

Certified Testing Report

Targeted Inspection

TO: Asbestos Experts, LLC
3535 Princeton Dr NE
Albuquerque, NM 87107
Attn: Kimberly Slopek

Date: September 25, 2025
Project Nos. FS-25-950-0923

PROJECT: Limited Mold Assessment & Bulk Mold Sampling
Building Located at
16B E Cordova Ave
Cuba, NM 87013

Pursuant to your request, a limited mold assessment and bulk sampling for mold contamination were conducted on Tuesday, September 23, 2025, within the building located at 16B E Cordova Ave in Cuba, NM. The purpose of the visual assessment and sampling was to determine if significant mold contamination was present within the sampled areas of the building. The scope of the inspection did not include any destructive access methods for the purpose of accessing hidden or non-visible areas or materials, i.e. behind or adjacent to interior sheetrock walls and/or cabinetry. Neither was personal property, i.e., clothing, desks, furniture, paintings, items in jam-packed storage areas or closets, etc., moved or impacted during the inspection.

Mr. Byron Campbell of AirWell conducted the assessment and sampling, collecting six (6) bulk swab samples from suspect mold contamination in the men's restroom, women's restroom, utility closet bathroom, kitchen under sink in senior center and storage closet. After collection, the samples were transported with the proper chain of custody to our Albuquerque laboratory for microscopic examination as the methodology dictated.

The visual assessment revealed the following areas of concern:

- Visible mold growth in the men's bathroom wall cavity
- Visible water damage to ceiling in women's restroom
- Visible mold growth on ceiling of women's bathroom
- Visible mold growth on the wall under sink in kitchen
- Visible mold growth under sink in the senior center
- Visible water damage to wall / ceiling in storage closet
- Visible mold growth on wall / ceiling in storage closet

The following tables present the airborne mold spore sample numbers and collection locations, along with the more pertinent analytical results.

Bulk Swab Sampling Results:



Sample Number	Type of Sample	Location	Result
C25-007225-1	Swab	Men's Restroom Wall	80% of Sample Surface Area is Mold-Contaminated 85% - Acremonium 15% - Stachybotrys
C25-007225-2	Swab	Women's Restroom Ceiling	70% of Sample Surface Area is Mold-Contaminated 20% - Chaetomium 80% - Stachybotrys
C25-007225-3	Swab	Utility Closet Bathroom Ceiling Duct	<1% of Sample Surface Area is Mold-Contaminated 10% - Alternaria Trace - Chaetomium Trace - Cladosporium Trace - Stachybotrys
C25-007225-4	Swab	Kitchen Wall	25% of Sample Surface Area is Mold-Contaminated 5% - Alternaria 5% - Chaetomium 90% - Stachybotrys
C25-007225-5	Swab	Under Sink in Senior Center	65% of Sample Surface Area is Mold-Contaminated 30% - Chaetomium Trace - Cladosporium 20% - Nigrospora 50% - Stachybotrys
C25-007225-6	Swab	Storage Closet Wall/Ceiling	5% of Sample Surface Area is Mold-Contaminated Trace - Basidiospores Trace - Chaetomium Trace - Cladosporium 100% - Stachybotrys

The laboratory analytical results are presented in the attached report.

Evaluation of Sampling Data:



The analysis of the bulk swab sample collected from the **men's restroom wall** confirmed the presence of elevated levels of mold.. The detected mold contamination was comprised of **Acremonium and Stachybotrys** mold genera.

The analysis of the bulk swab sample collected from the **women's restroom ceiling** confirmed the presence of elevated levels of mold.. The detected mold contamination was comprised of **Chaetomium and Stachybotrys** mold genera.

The analysis of the **bulk swab** sample collected from the **utility closet bathroom ceiling duct** detected the presence of insignificant mold contamination. The detected mold contamination was comprised of traces of **Chaetomium, Cladosporium and Stachybotrys** mold genera. **However**, based on the presence of known toxic molds **Chaetomium and/or Stachybotrys**, remediation is recommended.

The analysis of the bulk swab sample collected from the **kitchen wall** confirmed the presence of elevated levels of mold.. The detected mold contamination was comprised of **Alternaria, Chaetomium and Stachybotrys** mold genera.

The analysis of the bulk swab sample collected from **under sink in senior center** confirmed the presence of elevated levels of mold.. The detected mold contamination was comprised of **Chaetomium**, a trace of **Cladosporium, Nigrospora and Stachybotrys** mold genera.

Analysis of the **bulk swab** sample collected from the **storage closet wall/ceiling** confirmed the presence of insignificant mold contamination. The detected mold was comprised of **Stachybotrys** and traces of **Basidiospores, Chaetomium and Cladosporium** mold genera. **However**, based on the presence of known toxic molds **Chaetomium and/or Stachybotrys**, remediation is recommended.

Based upon the visual inspection and the bulk sampling results, the following actions are recommended:

- The **first priority** will be to eliminate, if not already accomplished, the moisture source(s) that have caused the mold germination and subsequent growth; otherwise, any remediation efforts and any expended monetary resources will be wasted as the condition(s) for continued mold growth will re-occur.
- It is recommended that a certified professional remediation firm whose personnel are trained and qualified in mold remediation, negative pressure containment, and controlled ventilation techniques be employed to remediate any encountered mold contamination in the **men's restroom, women's restroom, utility closet bathroom, kitchen under sink in senior center and storage closet**. The affected area(s) should be placed in a negative pressure containment to isolate the affected area(s) and contaminated materials to assure that any disturbed mold contamination is not inadvertently spread to other areas of the



residence while the remediation is being conducted. The controlled and HEPA filtered air should be discharged to the exterior and away from the space.

