

7/27/15



**Ann Dean**  
**10 Empty Saddle**  
**Rolling Hills Estates, CA 90274**

**Re: Post abatement/remediation clearance testing**  
Property address: **10 Empty Saddle**  
Inspection Date: **7/22/15**  
Technician: **Jasson Walke**

We thank you for giving us the opportunity to perform services for you. This report contains findings relevant to the post abatement microbial investigation.

Sincerely,

A handwritten signature in black ink, appearing to read "Jasson Walke", is written over a light blue horizontal line.

*Jasson Walke*  
**Mold Technical Services, Inc**  
(310) 541-1534 Office  
jasson@moldtechnicalservices.com

**Post Abatement  
Clearance Report**



## **POST ABATEMENT CLEARANCE INVESTIGATION REPORT**

### **Introduction**

This report contains findings relevant to the post abatement microbial investigation conducted on the above mentioned date.

The purpose of the investigation was to determine if the area tested meets the following criteria:

1. The contained area is free of visible mold and debris.
2. The building components with elevated moisture levels within the contained area have been removed or dried out.
3. The distribution of spores in the area tested is less than or equal in type and count as compared to the outdoor baseline sample.

The investigation included a visual inspection and a collection of air samples.

### **Background**

Mold Technical Services was called out to perform clearance testing after remediation work was completed.

The areas to be surveyed and cleared was:

1. Master Bathroom/Kitchen

A visual inspection within the contained area was conducted to confirm the affected area was free of visible growth and debris. The contained area appeared to be free of visible growth and debris and materials with elevated moisture have been removed or dried out.

A total of two (2) air samples were taken.

1. Master Bathroom/Kitchen
2. Baseline (Outdoors)

Since no quantitative standards exist regarding acceptable spore concentration, analysis focuses on comparing the mold types and spore counts in the Baseline sample with those found in the sample taken indoors.

Analysis of the data yields the following observations:

1. Master Bathroom/Kitchen - **PASS**

### **Conclusions**

Based on the criteria previously mentioned, the visual assessment, and air samples, the area tested has **passed** the post-abatement microbial investigation.



## Limitations

No accepted quantitative standards exist by which to assess the health risks related to mold exposure. Molds have been associated with a variety of health conditions; sensitivity varies dramatically from person to person. A doctor should be consulted with any questions regarding exposure to the types of mold found in the samples taken.

Mold is a naturally occurring microscopic organism. It is possible to find mold growth and/or mold spores virtually everywhere on the planet. An absolute absence of mold is rare even in a well-controlled environment. The above findings and conclusions are indicative of conditions that existed at the time of the investigation. It should be noted that these conditions could change as a result of any number of factors including environmental parameters and activities in the area. MTS cannot be held responsible for corrective action(s) taken to remediate the above mentioned locations and/or cause(s) of the issue(s) that brought about the need for remediation. MTS does not have the capacity to confirm that corrective action(s) have been taken to remedy the cause of fungal growth and/or damage. Mold can and will grow in any location where conditions are conducive to fungal growth even if remediation had been performed there previously.

In this case, the limited number of samples allows for differences to be observed with a degree of significance. In addition, non-viable sampling cannot identify spores down to the species level and the viable analysis methodology is subject to the bias of the growth medium. Both of these factors may mask differences in the types of spores found indoors and outdoors. This report is not intended to guarantee that the subject site is or is not free from conditions that could pose a threat to human health or safety. The following excerpt from the American Conference of Governmental Industrial Hygienists (ACGIH) publication Bioaerosols Assessment & Control (1999, section 1425) describes the limitations inherent in microbial investigation.

"Failure to find a biological agent or related environmental conditions is not absolute assurance of their absence or of the absence of exposure and risk. However, such findings may make the absence more probable than presence and may be used to support the assumption that the environment presents conditions of acceptable risk. Investigators can never definitively conclude or prove that an environment is safe and presents no risk of exposure to biological agents. Data can be collected that documents the apparent absence of specific hazards (i.e. the relative safety of an environment), but the requirements for data quality to reach this conclusion are stringent."



**AmeriSci Los Angeles**

24416 SOUTH MAIN STREET • SUITE 308  
CARSON, CA 90745  
TEL: (310) 834-4868 • FAX: (310) 834-4772

July 27, 2015

Mold Technical Services  
Attn: Jasson Walke  
PO Box 1321  
Hermosa Beach, CA 90254

RE: Mold Technical Services  
Job Number 715071211  
P.O. # 10 Empty Saddle  
10 Empty Saddle

Dear Jasson Walke:

Enclosed are the microbiological analysis results for the following Mold Technical Services Microbiological samples received at AmeriSci in Good condition, on Thursday, July 23, 2015, for a 48 hour turnaround:

1, 2

The 2 sample(s) were sent to AmeriSci via Hand Delivered. These samples were prepared and analyzed as indicated on the attached analysis sheets.

