



Gold Health and Safety Consulting
14916 Condon Ave. #1, Lawndale, CA 90260
(310) 219-1955 · (310) 219-1934 - Fax

Residential Mold Inspection Summary Report

SUBJECT PROPERTY LOCATED AT: 321 E. Hershey St., Los Angeles, CA 90044

Prepared for: Ima Sample
5555 Wilshire Blvd., Suite 700
Los Angeles, CA 90010

Prepared by: Gold Health and Safety Consulting
14916 Condon Ave. #1
Lawndale, CA 90260

Report Date: January 18, 2005

Inspection Date: January 16, 2005

Inspector: Dave Gold, CIH CSP REA1

Laboratory Analysis Findings

Sample Location	Sample Type	Results	Interpretation	Comments
Northeast bedroom	Air – Non Viable	5104 Spores/M ³	Elevated counts.	Room and contents need professional decontamination.
Northwest bedroom	Air – Non Viable	3225 Spores/M ³	Elevated counts.	Room and contents need professional decontamination.
Southwest bedroom	Air – Non Viable	1093 Spores/M ³	Normal, however, windows had been left open.	Re-test recommended. Windows should be kept close for at least 4 hours prior to retest.
Southeast bedroom	Air – Non Viable	1467 Spores/M ³	Normal, however, mold was present; windows had been left open.	Re-test recommended. Windows should be kept close for at least 4 hours prior to retest.

Observations and Recommendations

Location	Observation	Recommendation
Living room	Moisture damaged (decay) ceiling near south wall.	Unable to view reverse of ceiling gypsum lath via attic. Destructive testing of this area is recommended to determine if mold growth is present.
Dining room	Moisture damaged (stain) ceiling near north wall. Mold growth on window frame.	Unable to view reverse of ceiling gypsum lath via attic. Destructive testing of this area is recommended to determine if mold growth is present. Clean mold growth off of the window frame with a disinfectant cleaner. See additional comments below.

Northeast bedroom	Mold growth was observed on the surface of the north wall and window frame. Upon opening an observation hatch in the wall, no mold growth was seen in the underlying cavity.	Clean the mold growth off the wall and window frames with a disinfectant cleanser. Seal the wall with an anti-microbial paint. See additional comments below.
Northwest bedroom	Mold growth was observed on the surface of the north wall and window frame.	Clean the mold growth off the wall and window frames with a disinfectant cleanser. Seal the wall with an anti-microbial paint. See additional comments below.
Northwest bedroom closet	Mold growth was observed on the ceiling.	Clean the mold growth off the ceiling with a disinfectant cleanser. Seal the wall with an anti-microbial paint. See additional comments below.
Southeast bedroom	Mold growth was observed on the surface of the north wall and window frames. Upon opening an observation hatch in the wall, no mold growth was seen in the underlying cavity.	Clean the mold growth off the wall and window frames with a disinfectant cleanser. Seal the wall with an anti-microbial paint. See additional comments below.
West bathroom	Moisture damage was observed on the ceiling over the toilet, possibly due to past roof leaks. Moisture damage was observed on the east wall adjacent to the toilet. There was mold growth on the walls and ceiling of the shower enclosure, and on the grouting, shower door, and caulking. Mold growth was observed on the false floor of the vanity cabinet.	Remove and replace the vanity cabinet. Clean the mold growth off the wall surfaces, ceiling, grouting, caulking and door of the shower enclosure. Destructive testing is recommended for the moisture damaged wall surfaces adjacent to and over the toilet.
Kitchen	Moisture damage and possible mold growth was observed on the false floor of the cabinetry under the kitchen sink.	Test for mold growth; repair and replace the kitchen cabinetry as needed.
Laundry	Light moisture damage was observed on the wall adjacent to the washing machine connection.	Destructive testing is recommended in this area to check the underlying wall cavity for mold growth.

Additional Comments

1. There has been a history of ongoing high humidity within the residence that has caused condensation on the exterior perimeter walls. The resulting moisture has facilitated the surface mold growth seen. This problem needs to be addressed or the mold will reappear. Methods to reduce indoor humidity levels include installation of bathroom fans, installation of a better kitchen stove ventilation system, opening windows after showering, and use of dehumidifiers. It was reported that the dryer vent is venting into the residence substructure; this should be corrected. In addition, insulating the exterior perimeter walls can prevent condensation on the interior wall surfaces.
2. Mold remediation should be performed to the standards found in IICRC S520, Standard and Reference Guild for Mold Remediation. Only workers who are thoroughly trained and qualified in mold contamination remediation, equipped with appropriate safety and remediation equipment, should perform the mold contamination remediation. Appropriate methodologies must be used to prevent the further spreading of airborne mold spores when removing contaminated materials, such as infested gypsum wallboard. This typically includes the usage of HEPA-ventilated negative air pressure containment zones, careful demolition, and immediately bagging contaminated materials.

Respectfully Submitted,

Dave Gold, CIH CSP REA1
President



Residential Mold Inspection Reliance Statement and Warranty

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Gold Health and Safety Consulting ("GSC") was engaged by Ima Sample ("Client") to conduct a limited investigation of the current condition of real property located at 321 E. Hershey St., Los Angeles, CA with respect to present mold contamination conditions as based on available information and data. GSC performed the investigation at the subject property on January 10 and 16, 2005 in accordance with generally accepted professional practices.

GSC's services consist of professional opinions and recommendations made in accordance with generally accepted engineering principles and practices and are designed to provide an analytical tool to assist the Client. GSC or those representing GSC bear no responsibility for the actual condition of the structure or safety of a site pertaining to indoor air quality contamination regardless of the actions taken by the Client.

Upon acceptance of the report, the Client agrees that GSC's investigation shall be limited by the terms and conditions stated in GSC's report, and that the actual site conditions at the Subject Property may change with time; that hidden conditions (not discoverable within the scope of this assessment) may exist at the site; and that the scope of this investigation was limited by time, budget and other constraints imposed by the Client.

Regardless of the findings of GSC's limited investigation, GSC makes no warranty that the site is free from existing or threatened mold, bacteria, or other contaminants, and GSC is not responsible for consequences or conditions arising from facts that were concealed, withheld, or not fully disclosed at the time the inspection was conducted. Suspect asbestos-containing building materials and suspect lead-based paints were not characterized during the investigation. Removal and disposal of asbestos or lead containing materials must follow all applicable Federal, State, and local regulatory requirements.

GSC represents to the Client that it has used the degree of care and skill ordinarily exercised by environmental consultants in the preparation of the limited investigation for the Subject Property and in the assembling of data and information related thereto. No other warranties are made either expressed or implied.

GSC is not licensed as medical professionals; therefore the conclusions and recommendations contained within this report do not constitute medical opinions, human health risk analysis, or public health alerts. A licensed physician should be consulted for such opinions.

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