



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

**MOLD INVESTIGATION REPORT**

**May 31<sup>st</sup>, 2023**

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

PROPERTY ADDRESS: 1303 Harkness Ln.,  
Redondo Beach, CA 90278

CONTACT PERSON: Attn: Mica  
(310) 661-1835

PREPARED BY: Ashley Bayati  
310-592-3657



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## **INDOOR MOLD SURVEY REPORT**

### **I. INTRODUCTION**

Ashley Bayati with AAA Asbestos & Lead Inspections, Inc. was contacted by Mica with the purpose of conducting a mold investigation and assessment at the residence, interior complaint areas including dinning room area, upstairs back right bedroom and upstairs primary bedroom adjacent windows, located at the above address.

### **II. BACKGROUND**

AAA Asbestos & Lead Inspections, Inc. conducted a visual inspection, an air sample and physical tape-lift investigation on May 30th, 2023. Upon arrival, side wall cavities were partially removed to allow for drying and to locate the source of the water intrusion. ‘

This is a limited inspection of specific areas which the client has requested be addressed. This inspection is focused on Moisture and Mold related items. Wall paper or other surfaces applied to walls greatly hinder the ability of inspectors to observe. It is unreasonable to expect the inspector to foresee unobservable conditions in the interiors or exteriors of the home (such as between walls, surfaces behind wall paper, pictures, stored items, furniture, etc.) and it should be expected that during remodeling or repairs, hidden deficiencies can and will be discovered and additional costs will be incurred.

The inspection should not be technically exhaustive. Results of the assessment should not be considered a warranty or guarantee of any kind that microbial growth is not present. The Assessor shall not be held responsible or financially liable for unseen / hidden signs of mold, future mold concerns, or associated future repair costs. The inspector is only liable for the cost of the assessment minus lab fees. Any comments made in the report outside the SCOPE or SOP should be considered informative only to help educate the Client to minimize the potential for moisture intrusion.

The goal of this is to discover the condition of the structure with regards to Moisture and or Mold related issues and to render an opinion on these discoveries. Among the standards that AAA Asbestos & Lead Inspections, Inc. uses, those that are of ACGIH and REPA, AAA Asbestos & Lead Inspections, Inc. does not participate in any repairs or remediations and we do not accept payment for any referrals. Referrals are given solely for the benefit of the client. We perform inspections only.

**NOTE:** According to the Statewide Buyers and Sellers Advisory, "Mold may be caused by water leaks or other sources of moisture such as, but not limited to, flooding, and leaks



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in windows, pipes and roof." Additionally, "Buyer should carefully review all of the Seller's disclosures for any indication that any of these conditions exist. In addition, Mold is often undetectable from a visual inspection, a professional general property inspection and even a structural pest control inspection."

The affects of mold spores and environmental conditions will be different from person to person. One individuals specific condition or tolerances may dictate a more dramatic approach than another individual that is less vulnerable. AAA Asbestos & Lead Inspections, Inc. makes no guarantees or promises as to the affects that mold or the environmental conditions will have on an individual, since this is not the purpose or intent of the inspection.

*This report and recommendations are based upon the inspectors experience, opinion and ability to inspect and are not guarantees as to the final cost or the actual methods of remediation or repairs.*

#### MAINTENANCE

Regular maintenance must be performed to any building for the desired condition to be maintain, such as exterior water sealing and painting, plumbing maintenance, roof and flashing maintenance, grounds maintenance, house appliances, etc. In particular, drainage, roofing, roof downspouts, condensate lines, bathtub seals, toilet seals, plumbing fixtures and any areas subject to moisture should be correctly maintained and monitored.

Failure to properly maintain a building can lead to Moisture & Mold related issues as well as causing premature aging and deterioration.

*This inspection is not intended to determine the integrity of the interiors for use or their viability. No warranty is given or implied.*

### **III. SAMPLING METHODOLOGY**

Four 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.

Tape lift samples were collected from areas that sustain signs of moisture, water damage and or mold growth. Tape lift samples were obtained by applying clear tape to the targeted surface, lifting the tape and then affixing it to a glass microscope slide. The slide or tape is then placed in a plastic bag for transportation. Tape lift samples were then delivered to the laboratory for spore examination and count approximation.



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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. MOISTURE TESTING**

Moisture meter MMD4E measures water content of wood and building materials within 97% accuracy and 0.1% resolution. Moisture meter was utilized to measure water content in all the areas investigated.

**V. FINDINGS/DISCUSSION**

The following areas were tested for mold via air sampling:

<b>SAMPLE</b>	<b>LOCATION</b>	<b>FUNGAL IDENTIFICATION</b>	<b>AREA TYPE</b>	<b>RAW COUNTS</b>
1	Living room area	Aspergillus Cladosporium Ulocladium Basidiospores Smut	Complaint	37
2	Upstairs hallway, adjacent back right bedroom	Aspergillus Basidiospores	Non-complaint	10
3	Upstairs primary bedroom area	Aspergillus Chaetomium Ulocladium Alternaria Basidiospores	Complaint	32



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4	Exterior ambient air	Aspergillus Cladosporium Ulocladium Alternaria Ascospores Basidiospores	Comparison	57
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The following areas were tested for mold growth via Tape lift sample:

<b>SAMPLE</b>	<b>LOCATION</b>	<b>DESCRIPTION</b>	<b>FUNGAL IDENTIFICATION</b>	<b>MOLD TAPE SAMPLE RESULTS</b>
5	Primary bedroom, under mid window, on plywood	Slightly elevated moisture	Penicillium/ aspergillus	Heavy
6	Primary bedroom, under mid window, on wood stud	Slightly elevated moisture	Penicillium/ aspergillus Chaetomium Ulocladium Cladosporium	Light Light Rare Rare
7	Dinning area, under window, on plywood	(Slightly elevated moisture from moisture test)	Penicillium/ aspergillus Basidiospores	Heavy Light
8	Primary bedroom, under mid window, on paper barrier	Slightly elevated moisture	Aspergillus/ Penicillium Cladosporium Ulocladium	Light Rare Rare

Please see attached mold glossary for explanation of fungi detected.



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## **VI. 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.

Relative humidity for indoor living environment is ideal between 30-50%. If the relative humidity is in excess of 70%, an environment is created that allows established 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.

