

LIMITED MOLD INSPECTION REPORT

Property Address: 72325 Roxbury Dr Rancho Mirage, CA 92270

Prepared and Written by Bruce Carmichael , Inspector - Exclusively for Mark Stine

Inspection Date Thursday, August 4, 2022 at 8:30 AM



Advantage Inspection Professionals 73118 Ajo Lane, Palm Desert, CA 92260 and 556 Ledge Street, San Marcos, CA 92078 760-835-8772 www.advantagesocal.com bruce@advantagesocal.com



Report # 11676



Dear Mark Stine,

We have enclosed the Environmental report for the property at:

72325 Roxbury Dr Rancho Mirage, CA 92270

Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,

B (and

Bruce Carmichael Advantage Inspection Professionals



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INTRODUCTION

CLIENT REQUEST

Advantage Inspection Professionals was retained to provide a limited mold inspection survey and mold testing as needed. Bruce Carmichael, Certified Residential Mold Inspector (CRMI) & Certified Residential Thermographer & Ashley Weinberg, Certified Residential Mold Inspector (CRMI) conducted the inspection and testing.

MATERIALS AND METHODS

VISUAL INSPECTION

The interior of the property was visually inspected for visual signs of mold and water intrusion, stains and areas that may be red flags. Thermal scan of every water source was done to detect any anomalies that could be moisture. All anomalies were tested for moisture with a moisture meter.

SURFACE SAMPLING

Lift Tape samples were collected. Collected samples were examined by direct microscopy by an independent accredited laboratory

VISUAL INSPECTION & RESULTS

RESULTS

Mold like substance was found at kitchen sink cabinet



Mold like substance was found at front bedroom bathroom decking



Mold like substance was found at primary bathroom sink decking



MOLD TESTING LAB RESULTS

AREAS TESTED

Interior lift tape sample was taken at kitchen sink cabinet



Interior lift tape sample was taken at front bedroom bathroom decking



Interior lift tape sample was taken at primary bedroom sink decking



LIFT TAPE SAMPLES

391243-01 - Kitchen Sink Cabinet Lift Tape Sample
391243-02 - Front Bedroom Bathroom Decking Lift Tape Sample
391243-03 - Primary Bathroom Sink Decking Lift Tape Sample
(See AEML, Inc. Tape Analysis Report Batch # 391243, Dated 8/5/2022) attached to this report.

RESULTS AND DISCUSSION

RESULTS

LIFT TAPE RESULTS: Based on the lift tape sample taken on the Thursday, August 4, 2022 and the lab report dated 8/4/22. **ASPERGILLUS/PENICILLIUM-LIKE and CLADOSPORIUM** mold was present at the kitchen the front bedroom bathroom and the primary bedroom bathroom. Due to the mold growth that was found. It is highly recommended that the required mold remediation work be performed by a certified mold remediation company with a general contractors license and clearance testing should be done inside the contained areas prior to removal of the containment(s)

RECOMMENDED REMEDIATION PROTOCAL

RECOMMENDATIONS TO REMEDIATION COMPANY

Location and repair the source of the water intrusion to prevent the re occurrence of mold growth

Establish full scale containment in the areas to be remediated.

Containment, negative air pressure, personal protection equipment and tools must be in compliance with IIRC "S-520 Standard and Reference Guide for Professional Mold Remediation"

Remove and demo all water damaged and mold infested material

Remove and demo all drywall 2 ft. in all directions, passed any and all visibly water damaged and/or mold-impacted material

Inspect walls for additional damage and increase demo if required. Add to remediation if required.

Remediate all exposed wall and ceiling cavities, framing members and floor.

Properly clean and prepare for clearance testing

Prepare containment for clearance testing

Convert from negative air-to-air scrub for 24 hrs. minimum

Call for clearance testing.

REFERENCES

The following consensus documents may be referenced for additional standard-of-care guidance.

ACGIH (1999). Bioaerosols Assessment and Control. American Conference of Governmental Industrial Hygienists.

NYC (2008) Assessment and Remediation of Fungi in Indoor Environments, New York City Department of Health and Mental Hygiene.

