ENVIRONMENTAL
INSPECTION & LABORATORY

Mold Assessment Performed on 07/14/2023
Report Finalized on 07/17/2023

Project #JL-33021

Property Inspected	Report Prepared By
1208 Bloomwood Road **Rancho Palos Verdes, CA 90275** **Property Type: Single Story, Single Family House**	**JLM Environmental** 15200 Grevillea Avenue, Suite B Lawndale, CA 90260-2018 (310) 978-8281 – info@jlmenvironmental.com www.JLMEnvironmental.com

JLM Environmental was contracted to perform a limited microbial investigation of the subject property.

The focus of this environmental investigation is to locate and identify potential areas of mold contamination at the property.

Introduction

On 07/14/2023, JLM Environmental performed a limited inspection at the subject property at the request of the buyer. The scope of JLM Environmental's inspection was limited to documentation and collection of samples during a real estate transaction. This report provides a summary of the survey activities and findings as well as recommendations. ***In all cases where indoor mold growth is a factor, individual responses vary with individual sensitivities. JLM Environmental is not qualified to make any statements whatsoever regarding health conditions, symptoms, or reactions to mold exposure. Occupant concerns about these test results in relation to health issues should be discussed with a qualified healthcare professional.***

Property Information

Property Type:	Single Story, Single Family House
Is the Property Occupied or Vacant?	Vacant
Property Size (ft^2):	2100
Property Age:	1974
Weather During Inspection:	Clear
Children Living at Property:	No
Client Present During Inspection:	No
Scope of Inspection:	During a real estate transaction
Foundation Type:	Slab Foundation

Observations

The microbial survey of the subject areas at the property was performed by Cesar Angeles.

Areas of Concern Detected?	Yes
Observations:	Water intrusion was detected with response actions recommended.
Exterior baseline air sampling recommended to the client:	Accepted the Recommendations
Additional Notes:	A risk assessment survey was performed for the buyer during a real estate transaction. A recent plumbing was disclosed by the listing party (the leak has been repaired). A general home inspector has previously detected elevated moisture levels in the lower wall off the kitchen; this condition is believed to be from inadequate drainage on the exterior side of this wall. The buyer's agent (Keely McKeighan) was on-site and provided sampling authorization.

The cavity sample results show elevated fungal spore concentrations. Therefore, in the judgment of the inspector, response actions are recommended as indicated below.

Interior

Location: Kitchen	
Visible signs of water staining, water damage or suspect fungal presence observed in the accessible areas:	Yes - Recent patching on wall below sink and in cabinetry off sliding door were observed at time of survey.
Humidity (%):	50
Elevated moisture levels conducive to fungal growth were detected:	Yes - On south wall below sink and on cabinet platform (off the sliding door); additional elevated moisture levels detected in lower portion of wall adjacent to sliding door

Plumbing Corrosion Observed:	No
Musty odors detected upon entry to the area?	Yes
Visible growth observed:	No
Visible stain observed:	Yes - On platform below sink

Cavity Sample Collection:	**Sample 01 – South Wall (Below Sink)** Although no elevated levels are currently detected, it can be expected that the spore counts at this location may continue to change due to the current conditions observed; response actions are recommended.
Cavity Sample Collection:	**Sample 02 – South Wall (Off Sliding Door)** Sample results indicated the presence of elevated spore counts of allergenic mold types identified: **Aspergillus/Penicillium; response actions are recommended.**
Interior Notes:	A recent plumbing leak has occurred, affecting the wall below sink; evidence of recent patching and elevated moisture levels were detected in this area at time of survey. A cavity sample (Sample 01) was collected from this area to assess the current conditions within the concealed cavity. Evidence of inadequate drainage along the adjacent side of the south wall was observed in the backyard. Elevated moisture levels were also detected in the lower south wall extending from the kitchen cabinets to the sliding door casing. A cavity sample (Sample 02) was collected from this area to assess the current conditions within the concealed cavity.