## **VII. CONCLUSIONS AND RECOMMENDATIONS**

After a review of the inspection and analytical sampling data, the following sections contain all recommendations that are relevant to the subject property. Each area of concern is listed for either a professional remediation company or a general contractor with relevant expertise to address. As always, it is possible once areas of removal begin, that the scope of work can change, be expanded, or contracted at the discretion of the remediation company or general contractor depending upon what is discovered inside of wall/ceiling cavity spaces. If such changes occur, and it is necessary to confirm the expansion or contraction of the recommendations, contact AAA Asbestos & Lead Inspections, Inc.. If the areas recommended below were not sampled and concerns exist as to type of mold or how much is indeed present, intrusive wall samples can be collected with the permission of the owner of the property:

In general, airborne sample results indicate low levels of spores are present in the interior of the living quarters, as compared to the exterior ambient air. Airborne spores present in the complaint areas are similar to those in the non-complaint area and exterior ambient air. There does not appear to be an airborne mold hazard present. Per moisture meter, slightly elevated levels of moisture are present on the plywood under the window of the dining room area and upstairs primary bedroom where the wall cavity is exposed. Per Temperature/Humidity Meter, relative humidity was measuring 42%. Relative humidity for indoor living environment is ideal between 30-50%.

Please see above table for tape lift samples results. Based on the tape lift results and moisture meter readings, the following recommendations are listed for each area.



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Area of Concern: Dining room area, under exposed window.

TASKS

- It is recommended that remediation by a mold qualified professional be performed.
- Locate the source of the water intrusion and repair it (if it hasn't been repaired already).
- A containment should be erected with sealed critical barriers with the use of negative air machines/air scrubbers.
- Sand and scrub with an anti-microbial agent the wood studs in the exposed wall cavity and decontaminate approx. 2 sq.ft.
- Encapsulate the interior exposed wall cavity to additionally deter future mold growth.
- Utilize a dehumidifier machine to dry out the area prior to the reinstallation of replacement materials.

Area of Concern: Upstairs Back right bedroom. No moisture detected and no visual signs of mold present.

TASKS

- As a precautionary measure, wipe the interior wall cavity with an anti-microbial agent, approx. 2 sq.ft.

Area of Concern: Primary bedroom, under exposed window.

TASKS

- It is recommended that remediation by a mold qualified professional be performed.
- Locate the source of the water intrusion and repair it (if it hasn't been repaired already).
- A containment should be erected with sealed critical barriers with the use of negative air machines/air scrubbers.
- Sand and scrub with an anti-microbial agent the wood studs in the exposed wall cavity and decontaminate, approx. 20 sq.ft.
- Encapsulate the interior exposed wall cavity to additionally deter future mold growth.
- Utilize a dehumidifier machine to dry out the area prior to the reinstallation of replacement materials.
  
- Perform the same above tasks in any additional suspect window location the contractor points out.

*To help verify that the recommended remediation has accomplished the desired effectiveness in addition to limiting liability exposure to all parties involved, it is recommended that Post Remediation Validation Testing (Clearance Testing) be performed*





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*by a mold inspector before any surfaces are covered and after all recommended remediations are completed.*

## **VIII. INSPECTION AGREEMENT**

The Attached addendum to this report is our inspection agreement contract. By accepting this report, the client accepts all terms and conditions to the agreement. All limitations of the inspection are listed within the contract and report and apply unless physically discussed and signed off on by AAA Asbestos & Lead Inspections, Inc. and the client. Everything listed in this report is pursuant to our inspection agreement contract.

AAA Asbestos & Lead Inspections, Inc. highly recommends that a post remediation clearance inspection be performed when the mold remediation company notifies the client that the above listed work has been completed. A post remediation clearance inspection and sampling is not included in the costs of the preliminary inspection and will have additional fees. For a complete list of pricing for a possible post remediation clearance, please contact AAA Asbestos & Lead Inspections, Inc.. If the post remediation clearance inspection is not performed, then AAA Asbestos & Lead Inspections, Inc. is not responsible for any findings or concerns that arise after the remediation company finishes the above-mentioned work and leave the property.

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. Attached is the laboratory sample analysis report: F149708 & F149709

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.

Respectfully,

Ashley Bayati

Mold Certified

AAA Asbestos & Lead Inspections, Inc.



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## **Appendix: Inspection Agreement Contract:**

This Mold Inspection Agreement (“Agreement”) is entered into between AAA Asbestos & Lead Inspections, Inc. (“Inspector”) and the Client identified above and governs the terms and conditions of services to be provided and work to be performed by Inspector for Client at the Property identified above.

### 1. Inspection For Mold; Inspection Report

Client has requested, and Inspector has agreed to inspect (the “Inspection”) of the Property for mold. Inspector agrees to provide the Client with a written inspection report (“Report”). The Report will identify any mold that the Inspector observed, located and/or deemed material during the course of the Inspection.

### 2. Scope Of Inspection

A. Inspector will inspect the Property for mold, and will test for mold which is visible or is brought to the Inspector’s attention by the Client. Inspector will also test for mold in any other areas in which the Inspector believes mold might be present even if that mold is not visible. For purposes of this Agreement, Inspector will not be doing any destructive testing, such as knocking out portions of walls or floors to inspect areas which are not otherwise accessible.

B. The Inspection is limited to the readily accessible and visible systems and components of the Property. The Inspector will not dismantle and/or move equipment, systems, furniture, appliances, floor coverings, finished or fastened surfaces or components, personal property or other items to conduct the Inspection or otherwise to expose concealed or inaccessible conditions.

C. The purpose of the mold inspection is to identify and report signs of potential mold growth along with conditions that are conducive to mold growth as evident to the Inspector on the day of the inspection. The inspection is a non-intrusive, visual examination performed for a fee identified above, and is limited to the primary building. The inspection includes only visual and readily accessible components and systems. Mold sampling and laboratory testing are optionally performed with the Client's acceptance of additional fees outlined below.

D. The areas of the Property to be inspected for signs of potential mold growth and conditions that are conducive to mold growth include exposed and visible landscaping, exteriors, foundations, roofing, plumbing, attic, interior rooms, basement and crawlspaces, heating and central air conditioning, and garage or carport, where these components are visible and readily accessible on the day of the inspection.

### 3. Client To Provide Inspector With Reasonable And Safe Access

Client shall provide Inspector with reasonable and safe access to the Property on the date and at the time of the agreed Inspection. If Inspector should determine that the Property cannot safely be Inspected, the Inspection shall be terminated until such safety concerns are satisfactorily resolved, and the Property is deemed safe for inspection by the Inspector.