This report relates ONLY to the sample analysis as reported on the analysis sheets. AmeriSci assumes no responsibility for data interpretation or customer supplied data such as "sample location" or "area sampled". Complete analytical documentation is archived and available upon written request.

AmeriSci appreciates this opportunity to serve your organization. Please contact us for any further assistance or questions.

Sincerely,

A handwritten signature in black ink that reads "Krisna Songco". The signature is written in a cursive style.

Krisna Songco  
Micro. Tech. Mgr



**AmeriSci Los Angeles**  
 24416 S. Main Street, Ste 308  
 Carson, California 90745  
 TEL: (310) 834-4868 • FAX: (310) 834-4772

Analyzed By:  
 Krisna Songco

AmeriSci Job #:  
**715071211**  
 FINAL REPORT

**Client: Mold Technical Services**  
 Address: PO Box 1321  
 Hermosa Beach, CA 90254

Client Job#: \_\_\_\_\_  
 Client Job Name: 10 Empty Saddle

Date Received: 07/23/15  
 Date Reported: 07/27/15

**Air Cassette Analytical Report (SOP# 4001)**

AmeriSci Number		715071211-01			715071211-02					
Sample Number	Sample Name	1	2	Baseline	1	2				
Analysis Date	Volume (L)	7/27/2015	7/27/2015	7/27/2015	7/27/2015	7/27/2015				
Limit of Detection (LOD) (Count/M <sup>3</sup> )		75	75	49	49	49				
Background Density		2	2	1+	1+	1+				
<b>Other</b>		<b>Count/M<sup>3</sup></b>	<b>%</b>	<b>Raw Count</b>	<b>Count/M<sup>3</sup></b>	<b>%</b>	<b>Raw Count</b>	<b>Count/M<sup>3</sup></b>	<b>%</b>	<b>Raw Count</b>
Pollen		ND		ND	ND		ND	ND		ND
Fibers		494	n/a	10	198	n/a	4	198	n/a	4
Mycelial Fragments		49	n/a	1	247	n/a	5	247	n/a	5
<b>Fungal Identification</b>		<b>Count/M<sup>3</sup></b>	<b>%</b>	<b>Raw Count</b>	<b>Count/M<sup>3</sup></b>	<b>%</b>	<b>Raw Count</b>	<b>Count/M<sup>3</sup></b>	<b>%</b>	<b>Raw Count</b>
Alternaria sp.		ND		ND	49	1	1	49	1	1
Ascospores		ND		ND	346	5	7	346	5	7
Aspergillus/Penicillium		346	20	7	3259	44	66	3259	44	66
Basidiospores		99	6	2	1136	15	23	1136	15	23
Chaetomium sp.		49	3	1	ND		ND	ND		ND
Cladosporium sp.		741	43	15	2025	27	41	2025	27	41
Epicoccum sp.		148	9	3	ND		ND	ND		ND
Rust		99	6	2	494	7	10	494	7	10
Smut/Myxomycete/Periconia		99	6	2	99	1	2	99	1	2
Stachybotrys sp.		99	6	2	ND		ND	ND		ND
Unspecified fungal sp.		49	3	1	ND		ND	ND		ND
<b>Total Fungal Spores</b>		<b>1729</b>	<b>100</b>	<b>35</b>	<b>7408</b>	<b>100</b>	<b>150</b>	<b>7408</b>	<b>100</b>	<b>150</b>

ND = None Detected  
 Results relate only to the items tested and are reported mathematically to significant figures.

Name/Title: Krisna Songco / Micro. Tech. Mgr.

Name/Title: Olga K. Katsuk / Micro. Analyst

Signature: *Krisna Songco*

Reviewed By: *Olga K. Katsuk*

Date: 07/27/15

Date: 07/27/15



# ACCURATE CONSTRUCTION

2570 237th Street #B | Torrance, CA 90505 | Toll Free 800-696-1977 | Phone 310-534-1921 | Fax 310-534-2669  
www.accurateconstruction.com | License# 733551 | Federal Tax Id# 33-0737370

## INVOICE

BILL TO
Ann Dean 10 Empty Saddle Rd Rolling Hills Estates, CA 90274

DATE	INVOICE #	CLAIM #
7/28/2015	1011-5835	

DESCRIPTION	AMOUNT
Amount due for remediation completed.	3,260.70
<p>KEEP IN PERMANENT FILE #10 E.S.</p> <p>PAID 7/31/15 CK 822</p>	
All invoices are due upon receipt. We accept checks, Visa, MasterCard and Discover. Please make checks payable to Accurate Construction. To process a credit card payment, please contact our office. A finance charge of 2% per month will be applied to balances over 30 days. Thank you for your business!	<b>Total:</b> \$3,260.70