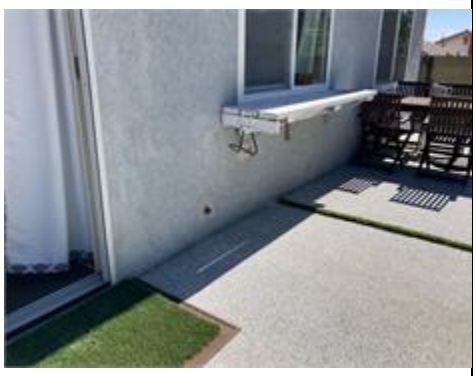

Recommendations:

- Consult with a contractor to evaluate plumbing and exterior drainage
- Set up a containment accompanied with negative air pressure to completely isolate the work area from the rest of the property where remediation will take place.
- Post warning signs at all locations of ingress and egress to the decontamination locations. Access to this area will only be permitted for properly trained and certified personnel.
- Be certain to seal all air vents, windows, exhaust fans, etc. with proper tape and polyethylene sheeting. Negative air pressure must be maintained throughout the duration of the entire remediation project.
- Remove: Lower cabinetry on south wall extending west of sink

- Remove: Lower 24" of drywall from south wall extending from sink to sliding glass door jamb
- Dry all building materials using dehumidification to industry standard of 15% or less.
- Remove and dispose of insulation and any debris found within exposed cavities. Removal of affected materials should extend 2 feet beyond all visibly impacted areas.
- Exposed wooden structural members exhibiting staining should be sanded, wire, brushed, HEPA vacuumed and damp wiped with a fungicide.
- HEPA vacuum all horizontal and vertical surfaces that may be impacted by aerosolized spores inside of the containment area.
- Encapsulate all exposed cavities.
- Fog the containment.
- Containment and critical barriers must be maintained until JLM Environmental can issue final clearance.
- Contact JLM Environmental after completion of abatement to perform a visual inspection of the abatement area and microbial air sampling to evaluate the air quality inside the containment. For further information see section below "The Remediation Process and Post Remediation Testing."

Exterior

Location: Backyard (Adjacent to Kitchen)	
Areas of Concern Detected?	Yes
Outdoor Humidity (%):	52
Exterior Notes:	Visible patching of stucco was observed along the kitchen exterior wall (where plumbing repairs have been performed). The backyard has poured concrete with epoxy running along the kitchen's south wall; the concrete and epoxy were observed to run at the height of the stucco wall's weep screed. It is believed that inadequate drainage along the wall has resulted in the conditions detected on the opposite side of the wall.



Recommendations:

- Consult with a contractor to evaluate plumbing and exterior drainage

Asbestos and Lead Disclosure

Due to age of property and possibility of remediation activities, Asbestos and Lead sampling is advised	Asbestos and lead testing is advised

SCOPE OF INSPECTION

JLM Environmental conducted air sampling at the subject property to assess the current conditions at the time of inspection. The scope of this mold assessment includes a visual inspection of physically accessible areas requested for inspection by the client, moisture analysis of

accessible building materials, collection of necessary/contracted samples, and interoperation of any laboratory data. This inspection documents conditions present at the specific time and date of the inspection; JLM Environmental assumes no responsibility for future mold contamination issues that may impact the residence at a later date. A written report of our finding and recommendations are presented to our client upon completion, which fulfills our contractual obligations with our client. This inspection should not be considered a complete guarantee that all areas of mold contamination have been identified inside of the residence as fungal growth can be hidden or concealed from view inside wall/ceiling cavities inaccessible to JLM Environmental's inspectors. If the client has concerns regarding drainage, water intrusion, waterproofing, or any other related matter, we recommend consulting with a waterproofing expert, plumber or other qualified professional to offer insight into these matters.

Moisture Content: The determination of moisture content is performed to detect building materials containing greater than 15% humidity for wood materials and greater than 1.0% humidity for drywall.

Relative Humidity: Habitable spaces maintain a relative humidity between 30% and 60% to minimize the growth of most type of mold. JLM Environmental recommends maintaining the humidity between 30% and 60%. 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.

MOLD SAMPLING

Samples were submitted to and analyzed by Pinnacle Laboratory located at 15200 Grevillea Avenue, Suite A-1, Lawndale, CA 90260.