EPA (September 2008) Mold Remediation in Schools and Commercial Buildings. United States Environmental Protection Agency. Washington D.C.

CDC, Prevention and Remediation Strategies for the Control and Removal of Fungal Growth



Tape Analytical Report

Prepared For: Bruce Carmichael Advantage Inspection Professionals 73118 Ajo Lane Palm Desert,CA 92260 (760) 835-8772 **AEML Batch:** 391243

Project/Site:

72325 Roxbury Dr Rancho Mirage, CA 92270 11886



Joshun Kinsty

Authorized for release by: Joshua Krinsky Technical Director TEXAS Department of State Health Services License LAB#1020

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601 E Atlantic Blvd., Pompano Beach, FL 33060 • Phone: (954) 333-8149 • Fax: (954) 333-8151 • www.aemlinc.com



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Project Narrative

Client: Bruce Carmichael Advantage Inspection Professionals 73118 Ajo Lane Palm Desert,CA 92260 (760) 835-8772 AEML Batch: 391243

Project/Site: 72325 Roxbury Dr Rancho Mirage, CA 92270 11886

Receipt

The sample(s) contained in this report were collected on August 04, 2022 and received by AEML, Inc. Microbiology Laboratories on August 05, 2022. All samples were received in good condition unless otherwise noted in the results section of this report or on the accompanying Chain of Custody.

Sample Analysis

Analyses were performed in accordance to AEML, Inc.'s Standard Operating Procedures and Quality Assurance Program. No deviations were made to these procedures unless noted in the results section of this report. Any additional information that the laboratory believes relevant will be noted as Data Qualifiers accompanying the sample results.

Quality Assurance

AEML, Inc. has developed and implemented policies and procedures that adhere to the General Requirements for the Competence of Testing and Calibration Laboratories, ISO/IEC 17025:2017. These procedures have been reviewed by an independent outside organization and the laboratory has been accredited by the American Association for Laboratory Accreditation for Biological Testing (A2LA Testing Cert #2572.01). AEML, Inc. is also licensed by the Texas Department of State Health Services (Lab#1020). AEML, Inc. is an active participant in the AIHA EMPAT Proficiency Testing Program.

The laboratory is staffed by highly trained and experienced professionals. AEML, Inc. utilizes state of the art equipment that is of the most recent technology available for fungal spore identification and quantification. AEML, Inc. has the most up to date data systems available with capabilities to provide standard reports in hardcopy and electronic data deliverables.



Sample Summary

AEML Batch: 391243

Client: Bruce Carmichael Advantage Inspection Professionals 73118 Ajo Lane Palm Desert,CA 92260 (760) 835-8772

Project/Site: 72325 Roxbury Dr Rancho Mirage, CA 92270 11886

Collected Lab Sample ID **Client Sample ID** Media Received 391243-01 #1 Kitchen Sink Cabinet 8/4/2022 8/5/2022 Tape 391243-02 #2 Front Bedroom Bath Decking Tape 8/4/2022 8/5/2022 391243-03 #3 Primary Bathrm Sink Decking Tape 8/4/2022 8/5/2022



Detection Summary

AEML Batch: 391243

Client: Bruce Carmichael Advantage Inspection Professionals 73118 Ajo Lane Palm Desert,CA 92260 (760) 835-8772

Project/Site: 72325 Roxbury Dr Rancho Mirage, CA 92270 11886

Lab Sample ID	Client Sample ID	Spore Type	Count/cm ²
391243-01	#1 Kitchen Sink Cabinet	Cladosporium	31
391243-02	#2 Front Bedroom Bath Decking	Aspergillus/Penicillium-Like	46
391243-03	#3 Primary Bathrm Sink Decking	Aspergillus/Penicillium-Like	31
		Cladosporium	1,740
		Hyphal Fragments	246

Bruce Carmichael Advantage Inspection Professionals 73118 Ajo Lane Palm Desert, CA 92260 (760) 835-8772



AEML, Inc. 601 E. Atlantic Blvd. Pompano Beach, FL 33060 Phone: (954) 333-8149 Fax: (954) 333-8151