### 4. General Limitation And Exclusion

The Inspection is limited to an inspection for mold. Inspector will not inspect, review, oversee, or notify



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Client of any other conditions at the Property unless a separate Agreement is executed identifying any additional inspections to be performed by Inspector. Inspector will not inspect for or undertake to advise Client about any other conditions at the Property including but not limited to any toxic matters, asbestos, lead paint, water quality, defects other than the existence of mold, the serviceability of any components at the Property, wood destroying organisms, other infestation, code compliance, zoning issues, the value of the Property, the size of the land or any structures, geotechnical engineering, structural, architectural, geological, hydrological, soils-related matters including but not limited to evidence of subsidence, drainage, water ponding, or any other matters other than the location and identification of mold at the Property as set forth in this Agreement.

**5. Specific Exclusion From Inspection**

Inspector will not inspect or review the following components at the Property: alarms or other security systems, appliances, swimming pools, hot tubs or spas, irrigation or sprinkler systems, drainage systems, central vacuums, solar systems, water softeners, wells, septic systems.

**6. Inspection Fee**

The Inspection Fee shall be paid to Inspector within 5 working days upon release of the inspection report. Client agrees to pay any attorneys' fees, costs of litigation including expert witness fees incurred by Inspector if payment is not made when provided. Further, if any Inspection Fee is not paid when provided under this Agreement, the amount owed shall accrue interest at the rate of 10% per annum from and after the due-date for the payment.

**7. No Remediation Or Repairs, Or Advice Regarding Same; General Release By Client**

- A. Inspector assumes no liability for the cost of repair or replacement of any mold or other defects or deficiencies at the Property whether discovered or not discovered during the Inspection, whether included or not included in the Report, whether existing at the time of Inspection or arising in the future.
- B. Inspector will not repair, clean, remove, or attempt to remediate any mold conditions found at the Property. Client should consult with and retain a mold remediation service company for specific and final means of solving mold conditions at the property.
- C. Client hereby releases and exempts Inspector and its agents of and from all liability and responsibility for the cost of repairing or replacing any discovered or undiscovered mold or mold-related defect or deficiency and for any consequential damage, property damage, or personal injury of any nature arising from or relating thereto.

**8. Inspection and Report for Benefit of Client Only**

A. Client agrees that the Inspection and Report are solely for the benefit of the Client. Client agrees that any person designated by the Client to receive information from the Inspection and/or the Report shall be subject to the terms and conditions of this Agreement. Before providing any information from the Inspection or the Report to any other person, Client will arrange to have that person sign the last page of this Agreement indicating that they agree to be bound by the terms and conditions of this Agreement.

B. Client shall notify Inspector if Client wishes to have Inspector discuss the Inspection or the Report with anyone other than Client, and Client hereby gives Inspector permission to have such communications and/or provide such



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information to third parties designated by Client. Client shall confirm with Inspector that each such third party has signed this Agreement and agreed to be bound to its terms and conditions before disclosure about the Inspection or the Report.

9. Client's Duty To Notify Inspector; Right To Re-Inspect

Client agrees that if Client has any questions or complaints about the Inspection or the Report, Client will promptly notify Inspector and allow Inspector access to the Property to conduct any investigation required to respond to Client's questions or complaint. Failure to promptly notify Inspector and to allow Inspector the opportunity to re-inspect the Property before any changes are made to the conditions at the Property shall constitute a waiver of any and all claims Client may have against Inspector.

10. Entire Agreement; No Modifications Except In Writing

Client agrees that this Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this Agreement. No change or modification shall be enforceable unless such changes or modifications are in writing signed by Client and Inspector.

11. No Guarantees Or Warranties

A. Client agrees that Inspector is not an insurer and that the mold Inspection and Report are not to be intended or construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the Property.

B. Inspector's Inspection of the Property and the accompanying Report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, habitability or suitability of the Property or its components. Any and all express or implied warranties, including but not limited to warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.

12. Client To Provide Inspector With Notice Of Claim And Right To Re-Inspect

In the event of a claim against Inspector, Client agrees to supply Inspector with the following: (1) Written notification of claim within 14 days of discovery, and (2) access to the Property to allow Inspector and Inspector's experts, attorneys and/or consultants to re-inspect. Failure to comply with the above conditions will release Inspector and its agents from any and all obligations or liability of any kind.

13. Mandatory Arbitration Of Client's Claims

A. Any dispute, controversy, interpretation or claim raised by Client relating to or arising from the Inspection or the Report, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from, or related to, this Agreement or arising out of, from or related to the mold Inspection or Report or any other services or labor provided by Inspector to Client shall be submitted to final and binding arbitration to be conducted by a retired Superior Court Judge in the County where the Inspector has its principal place of business.

B. If the Client and Inspector cannot agree on an arbitrator, the Client shall file an application with the Superior Court requesting that the Court select a retired Superior Court judge to serve as arbitrator. The decision of the Arbitrator appointed thereunder shall be final and binding. Judgment on the Award that may be entered in any Court of competent jurisdiction. This section does not apply to any claim by Inspector for the Inspection fee, or other fees claimed to be owed, which Inspector may pursue either in Small Claims or Superior Court, as appropriate.

14. One-Year Statute Of Limitations For Client's Claims Against Inspector

Client further agrees that any such claim shall be brought against Inspector no later than one (1) year after the



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date of Inspection or shall be barred pursuant to this contractual statute of limitations.

**15. Inspector's Liability Limited To Amount Of Inspection Fee**

A. Client agrees that, to the extent allowed by law, any damages or breach of this contract or report are limited to the amount of the inspection fee only.

B. Client further agrees that any liability of Inspector, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to any actual, alleged or claimed negligence, tort, or breach of any claimed obligation under this Agreement or in connection with the Inspection and the Report, and/or in relation to the Property, including but not limited to any existing, alleged or claimed errors or omissions in the Inspection or the Report, shall be limited to liquidated damages in an amount equal to the Inspection Fee paid by or on behalf of Client to the Inspector pursuant to this Agreement, and this liability shall be exclusive.

C. Client waives any claim for consequential, exemplary, special or incidental damages or for any damage to or loss of use of the Property relating to or arising out of the Inspection or the Report.

D. Client agrees and acknowledges that the liquidated damages described herein are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk between the Inspector and Client; and (iii) to enable the Inspector to perform the inspection at the agreed fee.

**16. Client Indemnity And Hold-Harmless Of Inspector**

Client agrees to indemnify Inspector and hold Inspector harmless from any claims, liability, legal costs, attorneys' fees, and other costs of litigation or investigation, including costs for expert witnesses, in any proceeding brought against Inspector based upon the services provided to Client pursuant to this Agreement.

**17. Integration.**

This Agreement contains the entire understanding between Inspector and Client with regard to the matters set forth herein. There are no representations, warranties, agreements, arrangements or undertakings, oral or written, between Inspector and Client relating to the subject matter of this Agreement which are not fully expressed herein.

