



Mold Investigation Summary Report

Gold Health and Safety Consulting, Inc.
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SUBJECT PROPERTY LOCATED AT: 4405 Tomorrowland Ave., Disneyland, CA

Prepared for: Mouseketeer Property Management, Inc.
Mickey Mouse
P.O. Box 66666
Disneyland, CA 90066-0666

Prepared by: Gold Health and Safety Consulting, Inc.
4001 Inglewood Ave., Suite 101-292
Redondo Beach, CA 90278

Report Date: March 18, 2013

Inspection Date: March 6, 2013

Inspector: Dave Gold, CIH CSP

Laboratory Analysis Findings

Sample Location	Sample Type	Results	Interpretation	Comments
Bedroom	Total Airborne Mold Spores	21760 spores/m ³	Moderately elevated levels of <i>Aspergillus/Penicillium</i> type mold spores.	This area and its contents need decontamination during the mold remediation process. Please see the Remediation Recommendations report section below for further instructions.
Outdoors	Total Airborne Mold Spores	910 spores/m ³	Baseline	N/A

Observations and Recommendations

Location	Observation	Recommendation
Bedroom	Surface mold growth on west wall, and south wall and adjacent ceiling. No moisture damage present in these areas.	This area needs professional mold remediation. Please see Remediation Recommendations report section below for further instructions.
Bedroom – closet	Mold growth and moisture damage at ceiling near northwest corner of closet. About 4 sq. ft. affected.	This area needs professional mold remediation. Please see Remediation Recommendations report section below for further instructions.

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Location	Observation	Recommendation
Bedroom – closet	Surface mold growth on north wall throughout closet. No moisture damage present in these areas.	This area needs professional mold remediation. Please see Remediation Recommendations report section below for further instructions.
Living room	Surface mold growth on south wall and ceiling. No moisture damage present in these areas.	This area needs professional mold remediation. Please see Remediation Recommendations report section below for further instructions.
Living room @ entry	At the time of the investigation, the wall in this area was up to 60% damp (relative moisture content) indicating recent moisture intrusion. Using a video borescope, GSC examined the underlying wall cavity in this area. Mold growth was observed in this area.	This area needs professional mold remediation. Please see Remediation Recommendations report section below for further instructions.
Bathroom	Surface mold growth (mildew) on bathroom ceiling. No moisture damage present in this area.	Surface mold can be cleaned off using a household cleaner. Please see Comments section below regarding humidity and condensation problems.
Bathroom	Historic moisture damage (decay, repairs, resurfaced) at south wall behind toilet and vanity.	Mold growth is likely to be present in the wall cavities in these areas; mold remediation recommended. Please see Remediation Recommendations report section below for further instructions.
Common area laundry room	Moisture damage at south, east and north walls around water heater. The water heater was reported to have been leaking recently and was replaced.	Mold growth is likely to be present in the wall cavities in these areas; mold remediation recommended. Please see Remediation Recommendations report section below for further instructions.

Comments:

1. Subject property is a single one-story apartment unit in a one-story duplex building located in Disneyland, CA. General construction type of the residence consists of a concrete slab-on-grade foundation, wood frame walls, exterior walls finished with stucco, and interior walls and ceilings finished with plaster on gypsum board. The property is currently used as a residential rental and is managed by the Client. The property was tenant occupied at the time of the investigation.
2. Information reported by the Client and apartment's tenants was that the water heater for the building, which is in the common area laundry room adjacent to the northwest wall of the apartment's living room, had leaked about 1 week prior to GSC's investigation, causing wetting of the west wall of the living room and bedroom closet. The tenants also state that steam from the water heater entered their apartment, and soon afterwards mold was observed on walls and ceiling of the apartment. As a result of these concerns, the Client requested that GSC conduct a mold investigation at the apartment to determine if in fact mold problems were present, and if so, provide recommendations for mold remediation.

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3. Mold growth occurs due to moisture intrusion. All moisture intrusion problems at the residence must be corrected; otherwise mold growth is highly likely to reoccur. GSC observed the following potential moisture intrusion problems at the residence which should be addressed by an appropriate contractor:
 - a. Bedroom closet ceiling at northwest corner. It appears that this spot was caused by steam from the recent water heater leak and moisture damage from an earlier event, such as a historic roof leak.
 - b. Living room @ entry west wall. It was reported that the leaking and recently replaced water heater had wetted the wall in this area.
 - c. Surface mold in bedroom (walls, ceiling, closet) and living room (south wall and adjacent ceiling). It was reported that the mold had appeared on these surfaces shortly after the water heater leak, which reportedly caused humid conditions within the apartment. There is no way for GSC to verify that this is true or if the mold was a pre-existing problem caused by humidity build-up due to improper ventilation by the tenant.
 - d. Surface mold on bathroom ceiling. The mold growth appearing in this area is due to excessive humidity that has been present inside the bathroom. The tenant needs to open the bathroom window when showering and for at least 15 minutes afterwards to allow moisture to escape. Optionally, install an exhaust fan in the bathroom that works in conjunction with the lighting.
 - e. Common area laundry room walls. It was reported that the water heater had recently leaked. There may also have been pre-existing historic moisture damage in these areas.

