Affordable Inspection Services, Inc.

20555 Devonshire Street #507
Chatsworth, CA 91311
(818) 886-2070

Mold Investigation Findings:

Initial Inspection

Prepared for:

Sunset Monica HOA

Project site:

1532 9th Street Unit 7
Santa Monica, CA

Report Prepared By:

Mr. Stephen Roquemore
Council Certified Microbial Consultant

March 13, 2018

INTRODUCTION

Affordable Inspection Services, Inc. ("AIS") was contracted on March 8, 2018 to conduct a limited mold investigation for the structure located at 1532 9th Street Unit 7, Santa Monica, California. The purpose of the investigation was to determine if elevated mold spores are present in the sampled area noted below due to water intrusion in this area. The technician had limited access to the water damage areas due to equipment and contents that impeded access to these areas.

Limited mold investigation involves a general walk through of the property performing a visual inspection of items that can be inspected without the disturbance of personal property or physical invasion of the structure. Limited sampling is performed to support the visual inspection efforts. This inspection does not include any hidden cavities, areas that cannot be easily viewed or extensive sampling that may be required to detect hidden colonies. This inspection also does not include other areas of the unit/ home where no inspection or testing was requested.

AIS representative Stephen Roquemore, trained as a field inspector for environmental sampling and inspection has obtained appropriate samples and provided them to a third party laboratory for analysis. Visual inspection was performed for the determination if either visible mold and / or indicators of unwanted bioaerosols exist.

SCOPE

The scope of this evaluation was solely to determine if normal or elevated mold conditions existed at the time of the sampling and only at the sampled locations. No other environmental inquiries were performed. AIS exhibited due diligence to evaluate mold presence and cannot guarantee or warrant that either all mold has been discovered or will not appear in the future.

SUMMARY OF FINDINGS - Areas sampled are identified as follows:

Bedroom 1 - Based on the attached laboratory report, visual inspection of the project site and analysis of this data it appears that elevated mold conditions do exist and fungal amplification is present in these areas of the structure. Remediation is recommended in the areas of mold growth and remediation specifications are enclosed in this report.

CONDITIONS AND LIMITATIONS

Sampling results are limited in that they represent concentrations at the time of sample collection only. Changes in operating procedures, ventilation, temperature, occupancy, procedures, equipment, sources, products used, and other conditions may cause variations in anticipated airborne concentrations. This site assessment report is submitted based on published information and general site reconnaissance procedures. This report has been prepared for and is intended for the exclusive use of AIS and its customers and clients. The contents of this report should not be relied upon by any other party without the express written consent of AIS. Furthermore, AIS does not warrant, guarantee, or certify the accuracy or completeness of work performed by others, or the absence of environmental risks, either expressed or implied.

Limited mold investigation involves a general walk through of the property performing a visual inspection of items that can be inspected without the disturbance of personal property or physical invasion of the structure. Limited sampling is performed to support the visual inspection efforts. This inspection may not include any hidden cavities, areas that cannot be easily viewed or extensive sampling that may be required to detect hidden colonies. While this inspection is considered a limited inspection, in selected areas intrusive inspection and sampling was conducted in areas of significant water damage that already required repairs.

The scope executed for this project did not include any inquiry with respect to the presence of asbestos, lead-based paint, and the presence of radon or other naturally occurring materials. In performing this site assessment, AIS has strived to conform to generally accepted practices of other consultants undertaking similar studies at the same time and in the same geographical area. AIS attempted to observe a degree of care and skill generally exercised by the technical community under similar circumstances and conditions. Our findings and conclusions must be considered probabilities based upon professional judgment concerning the significance of the limited data gathered during the course of the investigation. AIS performed the tasks set forth above in a thorough and professional manner consistent with industry standards. AIS cannot guarantee and does not warrant that this microbial assessment has revealed all adverse environmental conditions affecting the site. Nor can AIS 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 AIS in its report will be valid as of the date of the report, failure to immediately remediate discovered mold could allow the mold to continue to populate and increase mold exposure to occupants in addition to expanding the area requiring remediation. AIS assumes no obligation to advise you of any changes that may later be brought to our attention.

ADDITIONAL CONSIDERATIONS

Past experience has shown that under some conditions that spores are known to not be found in the air until an occurrence disturbs the cavity, and results in large quantities of airborne spores. Future occurrences of water intrusion or other changes in site conditions could result in the establishment or exposure of unwanted mold colonization.

