

## **POST MOLD REMEDIATION ASSESSMENT & SAMPLING VERIFICATION**

**DATE:** January 3, 2018

**ATTENTION:** Servpro of San Luis Obispo & Atascadero  
c/o Mr. Joe Powers

**SUBJECT PROPERTY:** 528 Dawson St.  
Morro Bay, CA 93442

### **INTRODUCTION:**

On December 15<sup>th</sup> and 26<sup>th</sup> of 2017, Insight Environmental, Inc. performed post remediation assessment services and sampling verification at the subject property following mold abatement in the lower level that had taken place in the southeast bedroom, southwest bedroom and southwest bedroom closet containment area.

Insight Environmental Inc. was not involved in the preparation of a written scope of work or work plan detailing the affected areas needing to be addressed during the mold remediation process for this project.

### **SAMPLING METHODS:**

#### **Air Monitoring**

Non-viable air sampling generally indicates the different types of bioaerosols, primarily mold spores, which are present in the ambient air in a referenced area. Air sampling is also used to reveal information concerning air spore diffusion and if cross contamination is occurring between two separate areas.

The collection of air samples is attained, in accordance with the commonly accepted protocol published by the AIHA (American Industrial Hygiene Association), by connecting Allergenco Cassettes to a high-volume pump, which is set to draw approximately 15 liters per minute of air. The cassettes are submitted to an appropriate laboratory for analysis, which includes total and individual fungal enumeration of spores, quantitation, and genus identification where possible. Also included are total numbers of pollen grains. Results are presented in spores per cubic meter.

Interpretation of Laboratory Result

**Comparison of Indoor vs. Outdoor Total Spore Counts:** Results from air samples are evaluated using outdoor concentrations at the time of assessment and historical data of airborne mold spores as a background control to compare to indoor conditions. Indoor/outdoor comparisons are commonly used to document the presence or infer the absence of indoor mold contamination. It is generally expected that total indoor mold spore levels should be similar to, or less than, outdoor levels for buildings not impacted by mold.

**Comparison of Indoor vs. Outdoor Spore Distribution:** For air samples, the distribution and concentration of individual mold spore types are also compared, with elevations of specific spore types above outdoor background levels being an indication of possible mold contamination.

All samples were forwarded for analysis under proper chain of custody procedures to EMSL Analytical in Cinnaminson, NJ. The laboratory results are attached to this report

**FINDINGS:**

**December 15, 2017**

- 1) There was visible mold growth on wall drywall in the southwest bedroom and southeast bedroom within the contained work area.

**RECOMMENDATIONS:**

Based on our findings, Insight Environmental, Inc. notified the remediation contractor of our findings and recommendations. The following work should be performed prior to additional mold clearance assessment/testing being conducted.

1. Remove mold affected wall drywall materials to the point beyond visible mold staining/growth.
2. Re-clean the referenced containment area by use of surficial cleaning, HEPA vacuuming and wet wiping with an EPA approved antimicrobial agent.
3. HEPA air scrub the containment area for a minimum of 24 hours.

**December 26, 2017**

- 1) There was no visible mold, dust, or debris in the containment area.

- 2) All moisture levels in the building materials were found to be acceptable at the time of our assessment.
- 3) One nonviable air test was taken in the referenced containment area and one test was taken outside as a background control for comparison purposes. The sample taken within the containment area was found to have acceptable levels of mold spores in comparison to the outside control sample. See the attached lab report for sample results.

**RECOMMENDATIONS:**

1. It should be noted that this mold assessment was a “snap shot” of the conditions at the time of sampling. If additional concerns are observed in the future, such as staining, odors, or visible mold growth, an additional assessment should be conducted at that time.
2. Mold requires moisture for growth to occur. Necessary repairs and/or modifications should be implemented to prevent further water intrusion into the structure, including fixing piping leaks, waterproofing, and similar repairs as required for the specific project.

**CONCLUSION:**

Based on the absence of visible mold, dust and/or debris in the containment area and our evaluation of the post abatement sample results, mold abatement has been successful. Once the above recommendations have been completed, the structure will be ready for re-construction. If additional concerns are noted in the future, such as staining, odors or visible mold growth, an additional assessment should be conducted at that time.