Batch: 391243

Sampled: 8/4/2022 Received: 8/5/2022 Analysis Date: 8/5/2022 **Report Date:** 8/5/2022

AEML Test: T001 Tape Analysis

AEML Test: T001 Tape Analysis email: customerservice@aemlinc.com									
Sample ID:	: 391243-01			391243-02		391243-03			
Client Sample ID:	#1 Kitchen Sink Cabinet #2 Front Bedroom Bath Decking			#3 Primary Bathrm Sink Decking					
Detection Limit:		15			15		15		
Media:		Таре			Tape		Таре		
Sample Analysis:	Analyzed at 6	600X Magnificatio	n	Analyzed at 6	600X Magnificatio	n	Analyzed at 600X Magnification		n
Spore Types	Raw Count	Count/cm ²	%	Raw Count	Count/cm ²	%	Raw Count	Count/cm ²	%
Alternaria		—	—	_	—	—	_	—	—
Arthrinium	_	—	—		—	—		_	—
Ascospores	—	—		_	—	-	_	—	-
Aspergillus/Penicillium-Like	—	—		3	46	100	2	31	2
Basidiospores	—	—		_	—	—	_	—	—
Bipolaris/Dreschlera	—	—		_	—	-	_	—	-
Botrytis	—	—	—	_	—	-	-	—	-
Chaetomium	—	—	—	_	—	—	-		-
Cladosporium	2	31	100	_	—	-	113	1,740	98
Curvularia	—	—	_	_	—	-	_	—	-
Epicoccum	—	—		_	—	_	_	—	—
Fusarium	—	—		_	—	—	-	—	—
Ganoderma	—	—	—	_	—	—	_	—	-
Memnoniella	—	—		_	—	_	_	—	—
Nigrospora	—	—		_	—	-	_	—	-
Oidium/Peronospora	—	—		_	—	—	_	—	—
Pithomyces	—	—		_	—	_	_	—	—
Rust	_	—			—	—		—	—
Smut/Myxomyces/Periconia	—	—	—	_	—	—	_	-	-
Stachybotrys	—	—		_	—	-	_	—	-
Torula	—	—		_	—	-	_	—	-
Ulocladium			—			—			—
Unidentified Spores	_		—	_		—	_		—
Total Spores	2	31		3	46		115	1,771	
Hyphal Fragments	_			_			16	246	

Jodnes King

Joshua Krinsky Technical Director





Definitions and Glossary

Definitions

Mold - A fungus that grows in the form of multicellular filaments called hyphae. Molds cause biodegradation of natural materials, which is necessary in nature but can become unwanted when it causes food spoilage or damage to property. Some diseases of animals and humans can be caused by certain molds. These diseases may result from allergic sensitivity to mold spores, from growth of pathogenic molds within the body, or from the effects of ingested or inhaled toxic compounds (mycotoxins) produced by molds.

Fungi - A Kingdom composed of eukaryotic organisms that include unicellular microorganisms such as molds, yeasts, smuts, and mushrooms. Fungi receive nutrients by absorbing dissolved molecules and are referred to as nature's decomposers.

Spores - Produced by molds and fungi as units of reproduction that have adapted for dispersal. Spores can disperse through the air, by insects, animals, or humans and remain dormant on a surface for years until favorable conditions for growth occur.

Mycotoxin - A toxic secondary metabolite produced by mold. The term 'mycotoxin' is usually reserved for the toxic chemical products produced by fungi that readily colonize crops. One mold species may produce many different mycotoxins, and the same mycotoxin may be produced by several species.

Glossary

Sample ID - A unique internal identification assigned to the sample by the laboratory for traceability of the sample.

Client Sample ID - An identification given to the sample and provided to the laboratory by the person who collected the sample. This is typically the location the sample was collected.

Sample Analysis - The method of analysis used by the laboratory to analyze the sample. The use of a high level of magnification such as 600X magnification is necessary to see small details and provides the highest quality analysis.

Media - The device used for collection of the sample.

Raw Count - Spore count present in the portion of the sample analyze by the laboratory.