INSPECTION RESULTS Bedroom 1			
	Inspected for:	**Observation**	**Findings**
1.	Visible mold or suspected mold.	Visible mold was observed on the ceiling in this room.	Unacceptable
2.	Water Damaged / Stained building materials.	Water damaged or stained building materials was observed on the ceiling in this room.	Unacceptable
3.	Elevated moisture readings.	Elevated moisture readings (100%) were recorded on the ceiling material in this room.	Unacceptable
4.	Total spore count of the tested area (air sample #2 – BR 1 Ceiling).	Total spore count of the tested area was not significantly greater (*1) than the outside sample.	Acceptable
5.	Total hyphal fragment count of the tested area (air sample #2 – BR 1 Ceiling).	Total hyphal fragment count of the tested area was not significantly greater (*1) than the hyphal fragment count of the outside sample.	Acceptable
6.	Presence of molds considered indicators (*2) of unusual moisture / mold presence (*3) (*4) (*5) (air sample #2 – BR 1 Ceiling).	Indicator molds (Penicillium // Aspergillus types) of the tested area were significant when compared to the outside air sample.	Unacceptable
4.	Mold Growth: Molds seen with underlying mycelial and / or sporulating structures – Swab #2 – BR 1 Ceiling.	Mold growth (Stachybotrys and Monodictys species) was observed.	Unacceptable

(*1) Significant is defined as a factor of 10.
(*2)The following molds: *Ascospores, Aureobasidium, Chaetomium, Fusarium, Penicillium/Aspergillus, Pithomyces/Ulocladium, and Stachybotrys* are defined as indicators of indoor moisture / water damage.
(*3) Presence of molds listed in (*2) not greater than a factor of 3 of the outside sample or a factor of 3 times the detection limit when no spores are detected in the outside sample indicates that it is unlikely that the origin of the molds is from the sampled area and this value alone is not justification for further investigation for indoor molds.
(*4) Presence of molds listed in (*2) greater than a factor of 3 of the outside sample or a factor of 3 times the detection limit when no spores are detected in the outside sample but not greater than a factor of 5 indicates that it is possible but unlikely that the origin of the molds is from the sampled area provided there are not any other indicators of possible mold growth such as elevated moisture readings, visible water damage, etc. An exception to this rule is *Stachybotrys* due to the reluctance of this spore to be detected in airborne sampling, any value greater than the outside sample plus one is unacceptable.
(*5) Presence of molds listed in (*2) greater than a factor of 5 of the outside sample or a factor of 5 times the detection limit when no spores are detected in the outside sample indicates that it is likely that the origin of the molds is from the sampled area.
(*6) Based on the opinion, judgment and experience of the sample collector, it is their discretion to determine the location and quantity of samples taken, including but not limited to the collection of non-suspect samples or control samples for wall checks, swabs, tape lift or bulk samples. When control samples are not taken the lower detection limit will be used for the control value.

REMEDIATION SPECIFICATIONS

While remediation will remove visible mold and return the air quality to normal levels, there is some concern that water has intruded into hidden cavities. It is our recommendation that during remediation of these areas should any additional water damage or mold contamination is seen, the scope of the remediation should be reevaluated to include these additional areas.

ASBESTOS / LEAD PAINT SURVEY

Prior to any repairs and/or renovation operations that may disturb any building materials in a building, Federal, State, and Local laws require that building owner (s) and/or their representatives must have a California Asbestos Consultant or a California Site Surveillance Technician (CSST) working under the supervision of a CAC sample to determine if asbestos is present or assume that the building materials to be disturbed contain asbestos. The EPA has determined there is no age cutoff for this requirement since asbestos containing materials are still available and in use even on some new construction.

Common renovation activities like sanding, cutting, and demolition can create hazardous lead dust and chips by disturbing lead-based paint, which can be harmful to adults and children. To protect against this risk, on April 22, 2008 (enacted on April 22, 2010), EPA issued a rule requiring the use of lead-safe practices and other actions aimed at preventing lead poisoning. Under this new rule, contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination. Unless all materials are assumed to contain lead based paint, a survey must first be performed either using a portable X-ray fluorescence (XRF) detector or by submitting paint chip samples to a laboratory that is accredited for this analysis. AIS recommends that all areas to be disturbed for these repairs are first surveyed for the presence of lead by use of an XRF device.

