



AAA ASBESTOS & LEAD INSPECTIONS, INC.
P.O. BOX 1264
TORRANCE, CA 90505
310-592-3657 *310-318-6084 Fax
www.asbestosinspections.net
asbestosandlead@gmail.com

MOLD CLEARANCE INVESTIGATION REPORT

June 6th, 2023

Attn: Mica
Casner Construction
(310) 661-1835
Casner-construction@aol.com

REF: 1303 Harkness Ln.
Redondo Beach, CA 90278

TABLE OF CONTENTS

1. INTRODUCTION
2. BACKGROUND INFORMATION
3. SAMPLING METHODOLOGY
4. FINDINGS/DISCUSSION
5. EXPOSURE GUIDELINES
6. CONCLUSIONS AND RECOMMENDATIONS

ATTACHMENTS

LABORATORY RESULTS



AAA ASBESTOS & LEAD INSPECTIONS, INC.
P.O. BOX 1264
TORRANCE, CA 90505
310-592-3657 *310-318-6084 Fax
www.asbestosinspections.net
asbestosandlead@gmail.com

I. INTRODUCTION

AAA Asbestos & Lead Inspections, Inc. conducted a mold clearance air sampling investigation at the above address.

II. BACKGROUND

A visual survey was performed in the interior of the areas of concern, primary bedroom, dining room area and upstairs back right bedroom, post mold growth remediation. Mold air samples were collected in the complaint areas and exterior ambient air for comparison. At the time of the inspection, it was reasonably windy outdoors, so its possible less spores were collected from the exterior due to the weather conditions, then would normally be collected. See initial survey levels for average spores expected on the exterior.

III. SAMPLING METHODOLOGY

The viable air samples were collected using two high-volume sampling pumps calibrated with a field rotameter. Samples were collected on Zefon "Air-O-Cell" sampling cassettes. Sample time was 5 minutes each. Sample locations/results are shown in chain of custody form.

Sample was analyzed by SGS Forensic Analytical located in 20535 South Belshaw Ave., Carson, CA 90746. Forensic Analytical testing holds a State of California Department of Health Services Environmental Laboratory Accreditation Program Certificate, NIST/NVLAP.

IV. FINDINGS

The following areas were tested for mold via air sampling:

SAMPLE	LOCATION	FUNGAL IDENTIFICATION	AREA TYPE	RAW COUNTS
1	Dining room, interior containment	N/A	Complaint	None detected



AAA ASBESTOS & LEAD INSPECTIONS, INC.
P.O. BOX 1264
TORRANCE, CA 90505
310-592-3657 *310-318-6084 Fax
www.asbestosinspections.net
asbestosandlead@gmail.com

2	Upstairs primary bedroom, interior containment	Chaetomium Aspergillus	Complaint	26
3	Upstairs right bedroom, interior containment	Chaetomium Aspergillus Rust	Complaint	18
4	Exterior ambient air	Basidiospores Botrytis Cladosporium Oidium Aspergillus	Comparison	20

V. EXPOSURE GUIDELINES

In the U. S there are no Federal guidelines at this time regarding mold. This is due to the wide variety of mold (somewhere between 50-250 thousand) and the human response range varies greatly from one individual to another. It is not possible to collect and evaluate all molds using a single sampling method and the information relating mold to health effects is generally insufficient to describe all the different responses possible.

If the relative humidity is in excess of 60 % an environment is created that allows fungi to potentially amplify and flourish, if this condition exists it is strongly recommended that measures be taken to lower this humidity to acceptable levels. If this is not practical then sanitation and cleanliness of the area is critical to reduce potential fungi growth. It is noted that mold is present almost everywhere and in normal ideal living conditions.



AAA ASBESTOS & LEAD INSPECTIONS, INC.