While GSC makes reasonable attempts in the process of conducting mold investigations to determine moisture sources, we do not represent that we are moisture intrusion experts. Should there be ongoing concerns regarding moisture intrusion, or questions remain as to how moisture intrusion occurred, GSC recommends that the Client consult with a forensic architect who specializes in moisture intrusion problems prior to reconstruction of the remediated areas.

Remediation Recommendations and Scope of Work:

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.

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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. Temporarily remove the water heater and washer/dryer from the common area laundry room.
2. Temporarily remove the toilet and vanity base cabinet from the bathroom.
3. Contain the kitchen from the remainder of the apartment.
4. Remove or isolate all contents from the living room and bedroom (including closet) for decontamination and to allow work to occur in the apartment.
 - a. Contents Cleaning – bedroom and living room.
 1. Moldy disposable items (example: cardboard boxes) should be bagged and disposed of.
 2. Moldy non-porous household goods can be cleaned and reused (example: Furniture, plastic items).
 3. Moldy semi-porous and porous items should be bagged and held for disposition by the tenant. Most likely these items will need to be disposed.
 4. Launder/dry-clean all clothing and linens, as appropriate for each item's normal fabric care requirements.
 5. All other items should be cleaned to remove settled spore contamination via a combination of HEPA vacuuming and damp wiping.
5. Remove the surface mold from the following areas:
 - a. South wall of bedroom and adjacent ceiling.
 - b. West wall of bedroom.
 - c. North wall of bedroom closet.
 - d. South wall of living room and adjacent ceiling.
 - e. Bathroom ceiling.
6. Remove the following wall surfaces (and all associated paneling, molding, and trim) in the following locations:

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Minimum Areas for Wall Surface Removal

Room	Area	Height	Distance
Bedroom	Closet ceiling at west wall	N/A	2' x 2' patch at damaged and moldy area
Living room at entry	West wall	Floor to a height of 2'	Between right side of doorway to bedroom and northwest corner
Bathroom	South wall	Floor to a height of 4'	Between tub and southwest corner
Laundry room	East and south walls	Floor to a height of 4'	Entire distance
Laundry room	North wall right of doorway	Floor to a height of 4'	Entire distance
Laundry room	North wall left of doorway	Floor to a height of 2'	Entire distance

7. Secondary contamination removal.

- a. The bedroom and living room should be treated to reduce the amount of total airborne mold spores. This normally requires the use of HEPA vacuums and HEPA filter equipped ventilation units, combined with damp wiping of horizontal surfaces, to remove dust and airborne spores. Alternately, the contaminated areas may be treated with an EPA approved fogging compound according to the compound's manufacturer's instructions.

General Process

1. As wall/ceiling 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/ceiling 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/ceiling cavities. This typically involves the use of HEPA vacuums, wet scrubbing, sanding, and wiping/drying with disposable wipes.
3. The 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 areas may be treated with an EPA approved fogging compound according to the compound's manufacturer's instructions.

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4. Dehumidifiers should be operated so that all walls/ceilings are below 40% relative moisture content and wood moisture content is below 20% wood moisture equivalent.
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 and building material moisture levels.
 - a. GSC does not accept the use of opaque encapsulants prior to post-remediation inspection.
 - b. All HEPA filtration and dehumidification equipment should be shut off for at least eight hours prior to re-inspection.
 - c. 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 mold remediation contractor may take additional or somewhat different steps as dictated by their judgment and/or operating procedures to adequately remove 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.

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
President
Gold Health and Safety Consulting, Inc.





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 Mickey Mouse of Mouseketeer Property Management, Inc. (“Client”) to conduct a limited inspection of the property located at 4405 Tomorrowland Ave., Disneyland, California, with respect to mold contamination conditions. GSC performed the limited investigation at the subject property on March 6, 2013.

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.

Proprietary Notice:

This report contains CONFIDENTIAL INFORMATION and cannot be duplicated or copied under any circumstances without the express permission of the GSC or the Client. The purpose of the report is to allow the client(s) listed above to evaluate the potential environmental liabilities at the Subject Properties. Any unauthorized reuse of GSC’s reports or data will be at the unauthorized user’s sole risk and liability.