REPAIRS

Confirm all sources of water intrusion into the structure have been repaired and all areas have been properly dried. If all water intrusion issues are not addressed, further microbial contamination may occur and remediation may not be successful in returning the indoor concentrations of microbial contaminants to that measured in the outdoor air. Responsibility to determine the source and to prevent future water intrusion remains with the property owner and determination of the integrity of the structure was not part of this service.

RECOMMENDATIONS

Areas identified in this report as containing elevated mold should be immediately repaired following the below guidelines. Initial areas which should be remediated following these guidelines shall include:

- Entire bedroom ceiling.

1. Boundaries of Containment/Remediation:

Containment area shall include the entire work area and extend as necessary to allow complete remediation efforts without either hampering the efforts or having to be enlarged should the scope of remediation expand.

It is possible that once the initial areas are exposed that there will be evidence that the mold or water damage is beyond these initial boundaries. The remediation should be expanded and continue until several feet past the last sign of water intrusion, water damage or visible mold is observed.

This report is not intended or authorizes the removal or alteration of any structural components. Should structural components require removal or compromising, a registered engineer of the correct discipline should be retained to provide a detailed plan with the appropriate approvals from Department of Building and Safety.

2. Containment/Personal Protective Equipment:

Personnel should be trained in the handling of hazardous materials and shall be equipped with respiratory protection (P-100 respirator), gloves and eye protection.

The area to be remediated should be isolated from the other areas by use of plastic sheeting sealed with duct tape (ventilation ducts/grills, fixtures, and any other openings should also be covered with plastic and sealed with duct tape.). The use of an exhaust fan with a HEPA filter to generate negative pressurization. The negative air machine should exhaust to the exterior of the building and should follow industry standards in accordance with the Environmental Protection Agency guidelines dated March 2001. Airlocks and a decontamination room should be established and used when possible.

3. Drying:

Confirm all sources of water intrusion have been repaired and all areas have been properly dried. Relative humidity should be maintained at a level that is 60% or less. Building materials should be dried to those acceptable for that material.

4. Cleaning of Contents:

Cleaning of contents is not required for this remediation.

5. Demolition and removal:

- Remove and dispose of any wall or ceiling materials in the damage areas (water damage, water stained or visible mold). This removal shall continue for a minimum of two feet from the damaged area. If any materials are serving as structural supports, appropriate building professionals should be consulted prior to removal.
- In the event water staining, water damage or visible mold is observed on any adjacent walls when a wall is removed, then containment should be immediately expanded and that adjacent wall is included in the demolition and remediation.
- Remove all porous building materials (e.g., insulation if applicable) inside the wall cavity and discard as appropriate.
- All contaminated materials must be bagged before removing them from the area.

6. Cleaning of Building Materials:

Wire brush to clean, HEPA-vacuum and dry all exposed surfaces, including the structural members and all other items inside of the exposed wall cavities. Wet-wipe clean the flooring.

Any trapped areas such as gaps between studs or along sill plate should be sealed with caulking or expanding foam. This sealing should include gaps around any pipes which penetrate the remediation area. Covering of areas requiring cleaning with plastic, tape or any other material will not be allowed and will be cause for failure of clearance inspection.

HEPA-vacuum and wet wipe all surfaces to remove any remaining settled dust or debris after the completion of the above cleaning.

7. Site Stabilization:

Ensure that dehumidification has been maintained in the interior of the containment area at or below 60% Relative Humidity for 24 hours. Negative air machines should be changed to air scrubbing for a minimum of 24 hours after cleaning is completed.

8. Post Remedial Guidelines

Remedial guidelines include the satisfactory completion of both visual and sampling criteria's as described below in this report. These remedial guidelines are based on industry standards and serve as our

guideline to determine if normal or elevated mold conditions exist. Successful remediation will only be determined when all criteria are found acceptable.

- **VISUAL ACCEPTANCE CRITERIA**

Visual inspection provides assurances that the required scope of work has been completed by the following inspection points:

1. Review of the remediated area that it included all of the intended areas that were water damaged, had visible mold or was specified in the written remediation guidelines.
2. Cleanliness of the remediated area indicated that proper care was taken to remove all debris that potentially could contain mold spores.
3. Visible mold or water staining is not present.
4. Containment is adequate to prevent contamination of unaffected areas. This containment would also normally include negative ventilation system.
5. Moisture content of remaining materials is acceptable for each type of material.

- **SAMPLE ACCEPTANCE CRITERIA**

  Samples of the remediated or previously affected areas should either have similar or less mold both in species and quantities of the control sample.