P.O. BOX 1264

TORRANCE, CA 90505

310-592-3657 *310-318-6084 Fax

www.asbestosinspections.net

asbestosandlead@gmail.com

VI. CONCLUSIONS AND RECOMMENDATIONS

After a review of the inspection and analytical sampling data, AAA Asbestos & Lead Inspections, Inc. makes the following conclusions:

Visual inspection did not discover any signs of mold growth. Air sample results indicate that similar mold spores are present in the interior complaint areas, containments, as compared to the exterior ambient air. At the time of the inspection, it was reasonably windy outdoors, so its possible less spores were collected from the exterior ambient air due to the weather conditions, then would normally be collected. See initial survey levels for average spores expected on the exterior. Based on the air sample results, it appears that the air tested does not present a harmful environment that may affect the occupants. No airborne mold hazard is present. The level of airborne mold spores present are to be expected; the areas can be occupied as normal. As a precautionary measure, final wipe down of the primary bedroom containment is recommended prior to containment breakdown.

A visual survey including the use of an infrared thermal imaging camera was utilized to survey the following areas with suspicions of water infiltration identified in a home inspection report: Rear office area adjacent windows, window in the stairway area and upstairs front guest bedroom window area. The Perfect Prime thermal imaging camera IR0018 with full infrared and full vision image with 25% increments and spectra color pallette was utilized. The thermal resolution measures at 220 x 160 pixels enabling user to identify hot and cold spots to assist in identifying areas with built up moisture. No evidence of built up moisture was detected. Visual inspection showed no signs of water/moisture damage, deterioration, bulging or peeling. No response actions are recommended at this time in the above areas. No further sampling deemed necessary at this time.

It must be noted that this sampling represents only the conditions at the time of the survey and does not guarantee that conditions on a different day or time may vary substantially. AAA Asbestos & Lead Inspections, Inc. appreciated the opportunity to assist in this investigation. If there are any questions, please contact us at (310) 592-3657.

Attached chain of custody: F150992



AAA ASBESTOS & LEAD INSPECTIONS, INC.

P.O. BOX 1264

TORRANCE, CA 90505

310-592-3657 *310-318-6084 Fax

www.asbestosinspections.net

asbestosandlead@gmail.com

Respectfully,

A handwritten signature in blue ink, appearing to read 'Ashley Bayati'.

Ashley Bayati

Mold Inspector

Certification #000018918623

AAA Asbestos & Lead Inspections, Inc.

Company: **AAA Architects & Land Insp. Inc.** Client No.: _____ Date: _____

Street: _____ Phone: _____ City: _____ State: _____ Zip: _____

Contact: _____ Fox: _____ Email: _____ PO / Job#: _____

Site: **1303 Harkness Ln.** Comments: _____

Turn Around Time: **PUSH** DUE DATE: **10/15/23** DUE TIME: _____ Report Via: Fax E-Mail Verbal

Sample ID	Date / Time	Sample Location / Substrate	FOR AIR SAMPLES ONLY			Sample Area / Air Volume	Analysis Requested	Sample Type	Culture Media Viable Samples
			Time On/Off	Avg. LPM	Total Time				
1		dining area, interior	2:05	15	5	75	<input checked="" type="checkbox"/> MOLD OR BACTERIA	<input checked="" type="checkbox"/> Spore Trap	<input type="checkbox"/> MEA <input type="checkbox"/> DG-18 <input type="checkbox"/> CMA <input type="checkbox"/> TSA <input type="checkbox"/> Cellulose
2		up primary bd, interior containment	2:10	15	5	75			
3		up. figut bd, ↓	2:14	15	5	75			
4		Ext ambient air adj entry	2:21	15	5	75			
			2:26	15	5	75			

Sampled By: **Ashley Bayat** Date: **10/5/23** Time: _____

Shipped Via: Fed Ex DHL Airborne UPS US Mail Courier Drop Off Other: _____

Relinquished By: **Ashley Bayat** Date / Time: _____ Relinquished By: _____ Date / Time: _____

