospores	0	0	0
Zygophiala	0	0	0
Total	1627	120	240

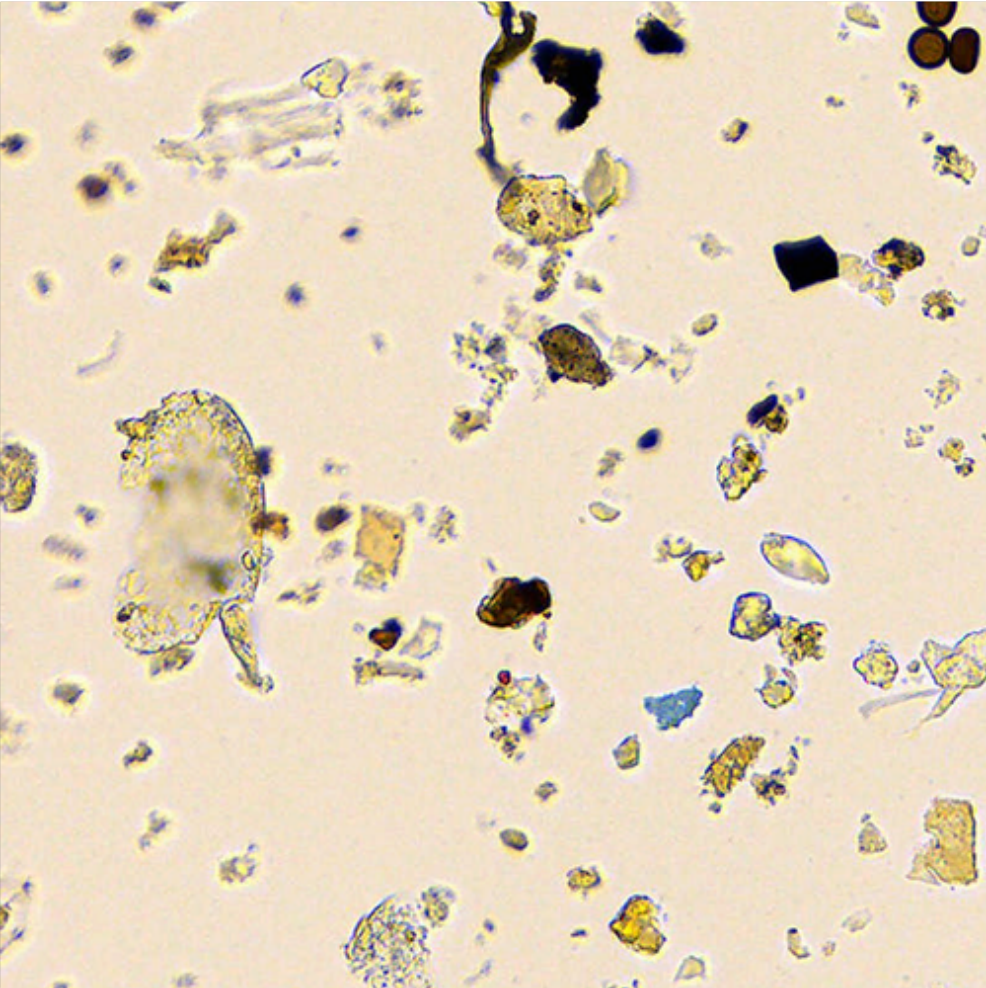
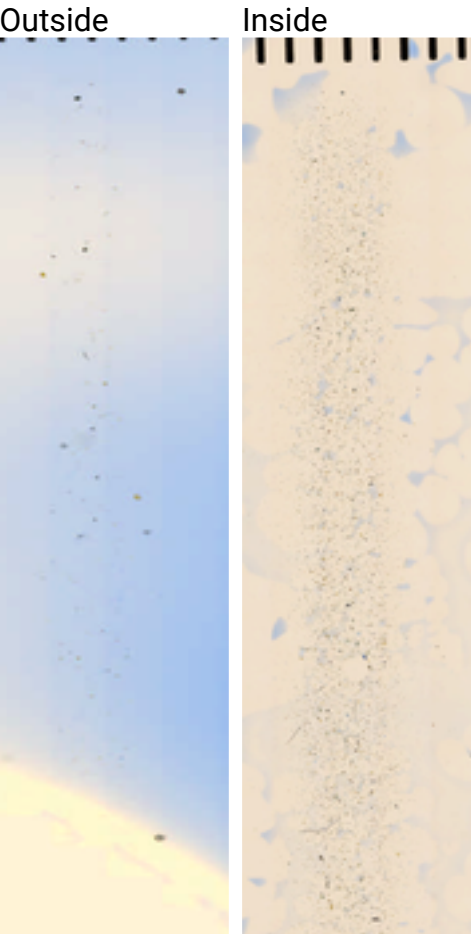
Particulates