9. Site Breakdown:

After the satisfactory post remediation criteria have been achieved take down all containment barriers and remove them from the site.

PHOTOS

Following are pictures illustrating typical components and locations however, not all components and locations may be depicted below.

	Location of air and swab samples with elevated mold spores and moisture readings on the ceiling in BR 1.

EMLab P&K
A TestAmerica Company

Report for:

Ms. BJ Rogers, Mr. Steve Roquemore
Affordable Inspection Services, Inc.
20555 Devonshire Street #507
Chatsworth, CA 91311

Regarding: Project: Unit #7; 1532 9th St., Santa Monica
EML ID: 1892568

Approved by:

Technical Manager
Roshanak Kalantari

Dates of Analysis:
Direct microscopic exam (Qualitative): 03-12-2018

Service SOPs: Direct microscopic exam (Qualitative) (EM-MY-S-1039)

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the items tested.

EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

EMLab P&K
1010 N Central Avenue, Suite 390, Glendale, CA 91202
(866) 888-6653 Fax (623) 780-7695 www.emlab.com

Client: Affordable Inspection Services, Inc.
C/O: Ms. BJ Rogers, Mr. Steve Roquemore
Re: Unit #7; 1532 9th St., Santa Monica

Date of Sampling: 03-08-2018
Date of Receipt: 03-12-2018
Date of Report: 03-12-2018

DIRECT MICROSCOPIC EXAMINATION REPORT

Background Debris and/or Description	Miscellaneous Spores Present*	MOLD GROWTH: Molds seen with underlying mycelial and/or sporulating structures†	Other Comments††	General Impression
Lab ID-Version‡: 8884004-1, Analysis Date: 03/12/2018: Swab sample 3: Swab unit #7, BR1 ceiling				
Heavy	Very few	3+ *Monodictys* species (spores, hyphae) 1+ *Stachybotrys* species (spores, hyphae)	None	Mold growth

* Indicative of normal conditions, i.e. seen on surfaces everywhere. Includes basidiospores (mushroom spores), myxomycetes, plant pathogens such as ascospores, rusts and smuts, and a mix of saprophytic genera with no particular spore type predominating. Distribution of spore types seen mirrors that usually seen outdoors.

† Quantities of molds seen growing are listed in the MOLD GROWTH column and are graded <1+ to 4+, with 4+ denoting the highest numbers.

†† Some comments may refer to the following: Most surfaces collect a mix of spores which are normally present in the outdoor environment. At times it is possible to note a skewing of the distribution of spore types, and also to note "marker" genera which may indicate indoor mold growth. Marker genera are those spore types which are present normally in very small numbers, but which multiply indoors when conditions are favorable for growth.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".
The limit of detection is < 1+ when mold growth is detected.

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A TestAmerica Company

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20555 Devonshire Street #507
Chatsworth, CA 91311

Regarding: Project: Unit #7; 1532 9th St., Santa Monica
EML ID: 1892568

Approved by:

Technical Manager
Roshanak Kalantari

Dates of Analysis:
Spore trap analysis: 03-12-2018

Service SOPs: Spore trap analysis (EM-MY-S-1038)
AIHA-LAP, LLC accredited service, Lab ID #173068

EMLab P&K
1010 N Central Avenue, Suite 390, Glendale, CA 91202
(866) 888-6653 Fax (623) 780-7695 www.emlab.com

Client: Affordable Inspection Services, Inc.
C/O: Ms. BJ Rogers, Mr. Steve Roquemore
Re: Unit #7; 1532 9th St., Santa Monica

Date of Sampling: 03-08-2018
Date of Receipt: 03-12-2018
Date of Report: 03-12-2018

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	2: 2186623 Unit #7, BR 1 ceiling				1: 2186621 OA			
Comments (see below)	None				A			
Lab ID-Version‡:	8884005-1				8884010-1			
Analysis Date:	03/12/2018				03/12/2018			
Sample volume (liters)	25				25			
Background debris (1-4+)††	4+				2+			
	raw ct.	Count/m3	DL/m3*	%	raw ct.	Count/m3	DL/m3*	%
Hyphal fragments								
Pollen	3	120	40	n/a				
§ TOTAL FUNGAL SPORES	313	13,000	n/a	100	249	10,000	n/a	100
Alternaria					1	40	40	< 1
Ascospores	1	40	40	< 1	1	40	40	< 1
Basidiospores	2	80	40	1	2	80	40	1
Chaetomium	1	40	40	< 1				
Cladosporium	44	1,800	40	14	236	9,400	40	95
Other brown	10	400	40	3				
Penicillium/Aspergillus types	253	10,000	40	81	9	360	40	4
Smuts, Periconia, Myxomycetes	1	40	40	< 1				
Stachybotrys	1	40	40	< 1				
Torula								
Ulocladium								
Zygomycetes								

Comments: A) Data transferred from EMLab ID: 1892587 at client's request.