**LIMITATIONS:**

The sampling conducted as part of this assessment was limited in scope, and should not be considered to be a comprehensive assessment designed to identify all possible mold growth within the structure. By collecting a limited number of air and bulk samples, we have attempted to identify obvious mold growth and elevated airborne spore concentrations. Mold growth occurs primarily inside wall cavities and areas hidden from visual observation. Obviously, without conducting a more comprehensive assessment, it is possible that mold growth sites in hidden areas may go undetected. Air sampling can provide some indication of hidden mold contamination, but is by no means definitive.

There is no practical way to eliminate mold growth if moisture is present. Control of moisture is critical in controlling mold growth. Follow-up assessments should be conducted regularly to ensure mold growth is being controlled.

The findings set forth in this assessment are strictly limited to the time, date and the scope of the evaluation. Regulatory standards for microbial contamination do not currently exist. Insight Environmental, Inc. does not guarantee that all fungi will be removed or that re-growth will not occur. Mold and fungi are naturally occurring in outdoor environments and there are no published regulations regarding removal or assessment of fungi.

## Jacob A. Quiroga

Jacob A. Quiroga  
Microbial Investigator  
IICRC Certified WRT/AMRT #92571



# EMSL Analytical, Inc.

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Phone/Fax: (800) 220-3675 / (856) 786-0262  
<http://www.EMSL.com> / [cinmicrolab@emsl.com](mailto:cinmicrolab@emsl.com)

Order ID: 371727790  
Customer ID: DEVR72  
Customer PO:  
Project ID:

**Attn:** Insight Environmental Inc.  
Insight Environmental Inc.  
3009 De La Vina Street, Suite A  
Santa Barbara, CA 93105

Phone: (805) 898-1123  
Fax: (805) 569-6466  
Collected: 12/26/2017  
Received: 12/27/2017  
Analyzed: 12/27/2017

**Proj:** 528 Dawson St. Morro Bay

### Test Report: Allergenco-D(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods EMSL 05-TP-003, ASTM D7391)

Lab Sample Number:	371727790-0001			371727790-0002			
Client Sample ID:	2301955			2301954			
Volume (L):	75			75			
Sample Location:	Outside Control			(SE) Bdrm / (SW) Bdrm / Closet			
Spore Types	Raw Count	Count/m <sup>3</sup>	% of Total	Raw Count	Count/m <sup>3</sup>	% of Total	
Alternaria	-	-	-	-	-	-	-
Ascospores	-	-	-	-	-	-	-
Aspergillus/Penicillium	12	520	40.3	1	40	80	-
Basidiospores	8	300	23.3	-	-	-	-
Bipolaris++	-	-	-	-	-	-	-
Chaetomium	-	-	-	1*	10*	20	-
Cladosporium	11	470	36.4	-	-	-	-
Curvularia	-	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	-
Fusarium	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-
Myxomycetes++	-	-	-	-	-	-	-
Pithomyces	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-
Scopulariopsis	-	-	-	-	-	-	-
Stachybotrys	-	-	-	-	-	-	-
Torula	-	-	-	-	-	-	-
Ulocladium	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-	-
<b>Total Fungi</b>	<b>31</b>	<b>1290</b>	<b>100</b>	<b>2</b>	<b>50</b>	<b>100</b>	
Hyphal Fragment	-	-	-	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	43	-	-	43	-	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-	-
Skin Fragments (1-4)	-	2	-	-	2	-	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-
Background (1-5)	-	1	-	-	1	-	-

Bipolaris++ = Bipolaris/Drechslera/Exserohilum  
Myxomycetes++ = Myxomycetes/Periconia/Smut

Vincent Iuzzolino, M.S., Laboratory Director  
or Other Approved Signatory

No discernable field blank was submitted with this group of samples.

High levels of background particulate can obscure spores and other particulates leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "\*" Denotes particles found at 300X. "-" denotes not detected. EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ AIHA-LAP, LLC--EMLAP Lab 100194

Initial report from: 12/27/2017 13:00:45

For Information on the fungi listed in this report please visit the Resources section at [www.emsl.com](http://www.emsl.com)





371727790

EMSL Order Number (Lab Use Only):

RECEIVED  
EMSL  
CINNAMINSON, N.J.

