

2/14/26



Cynthia Palm
426 Camino Real
Redondo Beach, CA 90277

Re: Post abatement/remediation clearance testing
Property Address: **426 Camino Real**
Inspection Date: **2/10/26**
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 areas tested meet the following criteria:

1. The contained areas are free of visible mold and debris.
2. The building components with elevated moisture levels within the contained areas have been removed or dried out.
3. The distribution of spores in the areas 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 were:

1. Lower Living Area/Office Containment
2. Laundry Room/Garage Containment

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

A total of three (3) air samples were taken.

1. Lower Living Area/Office Containment
2. Laundry Room/Garage Containment
3. 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 samples taken indoors.

Analysis of the data yields the following observations:

1. Lower Living Area/Office Containment - **PASS**
2. Laundry Room/Garage Containment - **PASS**

Conclusions

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



Limitations

No accepted quantitative standards exist by which to assess the health risks related to mold exposure. Mold has 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.”