Non-Fungal Particulate	Particles Found per m ³		
	Downstairs living	Upstairs living	Outdoors
Hypha	227	27	27
Pollen	0	0	13
Skin Fragment Human	2080	640	240
Skin Fragment Animal	307	400	53
Carbon Dust	23427	4053	2267
Soil	23080	1893	467
Starch	720	120	40
Fiber	507	160	27
Total Particulate < 2.5 µm	24827	6093	27533
Total Particulate 2.5 - 10 µm	149267	30720	12360
Total Particulate > 10 µm	60280	16373	3800

Downstairs living

Trace 4x

30x Zoomed



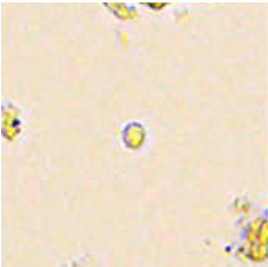
Notable Objects



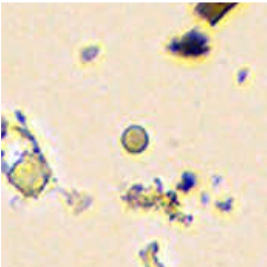
Asp/Pen String



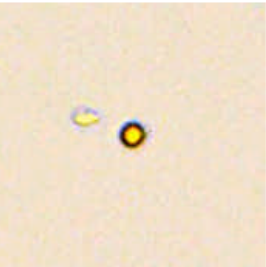
Asp/Pen String



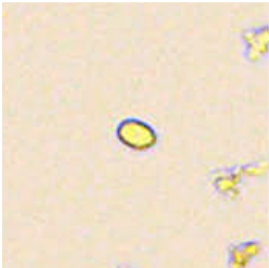
Aspergillus / Penicillium



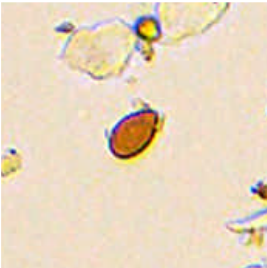
Aspergillus / Penicillium



Basidiospore



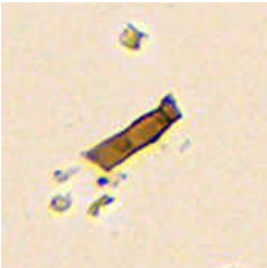
Basidiospore



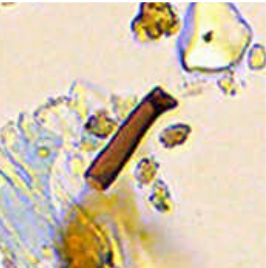
Basidiospore



Epicoccum



Hypha



Hypha

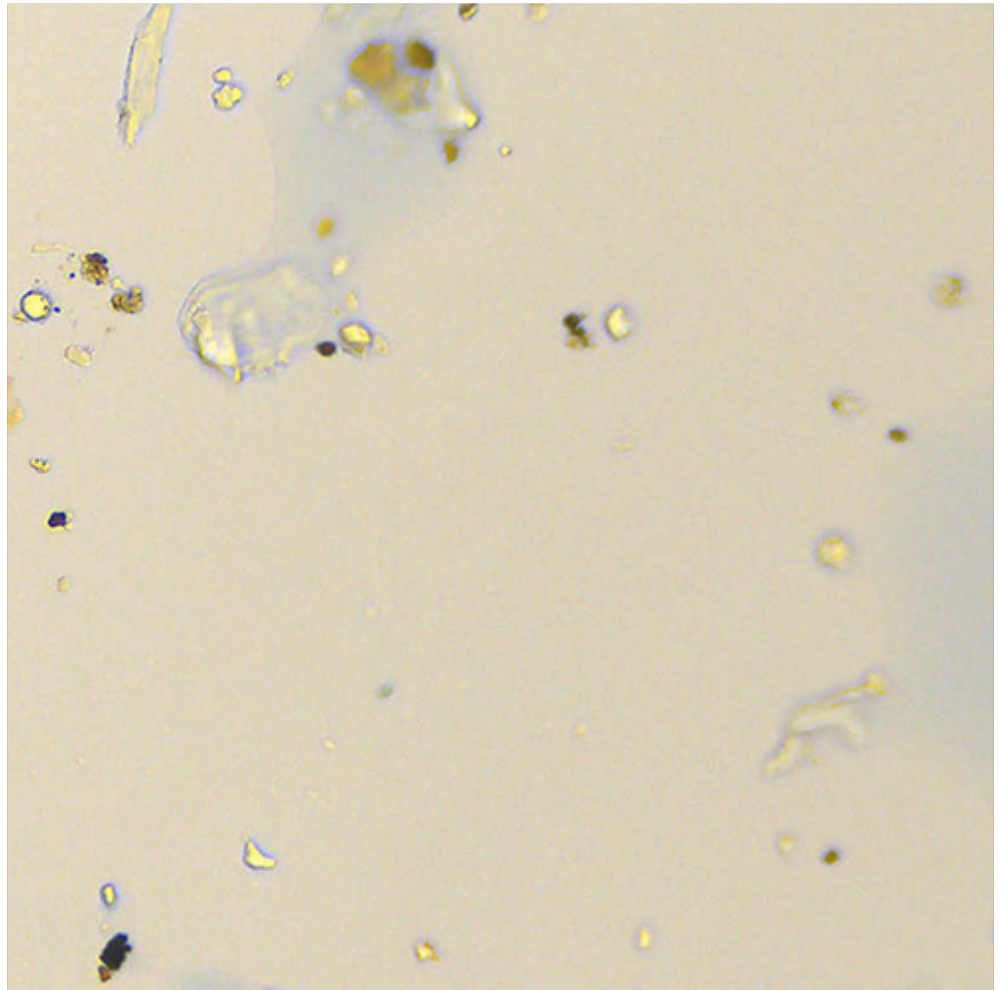
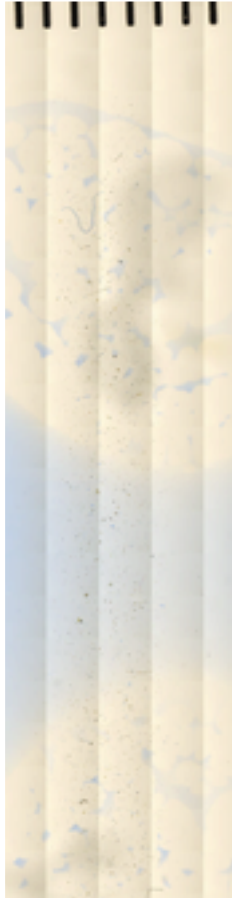
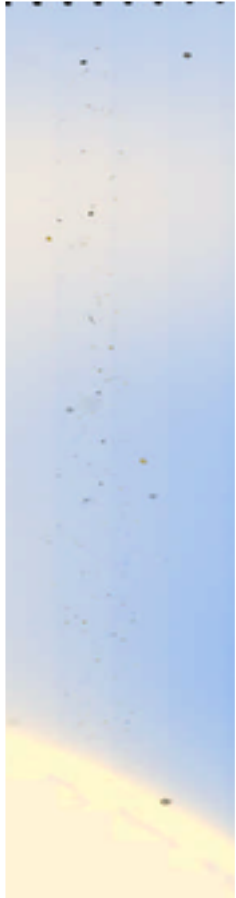
Upstairs living