**18. Binding Effect.**

This Agreement shall be binding upon and inure to the benefit of Inspector and Client and to their respective heirs, assigns, grantees, relatives, trustees, beneficiaries, predecessors, successors, shareholders, partners, affiliated and related entities, officers, directors, agents, servants, employees and representatives.

**19. Choice of Law.**

This Agreement shall be interpreted in accordance with, and governed in all respects by, the laws of the State of California.

Company: **PAVA Architects & Land Insp. Inc.**

Sheet: **1303 Harkness Ln.**

2311437

MST

2311438

MB

Contact: **1303 Harkness Ln.**

PO / Job#:

Turn Around Time: **PUSH**

DUE DATE:

DUE TIME:

Report Via:

Fax  EMail  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		Living Room/dining area	12:40	15	5	75	<input checked="" type="checkbox"/> MOULD <input type="checkbox"/> OR <input type="checkbox"/> BACTERIA	<input checked="" type="checkbox"/> Spore Trap <input type="checkbox"/> Swab <input type="checkbox"/> Tape <input type="checkbox"/> Other	<input type="checkbox"/> MEA <input type="checkbox"/> DG-18 <input type="checkbox"/> CMA <input type="checkbox"/> TSA <input type="checkbox"/> Cellulose
2		UP hall by back 1947 Bd	12:42	15	5	75	<input type="checkbox"/>	<input type="checkbox"/>	
3		Primary Bd over	12:43	15	5	75	<input type="checkbox"/>	<input type="checkbox"/>	
4		EXT. Ambient air	12:53	15	5	75	<input type="checkbox"/>	<input type="checkbox"/>	
5		Primary Bd, under mid w/det, dry packed	1:02	15	5	75	<input type="checkbox"/>	<input type="checkbox"/>	
6		wood stud					<input type="checkbox"/>	<input type="checkbox"/>	

Sampled By: **ASHLEY BAYDTS**

Date: **5/30/23**

Time:

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

Relinquished By: **ASHLEY BAYDTS**

Date / Time:

Relinquished By:

Condition Acceptable?  Yes  No

Date / Time:

Condition Acceptable?  Yes  No

Received By: **SARAH TRAH**

Date / Time:

Received By:

Date / Time: **5/31/23 8:30am**

Date / Time:

Date / Time:

Condition Acceptable?  Yes  No

Condition Acceptable?  Yes  No

Condition Acceptable?  Yes  No

Company: **AAA Albertas & Lead Insp. Inc.** Client No.: \_\_\_\_\_ Date: \_\_\_\_\_  
 Street: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Contact: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_  
 Site: **1303 Harkness Ln.** PO / Job#: \_\_\_\_\_  
 Comments: \_\_\_\_\_

Turn Around Time: **PUSH.** DUE DATE: \_\_\_\_\_ DUE TIME: \_\_\_\_\_ Report Via:  Fax  EMail  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				
7		dining area, under secondary supply cool, moisture					<input checked="" type="checkbox"/> MOLD OR BACTERIA	<input type="checkbox"/> Spore Trap <input type="checkbox"/> Swab <input type="checkbox"/> Tape <input type="checkbox"/> Other	<input type="checkbox"/> MEA <input type="checkbox"/> DG-18 <input type="checkbox"/> CMA <input type="checkbox"/> TSA <input type="checkbox"/> Cellulose
8.		primary bed, under mid water, carpet barrier							

Sampled By: **Jimmy Baynes** Date: **5/30/23** Time: \_\_\_\_\_  
 Shipped Via:  Fed Ex  DHL  Airborne  UPS  US Mail  Courier  Drop Off  Other  
 Relinquished By: **Jimmy Baynes** Relinquished By: \_\_\_\_\_  
 Date / Time: **5/30/23** Date / Time: \_\_\_\_\_  
 Condition Acceptable?  Yes  No Condition Acceptable?  Yes  No  
 Received By: **Savahn Train** Received By: \_\_\_\_\_  
 Date / Time: **5/31/23 8:30am** Date / Time: \_\_\_\_\_  
 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



**MOLD AIR SAMPLE REPORT**

2556 W Woodland Dr Anaheim, CA 92801

Phone:(562) 860-2201  
www.aihlab.com

<b>Client Name:</b> AAA Asbestos & Lead Inspections, Inc	<b>Report Status:</b> Final Report
<b>Client Address:</b> P.O.B 1264 Torrance, CA 90505	<b>AIHA EMPAT#:</b> 203769
<b>Project Number:</b> 1303 Harkness Ln.	<b>Lab Batch Number:</b> 2311437
<b>Project Location:</b> No Information Provided	<b>Samples Received:</b> 4
	<b>Samples Analyzed:</b> 4

<b>Laboratory Sample ID:</b>	<b>231143701</b>	<b>231143702</b>	<b>231143703</b>
<b>Client Sample ID:</b>	<b>1</b>	<b>2</b>	<b>3</b>
<b>Sample Location:</b>	<b>Living Room/Dining Area</b>	<b>Up Hall by Back Right Bd</b>	<b>Up Primary Bd Area</b>
<b>Comments:</b>	<i>None</i>	<i>None</i>	<i>None</i>

Quantitative Analysis

		Raw Counts	Spores/m <sup>3</sup>	% Total	Raw Counts	Spores/m <sup>3</sup>	% Total	Raw Counts	Spores/m <sup>3</sup>	% Total
<b>Inside/Outside</b>	Aspergillus/Penicillium-like	15	600	40.5	8	320	80.0	6	240	18.8
	Cladosporium	3	120	8.1	-	-	-	-	-	-
<b>Water Damage Indication</b>	Chaetomium	8	320	21.6	-	-	-	12	480	37.5
	Stachybotrys	-	-	-	-	-	-	-	-	-
	Trichoderma	-	-	-	-	-	-	-	-	-
	Ulocladium	2	80	5.4	-	-	-	2	80	6.3
<b>Outdoor Environment</b>	Alternaria	-	-	-	-	-	-	3	120	9.4
	Ascospores	-	-	-	-	-	-	-	-	-
	Basidiospores	7	280	18.9	2	80	20.0	7	280	21.9
	Bipolaris	-	-	-	-	-	-	-	-	-
	Curvularia	-	-	-	-	-	-	-	-	-
	Epicoccum	-	-	-	-	-	-	-	-	-
	Nigrospora	-	-	-	-	-	-	-	-	-
	Periconia/Myxo/Smut	2	80	5.4	-	-	-	-	-	-
	Pithomyces	-	-	-	-	-	-	-	-	-
	Rust	-	-	-	-	-	-	-	-	-
	Spegazzinia	-	-	-	-	-	-	-	-	-
	Tetraploa	-	-	-	-	-	-	-	-	-
	Torula	-	-	-	-	-	-	-	-	-
	Miscellaneous Spores	-	-	-	-	-	-	2	80	6.3
	<b>Total</b>		<b>37</b>	<b>1480</b>	<b>100</b>	<b>10</b>	<b>400</b>	<b>100</b>	<b>32</b>	<b>1280</b>