Air Sample Results:

Lab Sample Number:	23071703.01			23071703.02			23071703.03		
Client Sample ID:	1			2			3		
Volume (L):	30			30			75		
Sample Location:	Kitchen Below Sink			Kitchen Off Sliding Door			Ext Baseline		
Spore Types	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-	1	13	0.43
Ascospores	-	-	-	-	-	-	1	13	0.43
Aspergillus/Penicillium	8	267	100	181	6033	96.28	10	133	4.27
Basidiospores	-	-	-	-	-	-	2	27	0.85
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium	-	-	-	1	33	0.53	2	27	0.85
Cladosporium	-	-	-	5	167	2.66	138	1840	58.97
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	1	13	0.43
Fusarium	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	-	-	-	1	33	0.53	78	1040	33.33
Pithomyces++	-	-	-	-	-	-	1	13	0.43
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	-	-	-
Oidium	-	-	-	-	-	-	-	-	-
Torula-like	-	-	-	-	-	-	-	-	-
Total Fungi	8	267	100	188	6266	100	234	3119	100
Hyphal Fragment	-	-	-	2	67	1.06	1	13	0.43
Insect Fragment	-	-	-	-	-	-	-	-	-
Analytical Sensitivity	1	33	-	1	33	-	1	13	-
Pollen Count(1-5)		1			1			2	
Skin Fragments(1-5)		1			1			1	
Fibrous Particles(1-5)		2			2			1	
Background(1-5)		1			2			3	

Understanding the Air Sample Results: Each sample has three columns of information provided. The left is the raw count which is the number of spores for that fungal type detected in the sample by the analyst. The middle column is the count per cubic meter (count/m^3) which is the raw count converted based on the total volume pulled for that sample and represents the number of spores that should be expected in a cubic meter of air from the location in question if the spores were distributed evenly throughout the air.

To learn more about the mold types identified, please visit our mold glossary (**CLICK HERE**).

Currently, there are no federally or state mandated permissible levels for mold spores (due to the wide amount of mold spore types and the varying human responses between individuals), however, EPA guidelines state that "the kinds and concentrations of mold and mold spores in the building should be similar to those found outside" and further state that "in cases in which a particularly toxic mold species has been identified or is suspected… a more cautious or conservative approach to remediation is indicated". It is common industry practice to test both the interior and exterior levels and compare them as supported by the American Conference of Governmental Industrial Hygienists (ACGIH), the American Industrial Hygiene Association and the Environmental Protection Agency (EPA) guidelines. Higher levels of spore concentrations detected inside a structure may indicate that elevated moisture levels and/or fungal growth could be present. Certain fungi are good indicators of water intrusions/damage and are referred to as "water marker" mold types; these fungi include, but are not limited to: Chaetomium, Fusarium, Stachybotrys (including Memnoniella), and Ulocladium. It is important to note that mold spores are present in nearly all indoor environments and their presence do not necessarily mean there is a mold issue present at the property; JLM Environmental has structured its conclusions and recommendations based on the known history of the property, the current conditions observed while onsite at the property, and laboratory results per industry standards.

THE REMEDIATION PROCESS & POST-REMEDIATION TESTING (CLEARANCE INSPECTIONS)

Most mold issues found in a home are relatively easy to repair/remediate. The most important aspect is to determine the source of the moisture and address the water intrustion issue; once the moisture source has been corrected and the area is cleaned of existing fungal growth, there should be no further mold problems in the area identified (unless the moisture returns). JLM Environmental does not perform any remediation work as we are an independent testing company and consider it a conflict of interest for the same company to perform both testing and remediation. **Please keep in mind post remediation testing and clearance inspections are not included with the original inspection report; post remediation testing and clearance inspections are separate services from the initial inspection with their own associated inspection and sample analysis fees.**

Following verification of successful remediation, JLM Environmental will issue to the client documents verifying that the remediation process was effective in reducing any mold spore concentrations detected to within acceptable ranges and the conditions observed onsite at the time of the clearance inspection meet industry standards. This is not a document delaring the dwelling to be "mold free" as it relates only to the areas inside the containment that were remediated. Please note, if a clearance inspection does not pass, it is the client's responsibility to communicate with their remediation contractor which party will be financially responsible for any additional clearance inspection costs that may be incurred for additional site visits and sampling.

