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A division of Real Estate Related Services – License # 975073

January 19, 2026

Proposal#260116MRM-01 426 Camino Real

Cynthia Palm
426 Camino Real
Redondo Beach, CA 90277

Job Site Address: **426 Camino Real., Redondo Beach, CA 90277**

Advanced Environmental is pleased to provide the following proposal for your consideration. We appreciate that you recognize the importance of having experienced professionals handle your remediation needs. Our patented environmentally friendly cleaner leaves a hygienic surface that once treated provides protection against future mold and bacteria growth. These products have been used successfully for over ten years in hospitals, schools and in new construction. They dry quickly, can be painted over, and will not harm most carpet, drapery or furniture.

The replacement of any structural material such as drywall or lumber that is removed as part of the remediation process is not included in this proposal. This proposal excludes repairs and/or replacement of cabinets, plumbing, hardwood flooring, tile flooring, linoleum, carpet, appliances, paint, or any other materials damaged by water intrusion. However, once remediation is complete, if requested, we can make arrangements to get you a proposal for the build-back.

After examining the areas of environmental concern on your property, we recommend setting up a critical barrier and negative air to control negative air pressure and monitor relative humidity and pressure differentials in the critical barrier (see scope of work and pictures below).

We estimate the time needed to remediate your property is approximately **4-5** working days. You may occupy your property while we remediate. Our proposal to remediate is as follows:

MOLD REMEDIATION PROJECT SCOPE OF WORK

ALL AREAS OF REMEDIATION INCLUDE THE FOLLOWING:

- Seal off critical barriers. HVAC turned off. Supply and return vents covered.
- Restrict entry to trained and protected personnel.
- Disinfect, detail clean, damp-wipe and HEPA vacuum all areas inside containment, and prepare for post-remediation sampling.
- Remediation based on IICRC S-520, ACGIH "Bioaerosols Assessment and Control" and ASSE/ANSI Z690.
- If the mold extends further than the area outlined below, we will proceed on a fixed price change order only after written approval.
- Once clearance is achieved, then critical barriers may be removed as directed by environmental consultant.
- Disposal of waste as construction debris.

SCOPE OF WORK- Office

1. Set up containment.
1. Set up de-con.
2. Establish negative air.
3. Seal off critical barriers.
4. Restrict entry to trained and protected personnel only.
5. Cover floor for protection against damage.
6. Remove and dispose of any damaged baseboards. An attempt will be made to salvage baseboards.
- 7. Remove and dispose of the West wall from floor to ceiling where microbial growth is observed.**
8. Remove and dispose of any damaged insulation.
9. Aggressively deep clean the remediated areas with anti-fungal cleaner.
10. Scrape, sand and wire brush all microbial growth in remediated areas.
11. Scrub, clean, and HEPA vacuum all exposed cavities and structural members with anti-fungal cleaner.
12. Wipe clean entire containment with anti-fungal cleaner.
13. Fog entire containment with anti-fungal cleaner.
14. HEPA vacuum and hand wipe all horizontal surfaces.
15. Prepare for Post-Remediation sampling.
16. Apply microbial clear encapsulant to inhibit future mold growth in remediation areas.



SCOPE OF WORK- Laundry Closet

1. Set up containment.
2. Set up de-con.
3. Establish negative air.
4. Seal off critical barriers.
5. Restrict entry to trained and protected personnel only.
6. Cover floor for protection against damage.
7. Remove and dispose of any damaged baseboards. An attempt will be made to salvage baseboards.
8. Remove and treat the washer and dryer with anti-fungal cleaner and store onsite for reuse.
9. **Remove and dispose of the West wall at the NW corner from floor to ceiling outside the laundry closet.**
10. **Remove and dispose of the North wall at the NW corner from floor to ceiling outside the laundry closet.**
11. **Remove and dispose of the West wall from floor to ceiling in the laundry closet.**
12. **Remove and dispose of the North wall at the NW corner in the laundry closet.**
13. Remove and dispose of any damaged insulation.
14. Aggressively deep clean the remediated areas with anti-fungal cleaner.
15. Scrape, sand and wire brush all microbial growth in remediated areas.
16. Scrub, clean, and HEPA vacuum all exposed cavities and structural members with anti-fungal cleaner.
17. Wipe clean entire containment with anti-fungal cleaner.
18. Fog entire containment with anti-fungal cleaner.
19. HEPA vacuum and hand wipe all horizontal surfaces.
20. Prepare for Post-Remediation sampling.
21. Apply microbial clear encapsulant to inhibit future mold growth in remediation areas.