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<b>Project Number:</b> 1303 Harkness Ln.	<b>Lab Batch Number:</b> 2311437
<b>Project Location:</b> No Information Provided	<b>Samples Received:</b> 4
	<b>Samples Analyzed:</b> 4

<b>Laboratory Sample ID:</b>	<b>231143701</b>	<b>231143702</b>	<b>231143703</b>
<b>Client Sample ID:</b>	<b>1</b>	<b>2</b>	<b>3</b>
<b>Sample Location:</b>	<b>Living Room/Dining Area</b>	<b>Up Hall by Back Right Bd</b>	<b>Up Primary Bd Area</b>

Sample Collection Data

Total Time:			
Flow Rate:			
Volume:	75	75	75

Qualitative Analysis

Skin Fragments- 1 to 5 (low to high):	2	1	2
Background/m3- 1 to 5 (low to high):	2	1	2
Hyphal Fragments- 1 to 5 (low to high):	1	1	1







**MOLD AIR SAMPLE REPORT**

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<b>Client Address:</b> P.O.B 1264 Torrance, CA 90505	<b>AIHA EMPAT#:</b> 203769
<b>Project Number:</b> 1303 Harkness Ln.	<b>Lab Batch Number:</b> 2311437
<b>Project Location:</b> No Information Provided	<b>Samples Received:</b> 4
	<b>Samples Analyzed:</b> 4

<b>Laboratory Sample ID:</b>	<b>231143704</b>	<b>XXXXXXXX</b>	<b>XXXXXXXX</b>
<b>Client Sample ID:</b>	<b>4</b>	<b>XXXXXXXX</b>	<b>XXXXXXXX</b>
<b>Sample Location:</b>	<b>Ext. Ambient Air</b>	<b>XXXXXXXX</b>	<b>XXXXXXXX</b>

Sample Collection Data

Total Time:		
Flow Rate:		
Volume:	75	

Qualitative Analysis

Skin Fragments- 1 to 5 (low to high):	1	
Background/m3- 1 to 5 (low to high):	2	
Hyphal Fragments- 1 to 5 (low to high):	1	

**Analyzed by:** Richard Castro

**Signature:** 

**Date:** 05-31-2023

**Reviewed by:** Zubair Ahmed

**Signature:** 

**Date:** 05-31-2023

No accepted 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. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. High levels of background particulate can obscure spores and other particulates leading to underestimation. "-" Denotes not detected. Background levels of 4 or 5 indicate an overload of background particulates, prohibiting accurate detection and quantification. AIH Laboratory 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 AIH Laboratory. AIH Laboratory bears no responsibility for sample collection activities or analytical method limitations. Spores/m<sup>3</sup> calculation based on volume information provided by client. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted. All report format and design are copyright of AIH Laboratory 2023.

AIHA LAP, LLC Accredited Laboratory for Microbiology Laboratory ISO/IEC 17025:2005, Lab ID# 203769



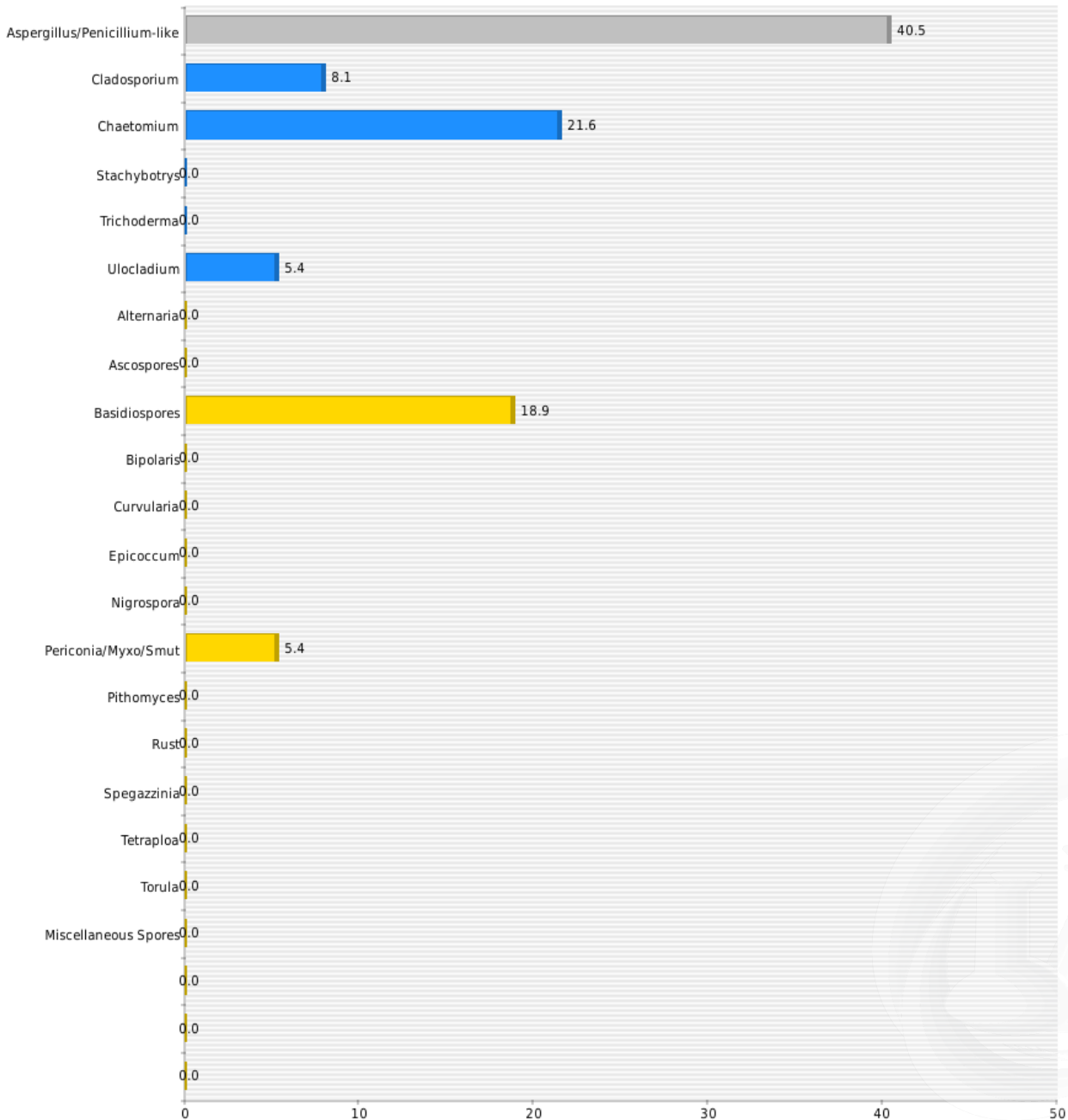
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<b>Project Location:</b> No Information Provided	<b>Samples Received:</b> 4
	<b>Samples Analyzed:</b> 4