ASBESTOS AND LEAD HAZARD INFORMATION

To meet SCAQMD Rule 1403 requirements, building materials shall be tested for asbestos prior to any remediation activities at the property; if the property was built prior to 1978, it is also highly recommended to test paint and ceramic materials to be impacted during remediation for lead as well (if they have not been tested, then lead safe abatement practices must be followed). If asbestos containing building materials or lead based paints/ceramics are thought to exist within the premises, these issues should be addressed by a state certified asbestos and lead inspection contractor prior to start of remediation activities. Please note, although JLM Environmental holds the required state certifications to perform both asbestos and lead testing, these inspections are beyond the scope of this mold investigation; please contact JLM Environmental to schedule asbestos and lead testing prior to remediation if they have not already been performed and documented.

Conditions & Limitations of the Inspection:

This report and any accompanying results belong only to the financially responsible party ("client") that has paid for JLM Environmental's services. Unless JLM Environmental's client authorizes us to release information specifically on the original agreement, they will be the only recipient of the information. As such, all other parties (not listed as authorized parties by the client) will not be provided with copies of the report and results nor will they be discussed without prior authorization by the client or legal subpoena.

JLM Environmental has performed the tasks set forth above in a professional manner, consistent with industry standards, however JLM Environmental can neither guarantee and does not warrant, that this limited assessment has revealed all adverse environmental conditions affecting the site. It is the responsibility of the property owner to disclose all known issues of prior water intrusion events and/or microbial contamination issues. JLM Environmental cannot assume responsibility for investigation of any unknown issues, which are not brought to our attention prior to the commencement of the survey, or issues that we are not authorized to investigate. The results reported and any opinions set forth herein are solely for the benefit of our above named client and may not be quoted or used by third parties without the express written

consent of JLM Environmental. The results and opinions set forth in this report will be valid as of the date of this report only. This inspection is a non-intrusive microbial site investigation performed to verify the absence or presence of mold spore amplification associated with moisture intrusion. It is a visual inspection and not a physical survey of the systems, structures and components. The inspection does not constitute a warranty, an insurance policy or a guarantee of any kind. The report contained herein is confidential and is given solely for the use and benefit of the client, and is not intended to be used for the benefit of or relied upon by any other client or other third party. This report is intended to identify issues relating to moisture visible to the inspector at the time of the inspection only and act as a general guide to help the client make his or her own evaluation of the overall condition of the home or building. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are excluded. JLM Environmental cannot warrant that the assessment requested would satisfy the dictates of, or provide a legal defense in connection with, environmental laws or regulation. The results and opinions set forth by JLM Environmental in its report will be valid as of the date of the report. JLM Environmental assumes no obligation to advise you of any changes that may later be brought to our attention.

JLM ENVIRONMENTAL
INSPECTION & LABORATORY

ASBESTOS · LEAD · MOLD

310.930.3355

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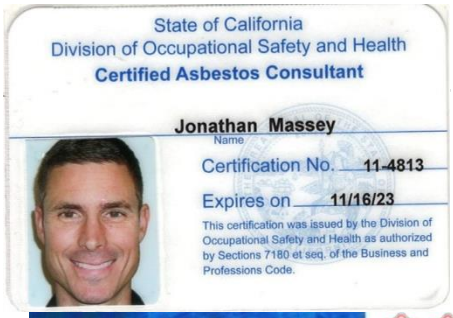

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

Jonathan Massey
Name

Certification No. 11-4813

Expires on 11/16/23

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.


dca
DEPARTMENT OF CONSUMER AFFAIRS

CONTRACTORS
STATE LICENSE BOARD
ACTIVE LICENSE

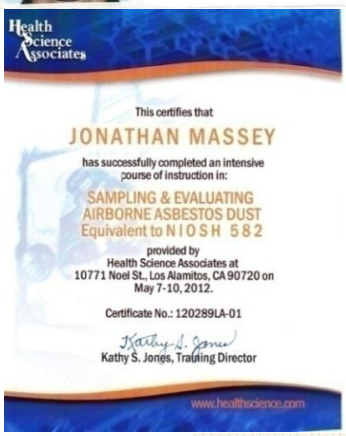
License Number 949259 Entity INDIV

Business Name MASSEY CONSTRUCTION

Classification(s) B

Expiration Date 06/30/2024 www.cslb.ca.gov

CSLB


Health Science Associates

This certifies that

JONATHAN MASSEY

has successfully completed an intensive course of instruction in:

SAMPLING & EVALUATING AIRBORNE ASBESTOS DUST
Equivalent to NIOSH 582

provided by
Health Science Associates at
10771 Noel St., Los Alamitos, CA 90720 on
May 7-10, 2012.