Company: Insight Environmental, Inc.		EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different If Bill to is Different note instructions in Comments			
Street: 3009 De La Vina St		Third Party Billing requires written authorization from third party			
City: Santa Barbara	State/Province: CA	Zip/Postal Code: 93105	Country: USA		
Report To (Name): L. Flores; D. DeVries; B. Blaker;		Telephone #: 805-898-1123			
Email Address: lisa@insightenviro.com; ben@insightenviro.com Jacob@insightenviro.com Rob@insightenviro.com; cgrain@insightenviro.com		Fax #: 805-898-8488	Purchase Order:		
Project Name/Number: 528 DANSON ST. MORRO BAY		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email			
U.S. State Samples Taken: CA		Connecticut Samples: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential			
Turnaround Time (TAT) Options* - Please Check					
<input type="checkbox"/> 3 Hour <input checked="" type="checkbox"/> 6 Hour <input type="checkbox"/> 24 Hour <input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week					
*Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide. TATs are subject to methodology requirements					
Non Culturable Air Samples (Spore Traps)					
<ul style="list-style-type: none"> <li>• M001 Air-O-Cell</li> <li>• M040 BioGIS</li> <li>• M020 Micro 5</li> </ul>	<ul style="list-style-type: none"> <li>• M173 Allegro M2</li> <li>• M003 Burkard</li> <li>• M174 MoldSnap</li> </ul>	<ul style="list-style-type: none"> <li>• M004 Allergenco</li> <li>• M043 Cyclax</li> <li>• M176 Rolle Smart</li> </ul>	<ul style="list-style-type: none"> <li>• M032 Allergenco-D</li> <li>• M002 Cyclax-d</li> <li>• M130 Via-Cell</li> <li>• M172 Versa Trap</li> </ul>		
Other Microbiology Test Codes					
<ul style="list-style-type: none"> <li>• M041 Fungal Direct Examination</li> <li>• M005 White Fungi ID and Count</li> <li>• M006 White Fungi ID and Count (Speciation)</li> <li>• M007 Culturable Fungi</li> <li>• M008 Culturable Fungi (Speciation)</li> <li>• M009 Green Stain Culturable Bacteria</li> <li>• M010 Bacterial Count and ID - 3 Most Prominent</li> <li>• M011 Bacterial Count and ID - 5 Most Prominent</li> <li>• M013 Storage Contamination in Buildings</li> </ul>	<ul style="list-style-type: none"> <li>• M014 Endotoxin Analysis</li> <li>• M016 Heterotrophic Plate Count</li> <li>• M180 Real Time Q-PCR-ERMI 35 Panel</li> <li>• M018 Total Coliform (Membrane Filtration)</li> <li>• M020 Fecal Streptococcus (Membrane Filtration)</li> <li>• M210-218 Legionella Detection</li> <li>• M028 Recreational Water Screen</li> <li>• M027 Mycotoxin Analysis</li> </ul>	<ul style="list-style-type: none"> <li>• M029 Enterococci</li> <li>• M019 Fecal Coliform</li> <li>• M133 MRSA Analysis</li> <li>• M026 Cryptococcus neoformans Detection</li> <li>• M120 Histoplasma capsulatum Detection</li> <li>• M033-39 Allergen Testing</li> <li>• M044 Group Allergen (Cat, Dog, Cockroach, Dustmites)</li> <li>• Other See Analytical Price Guide</li> </ul>			
Preservation Method (Water):					
Name of Sampler:		Signature of Sampler:			
Sample #	Sample Location	Sample Type	Test Code	Volume/Area	Date/Time Collected
2301955	OUTSIDE CONTROL	M032	M041	75L	12/26/17
2301954	X (SE) BDRM / (SW) BDRM / CLOSET	↓	↓	↓	↓
	X LOWER LEVEL / ONE CONT. AREA				
Client Sample # (s):		Total # of Samples: 2			
Retrieved (Client):		Date: 12/26/17	Time: 3PM		
Received (Client):		Date: 12/27/17	Time: @ 9:00A		
Comments:					