



Mold Investigation Summary Report

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SUBJECT PROPERTY LOCATED AT: 316 666th St., Southland Beach, CA

Prepared for: Ima Fictional
1640 S. California Coast Highway
Big Town, CA 90200

Prepared by: Gold Health and Safety Consulting, Inc.
15342 Hawthorne Blvd., Suite 201
Lawndale, CA 90260

Report Date: July 28, 2008

Investigation Date: July 18, 2008 **Investigator:** Dave Gold, CIH CSP REA1

Laboratory Analysis Findings

| Sample Location | Sample Type | Results | Interpretation | Comments |
|---------------------|----------------------------|---------------------------|--------------------|----------|
| Master bedroom | Total Airborne Mold Spores | 319 spores/m ³ | Normal tolerances. | n/a |
| Southeast bedroom | Total Airborne Mold Spores | 186 spores/m ³ | Normal tolerances. | n/a |
| Southwest bedroom | Total Airborne Mold Spores | 546 spores/m ³ | Normal tolerances. | n/a |
| Living room/kitchen | Total Airborne Mold Spores | 160 spores/m ³ | Normal tolerances. | n/a |
| Outdoors | Total Airborne Mold Spores | 293 spores/m ³ | Baseline | n/a |

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Observations and Recommendations

| Location | Observation | Recommendation |
|-------------------|---|---|
| Master bedroom | Moisture damage at right side of window at west wall. | This area should be destructively investigated for the presence of mold growth. |
| Master bathroom | Mold growth observed inside open wall cavity inside vanity cabinet. This area was 87% damp when tested with a building materials moisture meter. | This area needs professional mold remediation. Please see Remediation Recommendations section below. |
| Master bathroom | Mold growth observed on southeast wall left of shower enclosure, and right of vanity. This area was 99% damp when tested with a building materials moisture meter. About 2 square feet appear to be affected. | This area needs professional mold remediation. Please see Remediation Recommendations section below. |
| Master bathroom | Mold growth observed on caulking of tub/shower enclosure. | Housekeeping issue. Clean mold growth off using an appropriate household cleaning product according to the manufacturer's instructions. |
| Master bathroom | Mold growth observed on reverse of unfinished wood door. | Substantial surface mold growth should be cleaned off by professional mold remediator. Please see Comments and Remediation sections regarding further discussion and instructions for this problem. |
| Southeast bedroom | Possible historic moisture damage at closet ceiling (patched area). | This area should be destructively investigated for the presence of mold growth. |
| HVAC closet | Suspect mold growth on scraps of drywall and at lower south wall near HVAC unit. | Area needs further investigation and sampling. Access limited due to HVAC equipment in the way. |

Comments:

1. Subject property is an apartment unit in a two-story building. Construction type is concrete slab-on-grade foundation, wood frame walls, stucco exterior, and plaster on gypsum board interior.
2. Current tenant complains of the presence of mold and states that she believes her family has been impacted by poor indoor air quality. However, at the time of GSC's investigation, the air quality was normal with respect to total airborne mold spores in the indoor areas tested.
3. Mold growth is caused by moisture intrusion problems. GSC believes that the following moisture intrusion problems currently or may have existed in the past at the residence:
 - a. Master bathroom southeast corner, left of shower enclosure: the shower enclosure appears to be leaking in this area.

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- b. Master bathroom east wall inside vanity: there appears to be a current plumbing leak nearby this area.
- c. Master bathroom wood door: this problem is caused by damp air from shower's use. Providing a fan to this bathroom that works in conjunction with the lighting and/or opening the windows after showering will help reduce or eliminate this problem. In addition, finishing the door with a mildew-resistant paint or varnish will help prevent mold growth from occurring on the currently raw wood surface.
- d. Master bedroom north wall: the window or adjacent window HVAC unit appears to be leaking in this area.
- e. HVAC closet: there may have been a plumbing, water heater, or HVAC condensate line leak in this area.

All moisture intrusion problems must be corrected, otherwise moisture damage and additional mold growth is very likely to re-appear.

Remediation Recommendations:

Important Note: 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.

If during the remediation process materials suspected to contain asbestos or lead based paint be encountered, such materials must be evaluated by an appropriate environmental professional prior to work continuing. There are special regulatory requirements for the demolition, handling and disposal of asbestos and lead contaminated materials.