Certificate No.: 120289LA-01

Kathy S. Jones, Training Director

www.healthscience.com


American Home Inspectors Training Institute, Ltd.

awards 300 Education Hours &

Certificate of Satisfactory Completion

To

Jonathan Massey

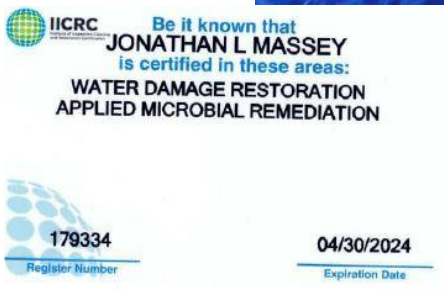
for the successful completion of

Home Study Home Inspection Course

Completed this 26th of January 2015

AHIT

Patrick Sheahan Director 01/26/2015


IICRC

Be it known that
JONATHAN L MASSEY
is certified in these areas:
WATER DAMAGE RESTORATION
APPLIED MICROBIAL REMEDIATION

179334
Register Number

04/30/2024
Expiration Date


THE NATIONAL RADON SAFETY BOARD
Certified Radon Professionals
Certifies that
Jonathan L. Massey
Has Successfully Met The Established & Published Requirements for Certification by The National Radon Safety Board as a
Radon Measurement Specialist

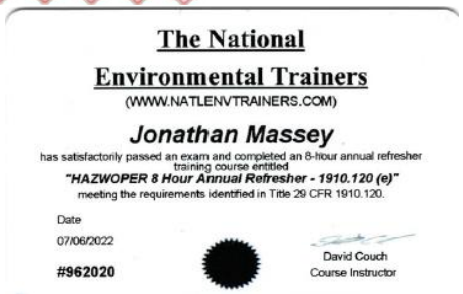
13SS057
Certification Number

8/30/2023
Expiration Date

This certificate is the property of The National Radon Safety Board

Kehaulani Kekoa
Certification Coordinator

NRSB


The National
Environmental Trainers
(WWW.NATLENVTRAINERS.COM)

Jonathan Massey

has satisfactorily passed an exam and completed an 8-hour annual refresher training course entitled
"HAZWOPER 8 Hour Annual Refresher - 1910.120 (e)"
meeting the requirements identified in Title 29 CFR 1910.120.

Date
07/06/2022

#962020

David Couch
Course Instructor

California Department of PublicHealth

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 Jonathan Massey	Lead Inspector/Assessor	LRC-00002199	7/22/2023
	Lead Supervisor	LRC-00002198	7/22/2023

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

State of California
Division of Occupational Safety and Health
Certified Site Surveillance Technician

Cesar E Angeles
Name

Certification No. 20-6868

Expires on 09/20/23

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

California Department of PublicHealth

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 Cesar Angeles	Lead Sampling Technician	LRC-00006201	6/17/2024

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

CERTIFICATE # 111721

JLM ENVIRONMENTAL
INSPECTION & CONSULTING

This document certifies that CESAR ANGELES has completed the

NIOSH 582 Equivalent Air Sampling & Analysis of Airborne Asbestos Fibers Course

provided by JLM Environmental on 11/17/2021

November 17, 2021	n/a	Jonathan Massey, President
Issued Date	Expiration Date	

JLM ENVIRONMENTAL INSPECTION & CONSULTING 15200 Grevillea Ave, Suite B Lawndale, CA 90260 Office 310.978.8281 Cell 310.930.3355 info@jlmenvironmental.com www.jlmenvironmental.com

CERTIFICATE # 02282020

JLM ENVIRONMENTAL
INSPECTION & CONSULTING

This certifies that Cesar Angeles has successfully completed an intensive course of in-house instruction in

Moisture Mapping & Thermal Imaging
Microbial Sample Collection

Issued: February 28, 2020

Jonathan Massey, President