TOTAL PROJECT COST

COST OF REMEDIATION:

\$ 6,800.00

^{DS}
CP

Initial to Accept

I/WE, HAVE READ THE NOTES BELOW #1 thru # 7

^{DS}
CP

Initial to Accept

NOTES:

- 1. If the mold extends further than the area outlined above, Advanced Environmental will proceed on a fixed price change order only after written approval.**
- 2. Advanced Environmental uses painters tape, duct tape and plastic to seal off areas and achieve negative air. When removed, the tape may peel off paint, varnish or any other finish that has been adhered to. Advanced Environmental is not responsible to patch or fix any damage surface.**
- 3. Proposal cost to exclude repairs and/or replacement of drywall, painting, cabinets, plumbing, hardwood flooring, tile flooring, linoleum, carpet, dishwasher or any other materials damaged by water intrusion.**
- 4. We recommend that Exit Testing be performed to achieve clearance.**
- 5. Once clearance is achieved, then critical barriers may be removed as directed by environmental consultant.**
- 6. Advanced Environmental is not responsible for re-installing, water heaters, appliances, doors, cabinet doors, drawers, window blinds etc.**
- 7. Advanced Environmental is not responsible for permits necessary for the work to be performed. The Owner agrees to pull any permits necessary.**

We require 50% payment upon mobilization with balance due upon clearance.

If this proposal is not accepted and work started within 5 days,
Advanced Environmental reserves the right to re-evaluate the work.

ADVANCED ENVIRONMENTAL IS NOT RESPONSIBLE FOR ANY OTHER WORK OR ANY OTHER HAZARDOUS MATERIALS REMOVAL FROM WORK AREAS, HOME OR PROPERTY.

DocuSigned by:

Cynthia Palm

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Client Signature: _____

Date: 1/22/2026

Terms and Conditions:

1. Customer acknowledges and agrees as follows:
 - a. Surface and /or airborne mold contamination, or suspected contamination, exists on Customer's property.
 - b. Customer has contracted with an Industrial Hygienist or Independent Consultant who has identified the locations on the property where mold exists. Advanced Environmental shall provide its best efforts to remediate the contamination identified by the Industrial Hygienist or Independent Consultant. However, Advanced Environmental shall not be responsible or liable for identifying or locating mold beyond the locations identified by Customer or by the Industrial Hygienist or Independent Consultant. Should Advanced Environmental discover that mold extends to areas other than those identified by Customer, the Industrial Hygienist or the Independent Consultant, and should such persons direct Advanced Environmental to remediate such mold, then Customer shall pay to Advanced Environmental additional sums for Advanced Environmental's labor, materials and equipment.
 - c. Customer acknowledges that Advanced Environmental is not responsible for the conditions on Customer's property causing the contamination. These conditions may include, but are not limited to, water damage or moisture intrusion due to rain, leaking pipes or other sources. Since property conditions are beyond Advanced Environmental's control, Advanced Environmental does not warrant that surface or airborne mold conditions will not reappear after Advanced Environmental remediation work. **ADVANCED ENVIRONMENTAL SPECIFICALLY DISCLAIMS ANY IMPLIED OR EXPRESS WARRANTY THERETO.** Customer shall be responsible for correcting all conditions on the property causing the contamination. Advanced Environmental shall not assume any responsibility for protecting the property, or its contents, from water due to rain, leaking pipes or other moisture sources.
 - d. Customer acknowledges that Advanced Environmental is not responsible for damages to wall coverings, substrate surfaces, such as paint or wallpaper, drywall or plaster, due to necessary safety precautions, such as taping plastic barriers to walls, employed by Advanced Environmental.
 - e. As to walls and ceiling areas where work is to be performed, Customer is responsible to remove furniture and fixtures that may possibly impede work and to provide adequate floor space. Should Advanced Environmental incur additional costs or expenses as a result of Customer's failure or neglect to remove such furniture or fixtures, then Advanced Environmental shall be entitled to extra compensation for Advanced Environmental's labor, materials and equipment.
 - f. If its good faith efforts to remediate the mold are unsuccessful, Advanced Environmental upon mutual agreement with the Consultant, Industrial Hygienist, or Customer may remediate the contamination by encapsulating, isolating or removing wall or other surfaces where the contamination exists. Customer shall be responsible for the purchase and installation of any replacement wall or structure.
 - g. When Advanced Environmental believes that the remediation work is complete, Consultant or Industrial Hygienist will perform an air quality clearance test and/or visual inspection to ascertain whether remediation has been completed in accordance with their standards.
 - h. **Advanced Environmental is not responsible for any additional clearance sampling that may be deemed necessary by the independent consultant. If additional sampling is deemed necessary, it will be the responsibility of the Customer or agent to coordinate with the consultant to do so.**
2. Payment terms shall be a down payment deposit of **50%** before commencement of the original work required by this contract, unless project timeline is less than 2 days, (no work can be performed without deposit and signed contract). Balance of payment shall be due on the day of completion of work. Payment shall be made to abatement foreman on jobsite. A late charge of 1½% per month will be assessed to the contract price on all accounts not paid upon completion.
3. The undersigned understands that Advanced Environmental can only provide a limited estimate of time required to complete said job. Additional time may be required due to circumstances beyond Advanced Environmental's control. Please plan accordingly.
4. Any variations, discrepancies, change orders, or changes in plan of action specifications or amounts of material or mold to be abated will be charged based on Advanced Environmental time and materials rate.
5. Customer, on behalf of himself/herself and his/her heirs, executors, successors, administrators, representatives, assigns, residents, tenants, invitees, guests, or any party (including minor children) for which Customer may be legally responsible (hereinafter collectively "Releasors"), agrees to fully release and forever discharge Advanced Environmental and its officers, directors, employees, agents, insurers and representatives (hereinafter collectively "Releasees") from all past, present or future liability, damage, losses, claims or expenses, of whatever nature, including but not limited to claims for death, bodily injury, ill health or property damage, whether foreseen or unforeseen, attributable to the presence or continuing presence of surface and airborne mold conditions on, in, about or within Releasee's property. Releasee shall indemnify, defend and hold Releasor free and harmless from such liability, damages, losses, claims or expenses (including reasonable attorneys' fees and costs in the event of litigation), whether asserted by Releasees or a third party. These release, indemnity and hold harmless obligations shall be construed, consistent with California law, to the broadest extent possible in favor of Releasor.
6. Customer will provide, free of charge, reasonable use of light, water, power and storage.
7. Customer will be responsible for replacement or reconnection of all materials, fixtures, or equipment removed during remediation.
8. In the event that the work area is not ready at the scheduled work time the customer will be charged \$65 /hr./ man, min. \$200, to prepare the work area.
9. The maximum amount of any damages for which the Advanced Environmental may be held responsible shall be limited to the amount of the contract price. Advanced Environmental shall not be responsible for any damages in excess of the contract price, and Advanced Environmental shall not be liable for any indirect, incidental, consequential or special damages incurred by Customer or third parties arising out of the work.
10. In the event that legal action or arbitration is instituted in order to interpret or enforce any provision contained in this Agreement, the prevailing party to such action shall be entitled, in addition to any other remedy available by applicable law or this Agreement, to an award as and for any attorney fees, expert witness fees, or any other costs normally associated with such an action, in an amount so as to compensate said prevailing party for any actual attorney fees, expert fees or other such costs incurred in good faith. Said award shall be entered separately or as a portion of the award of a judge or arbitrator in any such action.
11. If any term, covenant or condition of this agreement is found to be invalid, void or unenforceable, the remainder of the provisions of this agreement shall remain in full force and effect, and shall not be affected, impaired or invalidated thereby.
12. No alteration or variation of the terms of this agreement shall be valid unless made in writing and signed by the parties. Notwithstanding the foregoing, requests for extra work should be made in writing by appropriate change order, but shall be enforceable by Advanced Environmental whether or not reduced to a writing.
13. This agreement shall be interpreted and construed in accordance with the laws of the State of California. Should litigation arising from this agreement be filed, the venue for such litigation shall be in a court of competent jurisdiction in the City of Torrance, County of Los Angeles, State of California.
14. No action of any character arising from or related to this contract, or the performance thereof, shall be commenced by either party against the other more than two years after completion or cessation of work under this contract.
15. If the completion of the work is delayed for any cause beyond the control of Advanced Environmental, and which is not reasonably foreseeable or anticipated and which is not due to any neglect or fault of Advanced Environmental, including but not limited to acts of God, delays of Owner or Owner's agent or agents, stormy weather, labor trouble, acts of public utilities, public bodies or inspectors, extra work, the unavailability of materials, a material change in the scope of the work, or failure of Owner to make payment promptly, then the time of completion of the work will be extended for a period equivalent to the time lost by reason of any or all such causes and **ADVANCED ENVIRONMENTAL** shall be entitled to additional compensation as a result of delay or delays which are caused by the action or inaction of Owner. The amount of additional compensation to which Advanced Environmental

is entitled as a result of the aforesaid delay or delays shall be determined in accordance with Advanced Environmental's time and materials rates then prevailing.