Count/cm² - An extrapolated count of spores that would be present in a square centimeter of surface area. This calculation is based on the portion of the sampled analyzed by the laboratory and the raw count.



Definitions and Glossary

Glossary

Percent (%) - Percent composition of the sample. This is a breakdown of the percentage of the total spore count of the sample that each spore comprises.

Detection Limit - Also known as Method Detection Limit. This is the minimum number of spores that would need to be present in one square centimeter of the surface in order for one spore to be detected by this analysis. This calculation is based on the portion of the sample analyzed by the laboratory.

Remediation

Remediation - The process correcting, or remedying, any issues in the building that were identified by a mold assessor. This may include cleaning or removing any contaminated material, as well as, identifying and correcting any conditions that may be favorable for mold growth.

AEML, Inc. makes no claims pertaining to the necessity of remediation. The results contained in this report should be used in conjunction with a physical inspection of the property to determine what, if any, actions are necessary.





Arthrinium	
Description	Characteristics
These are a plant pathogen found in soil and decomposing plant material. Not typically found growing indoors. One species has been determined to be an allergen.	

Ascospores			
Description	Characteristics		
These are a very large group of spores that are found everywhere in nature. They are commonly found outdoors and associated with rain and moisture. Some species grow well indoors on damp materials. Ascospores have allergenic potential, however, it is species dependent.			







Considered water damage indicator.



Potential to produce mycotoxins.

-	
Aspergillus/Penicillium-Like	
Description	Characteristics
These are two of the most common genera in the world. They can be found everywhere in nature, both indoors and outdoors. Indoors they can be found on water damaged wallpaper, carpet, and other organic materials. They can also grow well in conditions of high humidity. Many species are allergens and a common cause of respiratory irritation. Some species are human and animal pathogens and can cause infection.	

Basidiospores	
Description	Characteristics
These are primarily comprised of mushrooms and shelf fungi. They are typically found outdoors. Occasionally they are found indoors growing on any organic matter causing dry rot. Some species can be an allergen to sensitive individuals.	

Bipolaris/Dreschlera			
Description	Characteristics		
These are a plant pathogen typically found outdoors on grasses, grains, and decaying food. Indoors they can be found on plants and building materials. They are an allergen that can affect the nose, skin, eyes and upper respiratory track.			





Chaetomium	
Description	Characteristics
These are typically found indoors on water damaged cellulose containing materials such as paper, sheetrock, and wallpaper. Not well studied but possible allergen with hay fever and asthma effects.	

Cladosporium				
Description	Characteristics			
One of the most common genera in both the indoor and outdoor environments. Indoors they grow well in damp environments and areas where condensation builds. They are often found on textiles, window sills, in bathrooms, and A/C systems. They are a common allergen when airborne.	A CARACTER STATE			





Typically found growing outdoors.



Potential allergen.

Considered water damage indicator.



Potential to produce mycotoxins.

Curvularia			
Description	Characteristics		
Primarily found outdoors on plants and soil especially in subtropical and tropical environments. Indoors they grow on a variety of building materials. They are a common allergen causing hay fever, asthma, and allergic fungal sinusitis.			

Epicoccum	
Description	Characteristics
Outdoors they are found in the soil, air, and rotting vegetation. Indoors they grow well on a variety of building materials such as paper and textiles. They are a potential allergen with hay fever, asthma, and skin allergy effects.	

Fusarium	
Description	Characteristics
Indoors they are typically found under very wet conditions. Some places they can be found are dust in carpet and mattresses, damp walls, wallpaper, and duct liner. They are a potential allergen causing hay fever and asthma effects.	







Considered water damage indicator.



Potential to produce mycotoxins.

Ganoderma	
Description	Characteristics
These are shelf mushrooms that are typically found growing outdoors on wood causing white rot, root rot, and stem rot. They are a possible allergen at high concentrations.	

Memnoniella	
Description	Characteristics
These are mycotoxin producing spores related to and often found in conjunction with Stachybotrys. These grow well on water damaged cellulose containing building materials such as sheetrock, paper, wallpaper, and textiles.	