Living Room/Dining Area (Spore Percentage)





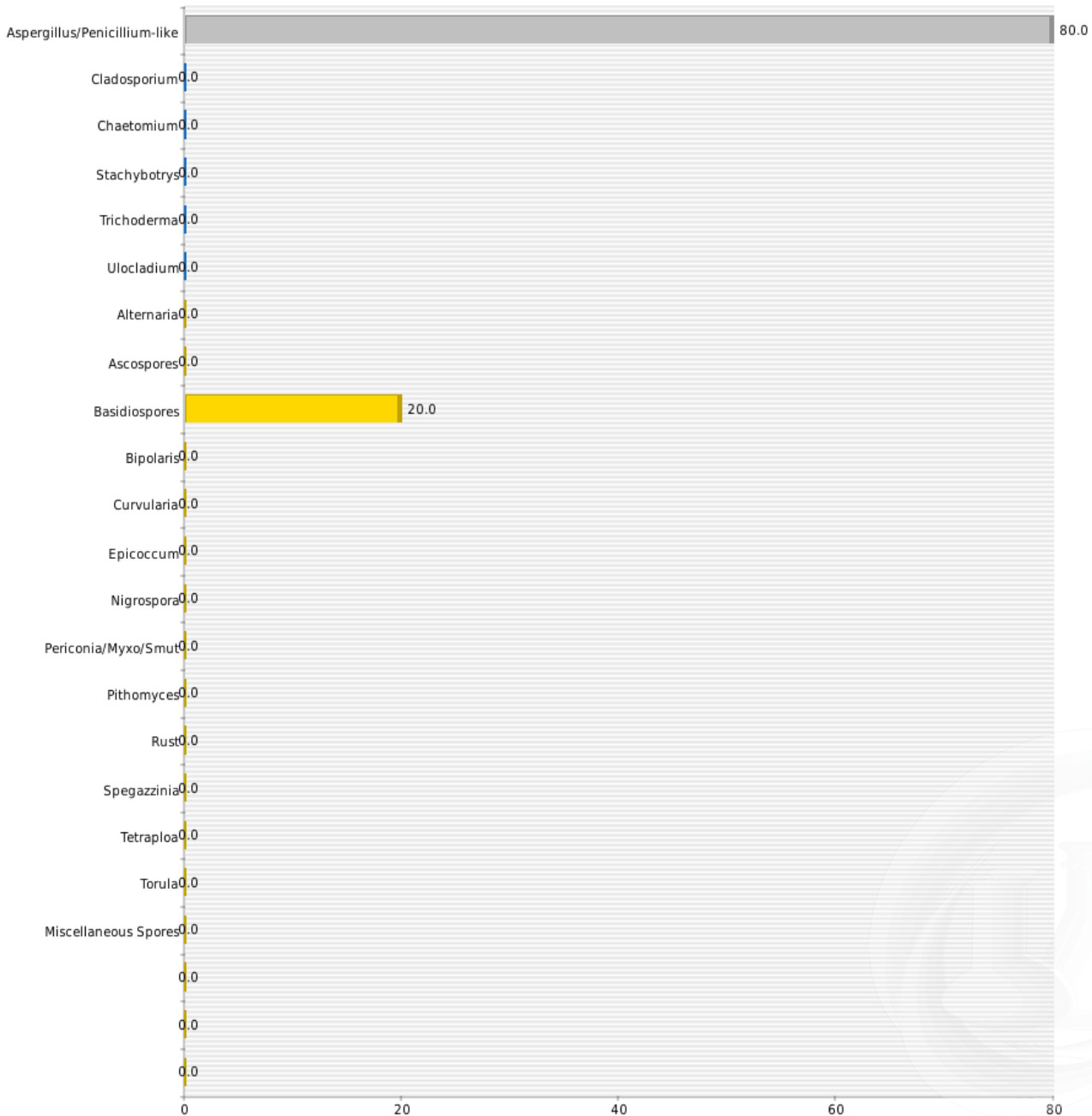
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	<b>Samples Analyzed:</b> 4

Up Hall by Back Right Bd (Spore Percentage)