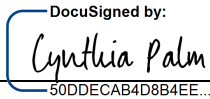
- 16. Advanced Environmental shall have the right to stop work if any payment shall not be made in accordance with the provisions of this contract; Advanced Environmental may keep the job idle until all payments due are received. The foregoing procedure shall be in lieu of and shall be deemed to satisfy any and all requirements set forth in California Civil Code section 3260.2 in order for Advanced Environmental to stop the work.
- 17. Customer acknowledges that Advanced Environmental did not hire, contract with or authorize the Industrial Hygienist ("Hygienist") or the Independent Consultant ("Consultant") to prepare the reports, plans, specifications and/or other documents produced by Hygienist and/or Consultant ("Specifications"). Customer further acknowledges that Advanced Environmental is therefore not responsible or liable for any damages or injuries that may be sustained by Releasors (as that term is defined in paragraph 5 herein), or by a trespasser, as a result of any deficiency, defect or omission in the Specifications. In recognition of the foregoing and in the event that Releasees (as that term is defined in paragraph 5 herein) shall have a claim made against them, or become involved in litigation, arbitration or mediation proceedings because of claims, damages, injury or loss arising out of or related to any actual or alleged deficiency, defect or omission in the Specifications, Releasors shall indemnify and defend Releasees against and hold them harmless from all such claims, loss, liability, and expense, including attorney's fees, incurred as a result. This indemnity shall be provided by Releasors even if Releasees are partly responsible for the claim, damage, injury or loss, but Releasors shall not provide indemnity for claims or losses caused by the sole negligence or willful misconduct of Releasees. This indemnity agreement shall be covered by Customer's comprehensive general liability insurance policies.
- 18. This contract is solely for the benefit of the signatories hereto and represents the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations, or agreements, either written or oral.
- 19. Any notice required or permitted under this contract may be given by ordinary mail at the address contained in this contract; but such address may be changed by written notice given by one party to the other from time to time. After a notice is deposited in the mail, postage prepaid, it shall be deemed received in the ordinary course of the mails.
- 20. Upon satisfactory payment being made for any portion of the work, Advanced Environmental shall, by not later than the date that any subsequent payment shall be due hereunder, furnish to Owner a full and unconditional release from any claim or mechanic's lien pursuant to Section 3114 of the Civil Code for that portion of the work for which payment has been made.
- 21. Presently, there are no official state or federal licensing requirements for anyone engaged in the business of mold inspection, mold testing or mold remediation. The Environmental Protection Agency (EPA) has established general guidelines that many organizations follow, including AMI, however these are merely guidelines, not mandated regulations or standards, which apply mostly to the remediation of fungi in indoor environments.
- 22. Presently, there are no official state or federal certifications issued to anyone engaged in the business of mold inspection, mold testing or remediation. There are several unofficial private companies that provide classroom training and/ or home study courses and will issue a "certificate of completion". It should be noted, that none of these privately owned companies offering certifications in mold inspection or remediation are government agencies and are not legally bound to any official government approved curriculum or certificate standards.

I HAVE READ AND UNDERSTAND THE ABOVE TERMS

CP

Respectfully Submitted,
Martin Robles
Advanced Environmental
Supervisor
01-19-2026

Your proposal for remediation of the above project is accepted. I/We agree to be bound by all of the terms and conditions stated on the face of this proposal and contract which shall form a part of the contract. **PLEASE SIGN BELOW.**

X  50DDECAB4D8B4EE...

Date: 1/22/2026

You, the buyer, may cancel this transaction at any time prior to the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right.

“Notice of Cancellation”

1/22/2026

Enter Date of Transaction

You may cancel this transaction, without penalty or obligation, within three business days from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller’s expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice, or any other written notice, or send a telegram to Advanced Environmental at 12101 Prairie Ave. Hawthorne, Ca. 90250 not later than midnight of _____(Date)

I hereby cancel this transaction. _____(Date)

(Buyer’s Signature)

(Client’s Signature)