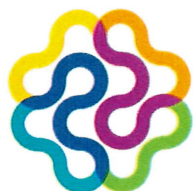
- The individuals conducting these activities should wear proper protective clothing and respiratory protection and have current physical examinations, spirometry tests, and respirator fit testing to assure that they are approved and physically capable of wearing the respiratory equipment, i.e., NIOSH P-100 rated negative pressure respirators. **The full extent of the mold contamination will need to be determined by the remediation crew on a progressive basis once the affected areas and materials are accessed and visibly assessed.**
- Once the cleaning/remediation has been completed, the affected materials and containment area(s) should be visually inspected, air sampled by an independent third party to assure and document that no visible mold contamination remains and that airborne mold spore concentration levels within the contained area are at normal and acceptable levels prior to the dismantling of any containments and commencement of the necessary re-construction activities.

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

Sincerely,

Byron Campbell
Certified Mold Inspector

Encl.



ImmunoLytics™

ImmunoLytics
5930 Midway Park Blvd
Albuquerque, NM 87109
Phone: (505) 217-0339
Fax: 505-822-8063
info@immunolytics.com
immunolytics.com

Client: Asbestos Experts, LLC
Phone: 505-203-2689
Email: kim@asbestosexperts.com

Attn: Asbestos Experts
Project ID: FS-25-950-0923
Project: 16B E Cordova Ave, Cuba,
NM

Address: 3535 Princeton Dr NE
Albuquerque, NM 87107 US

Specialist(s):
Airwell of New Mexico
5930 Midway Park Blvd NE
Albuquerque, NM
87109

Lab Analysis: Summary

Lab Number: C25-007225 **Revision #:** 1
Kit ID: N/A **Date Received:** 09/23/25

Lab Sample ID	Client Sample ID	Analyte	Total Count of Analyte	Matrix	Date Sampled	Test
C25-007225-1	Mens Restroom Wall	Mold	N/A	Swab	09/23/25	Genus ID/Count
C25-007225-2	Womens Restroom Ceiling	Mold	N/A	Swab	09/23/25	Genus ID/Count
C25-007225-3	Utility Closet Bathroom Ceiling Duct	Mold	N/A	Swab	09/23/25	Genus ID/Count
C25-007225-4	Kitchen Wall	Mold	N/A	Swab	09/23/25	Genus ID/Count
C25-007225-5	Under Sink in Senior Center	Mold	N/A	Swab	09/23/25	Genus ID/Count
C25-007225-6	Storage Closet Wall / Ceiling	Mold	N/A	Swab	09/23/25	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.

Lab Analysis: Sample Details

Lab Number: C25-007225

Revision #: 1

Mens Restroom Wall (C25-007225-1)

Testing Medium: Bulk (as Swab sample)
Analyzed By: Melissa Gabaldon

Date Sampled: 09/23/25
Date Analyzed: 09/24/25

% Surface Area Observed to have
Mold Contamination 80 %

SWAB		
------	--	--

Fungal Spores	90 %
Mycelial Fragments	10 %

Organism	Percentage
Acremonium	85
Stachybotrys	15

Womens Restroom Ceiling (C25-007225-2)

Testing Medium: Bulk (as Swab sample)
Analyzed By: Melissa Gabaldon

Date Sampled: 09/23/25
Date Analyzed: 09/24/25

% Surface Area Observed to have
Mold Contamination 70 %

SWAB		
------	--	--

Fungal Spores	80 %
Mycelial Fragments	20 %

Organism	Percentage
Chaetomium	20
Stachybotrys	80

Lab Analysis: Sample Details

Lab Number: C25-007225 Revision #: 1

Utility Closet Bathroom Ceiling Duct (C25-007225-3)

Testing Medium: Bulk (as Swab sample)
Analyzed By: Melissa Gabaldon

Date Sampled: 09/23/25
Date Analyzed: 09/24/25

% Surface Area Observed to have
Mold Contamination <1 %

SWAB

Fungal Spores N/A %
Mycelial Fragments N/A %

Organism	Percentage
Chaetomium	Trace
Cladosporium	Trace
Stachybotrys	Trace

Kitchen Wall (C25-007225-4)

Testing Medium: Bulk (as Swab sample)
Analyzed By: Melissa Gabaldon

Date Sampled: 09/23/25
Date Analyzed: 09/24/25

% Surface Area Observed to have
Mold Contamination 25 %

SWAB

Fungal Spores 80 %
Mycelial Fragments 20 %

Organism	Percentage
Alternaria	5
Chaetomium	5
Stachybotrys	90

Lab Analysis: Sample Details

Lab Number: C25-007225

Revision #: 1

Under Sink in Senior Center (C25-007225-5)

Testing Medium:	Bulk (as Swab sample)	Date Sampled:	09/23/25
Analyzed By:	Melissa Gabaldon	Date Analyzed:	09/24/25

% Surface Area Observed to have	
Mold Contamination	65 %

SWAB

Fungal Spores	70 %
Mycelial Fragments	30 %

Organism	Percentage
Chaetomium	30
Cladosporium	Trace
Nigrospora	20
Stachybotrys	50

Storage Closet Wall / Ceiling (C25-007225-6)

Testing Medium:	Bulk (as Swab sample)	Date Sampled:	09/23/25
Analyzed By:	Melissa Gabaldon	Date Analyzed:	09/24/25

% Surface Area Observed to have	
Mold Contamination	5 %

SWAB

Fungal Spores	75 %
Mycelial Fragments	25 %

Organism	Percentage
Basidiospores	Trace
Chaetomium	Trace
Cladosporium	Trace
Stachybotrys	100