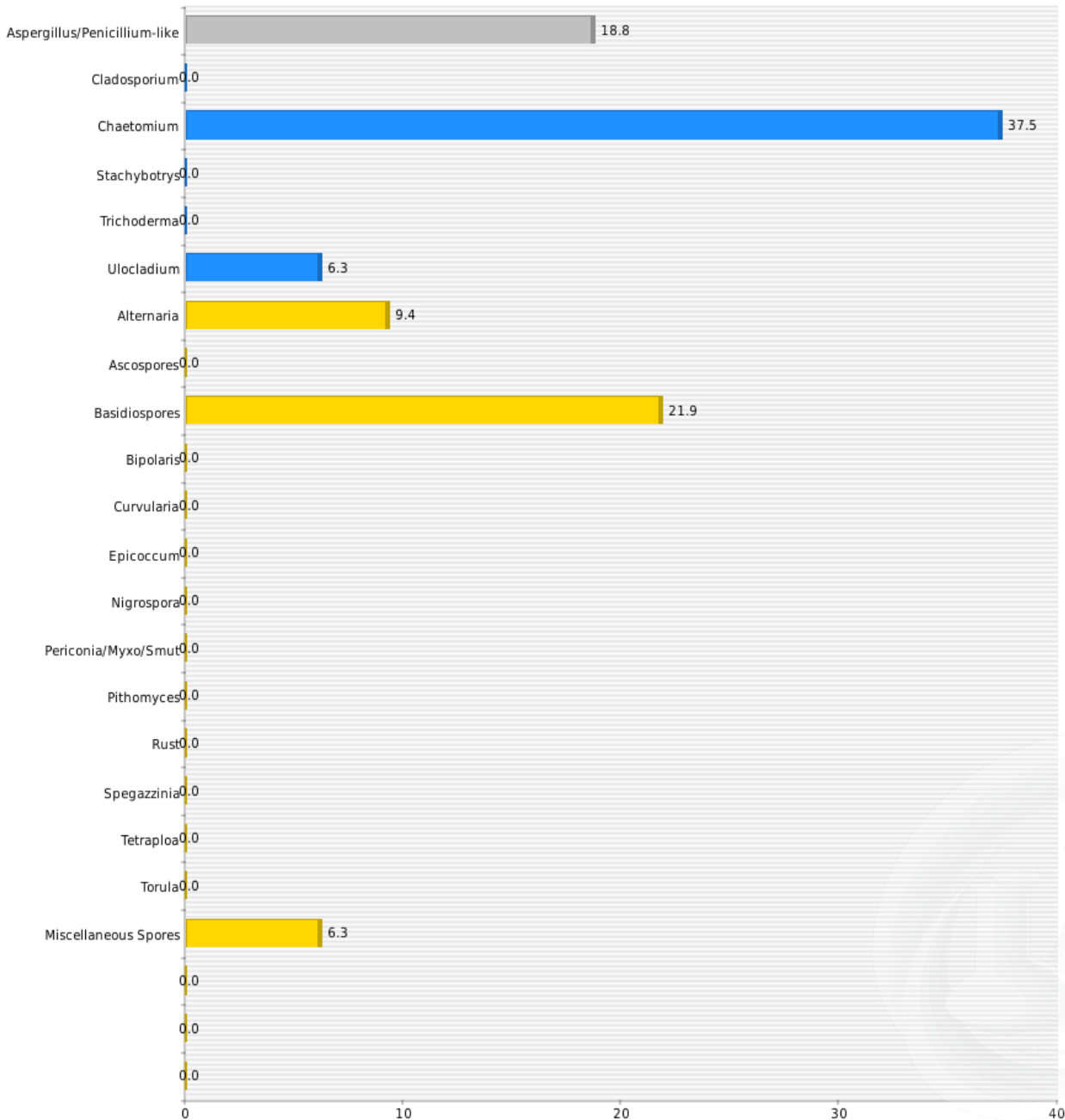
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<b>Project Location:</b> No Information Provided	<b>Samples Received:</b> 4
	<b>Samples Analyzed:</b> 4

Up Primary Bd Area (Spore Percentage)





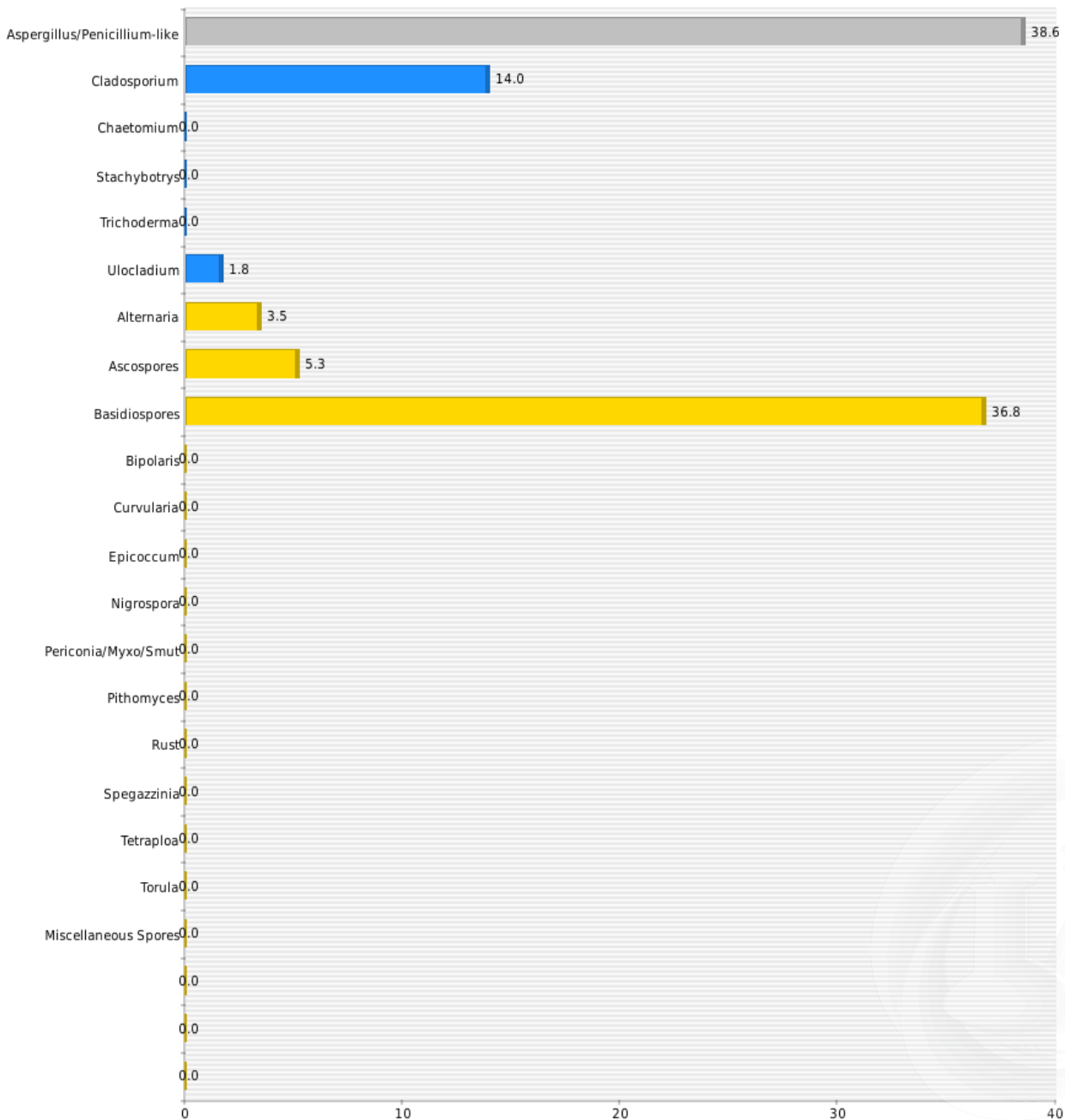
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<b>Project Location:</b> No Information Provided	<b>Samples Received:</b> 4
	<b>Samples Analyzed:</b> 4

Ext. Ambient Air (Spore Percentage)