Nigrospora	
Description	Characteristics
These are typically found on decaying plant material and soil and are usually not found growing indoors. They are a potential allergen causing hay fever and asthma effects.	







Considered water damage indicator.



Potential to produce mycotoxins.

Oidium/Peronospora	
Description	Characteristics
These are plant pathogens that are common obligate parasites on leaves, stems, flowers, and fruits of higher living plants.	

Pithomyces	
Description	Characteristics
These are typically found on dead leaves and stems of plants. Rarely found growing indoors; however, they grow well on paper indoors given the right conditions.	

Rust	
Description	Characteristics
These are parasitic plant pathogens that grow on plants, grass, and trees. They are rarely found growing indoors since they require a living host, and therefore typically not found on cellulose containing building materials. They are a potential allergen causing hay fever and asthma effects.	





Typically found growing outdoors.



Potential allergen.

Considered water damage indicator.



Potential to produce mycotoxins.

Smut/Myxomyces/Periconia	
Description	Characteristics
This is a grouping of several genera organized together in a general category that are mostly associated with living and decaying plants, wood, soil, grass, cereal crops, weeds, and flowering plants. These are rarely found growing indoors. They are a potential allergen causing hay fever and asthma effects.	

Stachybotrys	
Description	Characteristics
These are typically found indoors growing on water damaged cellulose containing building materials such as sheetrock, paper, and ceiling tiles. They are often referred to as "toxic black mold." They have the ability to produce mycotoxins which may cause a burning sensation in the mouth, throat, and nasal passages. Chronic exposure has been known to cause headaches, diarrhea, memory loss, and brain damage.	

Torula	
Description	Characteristics
These are typically found growing outdoors on leaves, roots, wood, and soil. Indoors they can be found growing on water damaged cellulose, paper, wicker, straw baskets and ceiling tiles. They are a potential allergen causing hay fever and asthma effects.	





Unidentified Spores	
Description	Characteristics
This is a grouping of spores that are unable to be categorized due to a variety of reasons. They may be weathered, disfigured, or otherwise lacking the morphological structures necessary to identify the genus.	

Hyphal Fragments	
Description	Characteristics
These are branched filamentous structures with cell walls. Hyphae are somewhat analogous to stems or roots in plants whereas the spores would be analogous to the seeds. Large quantities present may indicate an active fungal colony or active fungal growth in the structure.	





The information provided in this report is not intended to provide medical advice. This report is designed to be used for building diagnostic purposes only. Any determination of exposure or potential for exposure should be formed using the results in this report in conjunction with a physical inspection of the property. A medical professional must be consulted for any medical or health related information.



References and Links

Environmental Protection Agency (EPA) - www.epa.gov/mold/

A Brief Guide to Mold, Moisture, and Your Home - <u>www2.epa.gov/mold/brief-guide-mold-moisture-and-your-home</u>

Should You Have the Air Ducts in Your Home Cleaned? -

Cleaned? - <u>www2.epa.gov/indoor-air-quality-iaq/should-you-have-air-ducts-your-home-cleaned</u>

Flood Cleanup - Avoiding Indoor Air Quality Problems - <u>www2.epa.gov/indoor-air-quality-iaq/flood-cleanup-protect-indoor-air-quality</u>

Center for Disease Control and Prevention (CDC) - <u>www.cdc.gov/mold/</u>

General Information - <u>www.cdc.gov/mold/basics.htm</u>

Cleanup and Remediation - www.cdc.gov/mold/cleanup.htm

Occupational Safety & Health Administration (OSHA) - www.osha.gov/SLTC/molds

American Academy of Allergy, Asthma & Immunology (AAAAI) - www.aaaai.org

Institute of Inspection, Cleaning and Restoration Certification (IICRC) - www.iicrc.org

Information and recommendations about mold can vary based on location and climate. More information can be found through your local state's and county's Indoor Air Quality programs. Links for your state's environmental agencies can be found through the EPA's website at: http://www2.epa.gov/indoor-air-quality-iaq/find-regional-and-state-indoor-air-quality-contact-information