Specific Tasks

1. In order to complete the Scope of Work, the following areas need additional destructive investigation to determine if mold growth is present:
 - a. Master bedroom north wall, right side of window where moisture damaged.
 - b. Southeast bedroom – ceiling in patched area.
 - c. HVAC closet – south wall near HVAC unit.

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It might be necessary to add one or more of these areas to the remediation Scope of Work.

2. Remove the vanity from the master bathroom.
3. Clean the mold growth from the inside side of the master bathroom door.
4. Clean the mold growth from the caulking inside the master bathroom shower enclosure.
5. Under containment, remove and dispose of wall surfaces (and associated baseboards and trim) in the following areas:

Minimum Areas for Wall Surface Removal

| Room | Area | Height | Distance |
|-----------------|-----------------------|------------------|--|
| Master bathroom | Southeast wall corner | From floor to 3' | From left side of tub, to behind right side of adjacent vanity |
| Master bathroom | East wall* | From floor to 3' | Entire distance behind vanity |

*As only a small portion of the wall was visible during the investigation, and many surfaces in this area are finished with tile, it is possible that additional demolition, including the shower enclosure, might be needed. Please consult with the remediation contractor regarding this eventuality.

6. Structure drying is likely to be required in the master bathroom.

General Process

1. As wall surfaces are removed, the underlying cavities and building materials should be inspected for additional hidden mold growth. This requires the use of a mirror and flashlight. Wall surfaces should be removed to a distance of at least one foot in either direction from the last appearance of mold growth. Any infested insulation or other non-structural building materials must also be removed and disposed. Contaminated materials should be immediately placed in plastic bags and sealed for disposal. There are no special disposal requirements for mold-contaminated materials; these materials can be disposed of as normal refuse or construction debris.
2. Clean any mold growth found on structural surfaces within the exposed wall cavities. This typically involves the use of HEPA vacuums, wet scrubbing, sanding, and wiping/drying with disposable wipes.

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3. Each remediation containment area should be thoroughly cleaned and ventilated with HEPA filter equipped ventilation units for a minimum of 24 hours after the above steps are completed. Alternately, the containment area may be treated with an EPA approved fogging compound according to the compound's manufacturer's instructions.
4. Dehumidifiers should be operated so that all walls are below 40% relative moisture content, and wood moisture content is below 20%.
5. After the above steps are complete, the remediation project should be re-inspected and the remediation approved by a qualified mold contamination investigator. The re-inspection should include testing for airborne mold spore contamination (except for garage containments) and building material moisture levels.
 - a. All HEPA filtration and dehumidification equipment should be shut off for at least eight hours prior to re-inspection.
 - b. At the time the HEPA filtration is shut off, the ends of the equipment should be immediately contained so that leakage does not occur.

The steps outlined here are the minimum steps required for remediation. The remediation firm may take additional or different steps as dictated by their judgment and/or operating procedures to adequately abate the mold contamination. In mold remediation situations, it is always possible that additional hidden mold growth may occur over time and/or exist in the walls beyond the specific areas investigated. However, should significant variance from the above Scope of Work be required or other issues regarding the remediation arise, the remediation contractor should first contact a qualified industrial hygienist prior to proceeding. Additional investigation may be required.

Additional Recommendations

1. Assure that all plumbing problems are corrected.
2. Address the dampness problem in the master bathroom as previously discussed.

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Thank you for consulting with Gold Health and Safety Consulting, Inc. regarding this matter. Should you have any questions whatsoever, please do not hesitate to contact the undersigned.



Dave Gold, CIH CSP REA1
President
Gold Health and Safety Consulting, Inc.





Residential Mold Inspection Reliance Statement and Warranty

Gold Health and Safety Consulting, Inc.
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Gold Health and Safety Consulting, Inc. (“GSC”) was engaged by Ima Fictional (“Client”) to conduct a limited inspection of the property located at 316 666th St., Southland Beach, California, with respect to mold contamination conditions. GSC performed the limited investigation at the subject property on July 18, 2008.

GSC’s services consist of professional opinions and recommendations made in accordance with generally accepted industrial hygiene principles and practices and are designed to provide a tool to assist the Client, based on information and data available at the time of GSC’s investigation.

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; that 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. GSC or those representing GSC bear no responsibility for the actual condition of the structure or safety of an investigated site regardless of the actions taken 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, in accordance with generally accepted professional practices. 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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