Condition Acceptable? Yes No Condition Acceptable? Yes No

Condition Acceptable? Yes No Condition Acceptable? Yes No

SGS Forensic Laboratories may subcontract client samples to other SGSFL locations to meet client requests.
 San Francisco Office: 3777 Depot Road, Suite 409, Hayward, California 94545-2761 / Telephone: (510)887-8828 * (800)827-3274 / Fax: (510)887-4218
 Los Angeles Office: 20535 South Belshaw Ave., Carson, California 90746 / Telephone: (310)763-2374 * (888)813-9417 / Fax: (310)763-4450
 Las Vegas Office: 6765 S. Eastern Avenue, Suite 3, Las Vegas, Nevada 89119 / Telephone: (702)784-0040 / Fax: (702)784-0030



Non-Viable Air Fungal Analysis

AAA Asbestos & Lead Inspections, Inc.
Ashley Bayati

PO Box 1264
Torrance, CA 90505

Sample Type: Allergenco-D
Analysis: Direct Microscopy; Method IAQ 101; Modified ASTM D7391
Job ID / Site: 1303 Harkness LN

Client ID: 6928
Report Number: F150992
SGSFL Job ID: 6928
Date Received: 06/05/23
Date Analyzed: 06/06/23
Date Printed: 06/06/23
First Reported: 06/06/23

Total Samples Submitted: 4
Total Samples Analyzed: 4

Lab Number	60229008				60229009				60229010			
Sample ID	1				2				3			
Location	Dining Area, interior containment				Up Primary Bd, interior containment				Up Right Bed, interior containment			
Sample Date	06/05/23				06/05/23				06/05/23			
Volume	75.0 L				75.0 L				75.0 L			
Organism	Spores ⁺	%	LOD	S/m ³	Spores ⁺	%	LOD	S/m ³	Spores ⁺	%	LOD	S/m ³
Basidiospores	ND	-	-	ND	ND	-	-	ND	ND	-	-	ND
Botrytis	ND	-	-	ND	ND	-	-	ND	ND	-	-	ND
Chaetomium	ND	-	-	ND	10	21.1	13	130	7	22.3	13	93
Cladosporium	ND	-	-	ND	ND	-	-	ND	ND	-	-	ND
Oidium	ND	-	-	ND	ND	-	-	ND	ND	-	-	ND
Penicillium / Aspergillus	ND	-	-	ND	16	78.9	31	500	10	74.5	31	310
Rusts/smuts/myxomycetes	ND	-	-	ND	ND	-	-	ND	1	3.2	13	13
Total	ND			ND	26			630	18			420
Particulate Density	Trace				Minor				Major			
Particles	Number		LOD	P/m3	Number		LOD	P/m3	Number		LOD	P/m3
HYPHAL FRAGMENTS *	ND	-	-	ND	1	-	31	31	ND	-	-	ND
Comments	No spores or sporulating structures present. Sample LOD is 31.											



Non-Viable Air Fungal Analysis

AAA Asbestos & Lead Inspections, Inc.
Ashley Bayati

PO Box 1264
Torrance, CA 90505

Sample Type: Allergenco-D
Analysis: Direct Microscopy; Method IAQ 101; Modified ASTM D7391
Job ID / Site: 1303 Harkness LN

Client ID: 6928
Report Number: F150992
SGSFL Job ID: 6928
Date Received: 06/05/23
Date Analyzed: 06/06/23
Date Printed: 06/06/23
First Reported: 06/06/23

Total Samples Submitted: 4
Total Samples Analyzed: 4

Lab Number	60229011												
Sample ID	4												
Location	Ext ambient air adj entry												
Sample Date	06/05/23												
Volume	75.0 L												
Organism	Spores⁺	%	LOD	S/m³	Spores⁺	%	LOD	S/m³	Spores⁺	%	LOD	S/m³	
Basidiospores	2	10.3	31	62									
Botrytis	2	10.3	31	62									
Chaetomium	ND	-	-	ND									
Cladosporium	12	61.8	31	370									
Oidium	1	2.2	13	13									
Penicillium / Aspergillus	3	15.4	31	93									
Rusts/smuts/myxomycetes	ND	-	-	ND									
Total	20			600									
Particulate Density	Major												
Particles	Number		LOD	P/m³	Number		LOD	P/m³	Number		LOD	P/m³	
HYPHAL FRAGMENTS *	ND	-	-	ND									
Comments													