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

The analytical sensitivity/limit of detection is the Count/m^3 divided by the raw count, expressed in Count/m^3.

*The detection limit/limit of detection (DL) per cubic meter (m3) has been rounded to two significant figures to reflect analytical precision.

††Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".
§ Total Fungal Spores has been rounded to two significant figures to reflect analytical precision.

This cover letter and accompanying pages are an integral part of this report. All analyses are performed in our AIHA-LAP, LLC accredited laboratory. The data generated in this report are based on the samples and accompanying information provided and represent concentrations at a point in time under the conditions sampled. Results can vary with site conditions. EMLab P&K employees did not collect samples for this project, and may provide only limited interpretation of this data as it relates to the overall investigation.

Quality Assurance

EMLab P&K is staffed with highly trained professionals, including PhD's, chemists, and registered microbiologists with over 40 years of experience. The reliability of test results depends on many factors such as the personnel performing the tests, environmental conditions, selection and validation of test methods, equipment functioning, measurement traceability, as well as the sampling, storage and handling of test items, all of which are a reflection of the laboratories overall quality system.

EMLab P&K has modeled its quality system after ISO 17025, General Requirements for the Competence of Testing and Calibration Laboratories, one of the most stringent sets of standards in the industry, to ensure that its customers receive the high standard of accuracy, reliability, and impartiality that they have come to expect from a leader in the environmental industry. EMLab P&K's adherence to the standards set forth in ISO 17025 has been validated and formally recognized through accreditations granted by an independent outside agency, American Industrial Hygiene Association Laboratory Accreditation Program, LLC (AIHA-LAP, LLC). As an additional measure to demonstrate its competency to perform the analyses it offers to its competency to perform the analyses it offers to its clients, EMLab P&K also participates in a variety of different proficiency testing programs, including the Environmental Microbiology Proficiency Analytical Testing Program (EMPAT) sponsored by the American Industrial Hygiene Association Proficiency Analytical Testing Programs.

As part of its continuous commitment to excellence, EMLab P&K is also inspected, licensed and/or accredited by a number of governmental agencies and independent associations in addition to those already mentioned above. The scope document, accreditation certificates, and proficiency results can all be accessed at www.emlab.com. Below you will find additional information regarding the specific analyses requested for this project.

Comments

The comments identify issues or events that are relevant to your analytical results. A comment includes information about the validity, the source of the data whether calculated, entered or estimated, and the value of an observation. In each case the comments provide significant information vital to the interpretation of the laboratory data.

For additional information, or if you have any questions regarding this report, please do not hesitate to call.

Analytical References

Medically Important Fungi: A Guide to Identification, 3rd ed., ASM, 1995.
Standard Methods for the Examination of Water and Wastewater, 19th ed., APHA, 1995.
Sampling and Identifying Allergenic Pollens and Molds, Blewstone, 1990.
Identifying Filamentous Fungi: A Clinical Laboratory Handbook, Star, 1996.
Manual of Clinical Microbiology, 7th ed., ASM, 1999.
A Laboratory Guide to Common *Aspergillus* Species and their Teleomorphs, CSIRO, 1994.
Bioaerosols: Assessment and Control, ACGIH, 1999.

Chain of Custody Form

Affordable Inspection Services, Inc – 818-886-2070
20555 Devonshire Street #507, Chatsworth, CA 91311

001892568

Client: Unit #7 Date: 3/8/18

Project site: 1532 9th St, Santa Monica TAT (Same day)

#	Cassette #	Sample location	Volume/Area	Analysis
2	2186623	Unit #7 BR1 Ceiling	25L	Fungi
3	SWAB	↓	N/A	↓

Instructions for results: Email to bjrogers@affordableinspections.biz and to steve@affordableinspections.biz

Samples submitted by: Steve R Date 3/8/18

Received By: Lopamudra Date/Time 3/12/18 9:52 am