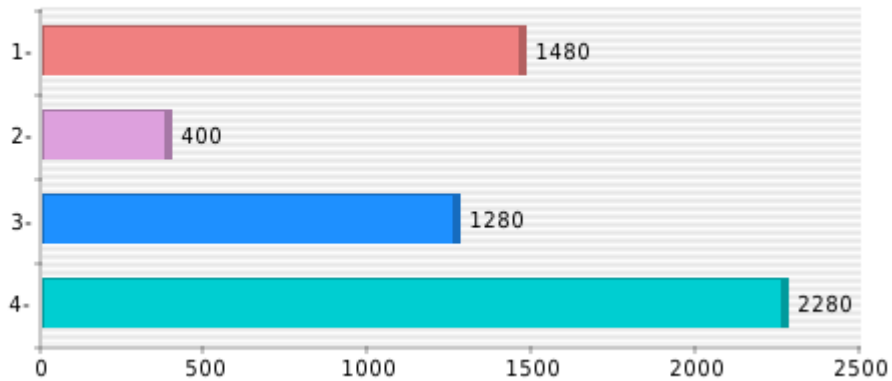
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**Spore Per Meter Cube**







## MOLD AIR SAMPLE REPORT

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**Client Address:** P.O.B 1264 Torrance, CA 90505

**Project Number:** 1303 Harkness Ln.

**Project Location:** No Information Provided

**Report Status:** Final Report

**AIHA EMPAT#:** 203769

**Lab Batch Number:** 2311437

**Samples Received:** 4

**Samples Analyzed:** 4

### Understanding Sampling and Laboratory Methodologies

Spore Trap Cassettes (Air Sampling media) are unique air sampling cassettes specifically designed for the rapid collection of a wide range of airborne aerosols including mold spores, pollen, insect parts, skin cell fragments, and inorganic particulate. The analytical results obtained from include both viable and non-viable spores. Some fungal groups produce similar spore types that are difficult to be distinguished only by direct microscopic examination like *Aspergillus/Penicillium*, or other identical spore. Similarly other spore types may lack distinguishing features that aid in their identification like hyphae. To avoid any confusion these types are grouped into larger categories such as Ascospores or Basidiospores.

#### *Examination Technique:*

AIH Laboratory Fungal Air Sample Reports data results are provided in spore counts per cubic meter of air. Fungal spores are identified and grouped by morphological characteristics including color, shape, size, and fruiting structures (if present) which are compared to published mycological identification keys and texts.

#### *Qualitative Analysis:*

It is difficult to precisely measure some analytical findings which aid in assessing the overall sample condition and density. Qualitative analysis is used to determine concentration of Skin Fragments, Background and Hyphal fragments. A number between 1-5 is used to rate the concentrations. Each number increase in rate adds a range of 1-20% Please understand that higher the number of skin fragments and background particle it may obscure small spore. Overloaded in comments indicate that sample failed to meet visibility density criteria and thus the quantitative analysis was not performed on the particular sample.

#### *Analysis:*

This data is gathered by visual and statistical analysis performed on the specimen. The quantitative data is adhered to strict quality control procedures. This strict quality is achieved by reanalyzing at least 10% of samples. The results from original analysis and re-read must be close with only minor variation. If results do not fall under minor variation criteria, then all samples must be analyzed again. The quantitative data is used to produce the final result in spore(s) per meter cube.

### About AIH Laboratory

AIH Laboratory is renowned laboratory located in Anaheim, CA. The staff at AIH Laboratory is recognized by State, Federal agencies and International Accrediting Bodies. AIH Laboratory employs sophisticated techniques, strong professional experience along with recognized testing procedures in the industry. AIH Laboratory participates in Inter-laboratory testing program with various national laboratories to ensure conformance with newly adapted technologies, research and methodologies. The samples received by AIH Laboratory are processed under strict quality control procedures to avoid any discrepancy in results. The data generated by the laboratory from the analytical observation of the specimens is presented in a format that is easily understood by anyone with a science background. An environmental expert will accurately interpret the data and findings detailed in this report.



**DIRECT FUNGAL IDENTIFICATION**

2556 W Woodland Dr Anaheim, CA 92801

Phone:(562) 860-2201  
www.aihlab.com

**Client Name:** AAA Asbestos & Lead Inspections, Inc  
**Project Manager:** Ashley Bayati  
**Client Address:** P.O.B 1264 Torrance, CA 90505  
**Project Number:** 1303 Harkness Ln.  
**Project Location:** No Information Provided

**Report Status:** Final Report  
**Lab Batch Number:** 2311438  
**Samples Submitted:** 4  
**Samples Analyzed:** 4

**Lab ID:231143801 Client Sample ID:5**

**Description:** Primary Bd, Under Mid Wdw, on Plywood

Fungal Identification	Estimated Amount	Comments
Penicillium	Heavy	Active Fertile Colonies

**Lab ID:231143802 Client Sample ID:6**

**Description:** Primary Bd, Under Mid Wdw, on Wood Stud

Fungal Identification	Estimated Amount	Comments
Aspergillus/Penicillium	Light	Spores Only
Chaetomium	Light	Spores Only
Ulocladium	Rare	Spores Only
Cladosporium	Rare	Spores Only
Hyphal Fragments		

**Lab ID:231143803 Client Sample ID:7**

**Description:** Dining Area, Under Window, on Plywood and Moisture

Fungal Identification	Estimated Amount	Comments
Penicillium	Heavy	Active Fertile Colonies
Basidiospores	Light	Spores Only

**Lab ID:231143804 Client Sample ID:8**

**Description:** Primary Bd, Under Mid Wdw, on Paper Barrier

Fungal Identification	Estimated Amount	Comments
Aspergillus/Penicillium	Light	Spores Only
Cladosporium	Rare	Spores Only
Ulocladium	Rare	Spores Only
Hyphal Fragments		



**DIRECT FUNGAL IDENTIFICATION**

2556 W Woodland Dr Anaheim, CA 92801

Phone:(562) 860-2201  
www.aihlab.com

**Client Name:** AAA Asbestos & Lead Inspections, Inc  
**Project Manager:** Ashley Bayati  
**Client Address:** P.O.B 1264 Torrance, CA 90505  
**Project Number:** 1303 Harkness Ln.  
**Project Location:** No Information Provided

**Report Status:** Final Report  
**Lab Batch Number:** 2311438  
**Samples Submitted:** 4  
**Samples Analyzed:** 4

**Rare: 1-10 Spores Light: 11-100 Spores Moderate: 101-200 Spores Heavy: 200+ Spores**

\*Minimum reporting limit: No Fungi Detected

**Analyzed by:** Richard Castro

**Signature:**

**Date:** 05-31-2023

**Reviewed by:** Zubair Ahmed

**Signature:**

**Date:** 05-31-2023

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### 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