Non-Viable Air Fungal Analysis

AAA Asbestos & Lead Inspections, Inc.
Ashley Bayati

PO Box 1264
Torrance, CA 90505

Sample Type: Allergenco-D
Analysis: Direct Microscopy; Method IAQ 101; Modified ASTM D7391
Job ID / Site: 1303 Harkness LN

Client ID: 6928
Report Number: F150992
SGSFL Job ID: 6928
Date Received: 06/05/23
Date Analyzed: 06/06/23
Date Printed: 06/06/23
First Reported: 06/06/23

Total Samples Submitted: 4
Total Samples Analyzed: 4

Explanations:

Spores ⁺	Actual number of spores counted in portion of sample examined
%	Percent of Total
LOD	Limit of Detection (Units are the same as result units)
S/m ³	Spores per cubic meter of air sampled
Spores/S	Number of spores per sample
*	Not included in Totals Calculations
ND	None Detected
Particulate Density	Amount of background particulate present
-	Not Applicable
P	Particles excluding fungal spores
P/m ³	Particles per cubic meter of air sampled
P/S	Number of particles per sample

Background Particulate Density Estimated As Follows:

Trace	1 (<5% Occluded) Very little present
Minor	2 (>5% & <25% Occluded) Present but not in large quantity
Major	3 (>25% & <50% Occluded) Present in most of sample
Abundant	4 (>50% Occluded) Covering almost entire sample
Overloaded	5 Covering entire sample

Guidelines For Interpretation:

No accepted quantitative regulatory standards currently exist by which to assess the health risks related to mold exposure. Molds have been associated with a variety of health effects and sensitivity varies from person to person.

Several organizations, including: the American Conference of Governmental Industrial Hygienists (ACGIH); the American Industrial Hygiene Association (AIHA); the Indoor Air Quality Association (IAQA); the United States Environmental Protection Agency (USEPA); the Centers for Disease Control (CDC), as well as the California Department of Health Services (CADHS), have all published guidelines for assessment and interpretation of mold resulting from water intrusion in buildings.

SGSFL reports solely the organisms observed on the sample(s). The limit of detection is based on observing one spore/colony per area analyzed. This is not an inclusive list of the fungal types identified in the microbiology laboratory.



Tiffani Ludd, Laboratory Supervisor, Carson Laboratory

Analytical results and reports are generated by SGS Forensic Laboratories (SGSFL) at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by SGSFL to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by SGSFL. The client is solely responsible for the use and interpretation of test results and reports requested from SGSFL. SGSFL is not able to assess the degree of hazard resulting from materials analyzed. SGSFL reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. Unless otherwise noted, these samples were not blank corrected. All samples were received in acceptable condition unless otherwise noted. Note* Sampling data used in this report was provided by the client as noted on the associated chain of custody form.



CERTIFICATE OF COMPLETION

This certifies that

Ashley Bayati

has successfully completed the course

Mold Inspector Certification

Course Duration
6.0

Completion Date
06/01/2021

Certificate #
000018918623

Scott Neff
Official Signature



8803 N Capital of Texas Hwy, Bldg 1, Suite 250 | Austin, TX 78731 | 877.881.2235 | www.360training.com

Certificate of Completion

This is to certify that

Ashley Sladek

has successfully completed a 2-hour webinar on

Fungal Data Interpretation

We will ensure that IAQ industry professionals succeed on their quest for knowledge.

Date: Wednesday, June 19, 2013

A TestAmerica Company

D Gallup
David F. Gallup
Co-Founder, EMLab P&K

Harriet Burge
Dr. Harriet Burge
Director of Aerobiology, EMLab P&K