Trace 4x

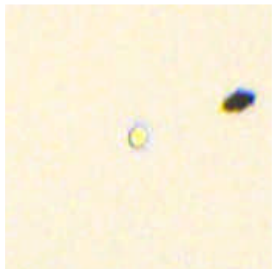
30x Zoomed

Outside

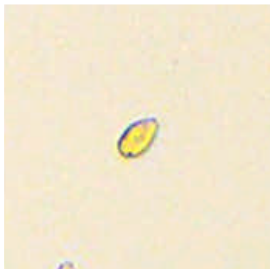
Inside



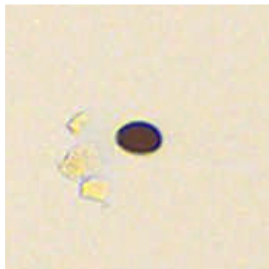
Notable Objects



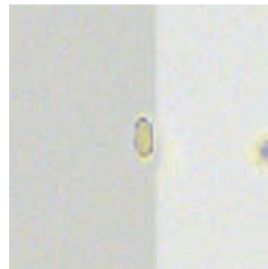
Aspergillus / Penicillium



Basidiospore



Basidiospore



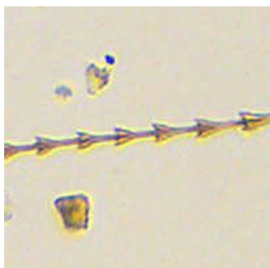
Cladosporium



Insect Part



Insect Part



Insect Part



The world leader in analyzing environmental samples using cutting edge AI algorithms.

Our deep learning AI works to help specialists classify and count the types of mold spores and particulate matter in the air in your home.

This makes our analyses more consistent and thorough than the current standards in traditional environmental laboratories.

Sporecyte is also able to capture images from the air in your home, allowing you to actually see what is in the air you're breathing!

A FEW THINGS TO KNOW ABOUT MOLD



We spend more time in our homes with our families today than ever before: playing, working, and living our day-to-day lives. Mold and indoor air quality have become critical factors to our home, health, and well-being.



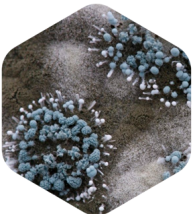
The buildings we live and work in are not completely airtight. Some mold in the outside air enters our homes through doors, windows, heating and cooling systems, and even very small openings we can't see. Don't worry, though; these small amounts of mold are unavoidable and completely normal.



Mold can be found all over our day-to-day environment, both outdoors and indoors. The term "mold" refers to a special group of fungi that grows in filaments and produces reproductive structures called spores.



Mold becomes an issue indoors when spores land on surfaces that enable them to grow. The main factor for mold growth indoors is almost always moisture.



Naturally-occurring mold found outdoors plays a key role in nature, breaking down dead plants, leaves, soil, and much more. Mold is all around us, as natural forces such as rain and wind spread them throughout the outside air.

Most surfaces in our home have adequate nutrients and the correct temperature but lack the required moisture for mold to grow. Without moisture, mold can't grow.

When building materials get damp or humidity goes unchecked for too long, mold growth can begin to develop indoors.

The EPA has not established regulations or standards for airborne or surface mold concentrations. There are also no EPA regulations or standards for evaluating health effects due to airborne mold exposure. For information about mold please go to www.epa.gov/mold.

All samples were received in acceptable condition unless noted in the comments in the report. All results within the report relate only to the samples submitted for analysis. Test Results apply to the samples as received by the laboratory. If information provided by the client may affect the validity of the test report, the information will be noted in the report. This test report relates only to the samples reported herein, and may not be reproduced, except in full, without the written approval of Sporecyte.

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The company shall bear no responsibility for sample collection activities or limitations of the selected analytical methodologies. In no event shall the Company be liable to the client with respect to the Test Results for damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits, or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefore.