SOW - [redacted] - [redacted] Fremont, CA 94555

RFP #: Mold Remediation - 0001

Project Overview:

The property owner, [redacted] is experiencing mold growth around the living room skylight at her residence. She has noticed black spots that have been confirmed by Express Air Testing Inc. as mold, along with water stains on the skylight's perimeter. Concerned about the health and safety of her family, including her 2-year-old child and newborn, [redacted] has engaged Express Air Testing Inc. to assess the mold issue. Express Air Testing Inc. has confirmed the presence of mold and recommends that the remediation of damaged/affected materials supporting visible microbial growth be performed by a qualified and experienced remediation contractor.

Objectives for Project:

1. Conduct thorough mold remediation to eliminate potential health risks by ensuring the living environment is free from harmful mold spores.

2. Implement containment measures using 6-mil polyethylene sheeting and negative air systems to prevent cross-contamination. Remediate affected areas by cleaning, treating, and drying structural materials to acceptable moisture levels.

3. Identify the cause of the mold, whether it is due to condensation or a water leak/water intrusion. This includes a thorough investigation by the mold remediation company to determine the exact source of the moisture problem, as the initial assessment by the mold inspector could not definitively identify the cause.

4. Ensure structural materials are adequately dried and restored to prevent recurrence of mold issues.

5. Perform a post-remediation assessment and sampling to verify the effectiveness of the remediation efforts. Ensure that all treated areas meet acceptable standards for air quality and absence of mold to provide a safe living environment for the family.

Additional Requests for Vendors:

Attic Inspection Request:

- If Possible - Please include scope the attic area to determine if mold can be infiltrated by skylights.
- The initial assessment conducted by Express Air Testing Inc. focused solely on visible mold samples and air testing, and did not extend to the attic space.
- It is crucial to ascertain whether the area around the skylight is concealed within the attic.

Skylight Resealing Inquiry:

- If Possible provide resealing services for the skylight as part of your restoration services.
- Resealing of skylights if possible would be beneficial to curb engagement of a separate roofing contractor for this task.

Project Timeline:

1. The project timeline will be determined based on the owner's availability

Project Team:

1. Property Owner: [redacted]

- Client Representative Company: Proposabid, LLC - https://proposabid.com/
- Client Representative Name: RoDevia Brigham
- Client Representative Email: rodevia@proposabid.com
- Client Representative Phone:: 408-353-2769

Property Details:

1. Address: [redacted] Fremont, CA 94555
2. Home type: Single Family
3. Affected Area: Living room skylight and potentially other areas
4. Year built: 1969
5. Construction materials: wood frame
6. Exterior: Stucco, Brick Veneer
7. Previous Repairs: None
8. Environment: Indoor
9. Constraints or Schedules: None specified, but the owner's availability may vary – Please contact Proposabid for coordination on scheduling

Project History:

1. First notice the potential mold issue: 03/10/24
2. Skylight might not be tightly sealed or there might be a condensation problem.
3. For moisture and condensation both living room skylights have some light water stains running down from the perimeters. They are hard to see during the day, but more noticeable at night when lights are all on.
4. Black spots that look like mold started appearing around the inner perimeter of our living room skylight. Before that started happening, we noticed some light water stains on the other side of the skylight.
5. The owner has expressed education on if there is a need to relocate while the mold remediation process is ongoing.
6. No insurance claims have been filed for damages or costs associated with the mold issue.
7. The owner is interested in upgrading the ventilation system to improve air quality, installing a sump pump or other water mitigation measures, and installing a HEPA air purifier to filter mold spores from the air.
8. No documentation on damages or expenses related to the mold issue has been provided, although mold testing has been completed.

Project Scope at discretion for Mold Remediation:

General Remediation Steps (to be determined by Vendor):

Containment:

- Establish containment using 6-mil polyethylene sheeting, with the application of negative air (exhausting the air through HEPA Filter to the exterior of the building) in the affected areas.

- Maintain a minimum of 4 ACH (Air Changes per Hour), with Negative Pressure of -.02" WC (inches of water column), or -5 Pascals.

Structural Remediation:

- Sand or wire-brush, HEPA-vacuum, and wet wipe exposed structural wood/steel with visible mold growth or discoloration with an EPA registered antifungal/antibacterial solution.
- Structural materials should be dried to < 16% MC, within 4 percentage points of pre-loss EMC.

Post-Remediation:

- Upon completion of the remediation and final cleaning of all surfaces inside containment, switch the negative air machine(s) to scrub mode and run for an additional 12-24 hours prior to post-remediation inspection and testing.
- Conduct a post-remediation assessment and sampling to evaluate the effectiveness of the remediation.
- Identify and correct the cause of water leak/intrusion before restoration.

Specific Recommendations for Living Room (Skylight Area):

Containment:

- Isolate the Living Room (skylight area) from the rest of the unit.

Mold Remediation:

- Sand or wire-brush, HEPA-vacuum, and wet wipe exposed structural wood/steel (window sills/skylight) with an EPA registered antifungal/antibacterial solution.
- Ensure that structural materials are dried to < 16% MC.
- Switch the negative air machine(s) to scrub mode and run for an additional 12-24 hours after remediation and cleaning.

Post-Remediation:

- Conduct a post-remediation assessment and sampling.
- Identify and correct the cause of water leak/intrusion before restoration.

Testing Results and Findings:

Surface Sample Analysis:

- Living Room - Skylight - E. End: Cladosporium (Abundant), Hyphawe (Abundant), Rusts/Smuts/Myxomycetes (Trace) - Elevated

Air Sample Analysis:

- Outdoor (Control): 380 spores/m^3 (Acceptable)
- Kitchen/Entry: 58 spores/m^3 (Acceptable)
- Living Room/Coffee Bar: 620 spores/m^3 (Slightly Elevated)
- Nursery: 62 spores/m^3 (Acceptable)
- Bedroom: 360 spores/m^3 (Acceptable)
- Master Bedroom: 76 spores/m^3 (Acceptable)

- Master Bathroom: 62 spores/m³ (Acceptable)
- Hall Bathroom: 430 spores/m³ (Acceptable)
- Office: 93 spores/m³ (Acceptable)

Budget:

1. The budget for the project is not specified.
2. No quotes or estimates have been received for the cost of mold remediation.

Warranty:

1. [COMPANY NAME] will provide a [LENGTH] warranty on the mold remediation work, ensuring that the treated areas remain free of mold growth during this period.

Project Deliverables:

1. Detailed scope of work outlining containment measures, structural remediation steps, and specific recommendations for the Living Room skylight area.
2. Step-by-step procedures for cleaning, treating, and drying affected areas to ensure complete mold removal and prevention of future growth.
3. Results from post-remediation assessment and sampling to verify the effectiveness of the remediation efforts.
4. Confirmation that all treated areas meet acceptable standards for air quality and absence of mold, ensuring a safe living environment for the family.
5. Documentation providing a warranty on the mold remediation work performed.
6. Assurance of the quality and effectiveness of the remediation process, with coverage details and duration specified.

Access for Property Site Visit:

1. The property does not have a gated entry or require key access.
2. However, the site visit and remediation work will need to be scheduled around the owner's availability.

Assumptions:

1. The mold growth is confined to the areas identified by the owner and those documented in the comprehensive mold inspection report.
2. The property will be available for inspection and remediation work as per the agreed schedule, ensuring no delays in the project timeline.

The validity of the above SOW is set to expire **[Monday, July 15th, 2024]**.

After the expiration date, intake information will need to be resubmitted on a per case basis to ensure that any customized SOW remains relevant.

Electronic Signatures

Please note that we can Not Move Forward without Signatures.

- RFP:# _____Mold Remediation - 0001_____
- Bid Type: _____Mold Remediation - 0001_____
- Property Address: _____ [redacted] Fremont, CA 94555_____
- First and Last Name: _____ [redacted]

Limited Initial Mold / Moisture Assessment Report

Property Address: [redacted] Fremont, CA 94555

Conducted on: 06-20-2024

Project #: 14135

Prepared by :

Express Air Testing Inc.
2307 W. Victory Blvd
Burbank, CA. 91506
Phone: (844) 846-8466

Prepared for:

Marie Dorothy Anne Tepman
Phone: (510) 432-7469

1.0 Scope of Work:

Based on the available background information and all the data collected, this limited mold/ moisture assessment was intended to provide an evaluation of existing mold and moisture issues at the time of the assessment and general opinions regarding remediation to address identified issues. In order to accomplish this specific scope of services, potentially affected areas were inspected for visible signs of moisture damage and mold growth. Representative surface and ambient air samples were collected for mold spore analysis. In addition, Moisture Content Measurements, and Temperature and Humidity Readings were also collected.

- Express Air Testing Inc. performed a visual inspection of the following areas: Kitchen, Entry, Living Room, Coffee Bar, Nursery, Bedroom, Master Bedroom, Master Bathroom, Hall Bathroom, Office.
- Moisture Content Measurements were collected from all suspect and/or affected areas using a Protimeter Surveymaster Moisture Meter (TABLE 1).
- Temperature and Humidity readings were collected from indoors and outdoors (TABLE 2).
- A total of (1) Nonviable (swab) surface sample of suspect visible mold were collected from: Living Room - Skylight - E. End.
- A total of (9) Nonviable spore trap air samples were collected by use of a Zefon Bio-Pump with Air-O-Cell-brand nonviable spore trap cassettes from: (1) Outdoor - (control), (2) Kitchen/Entry, (3) Living Room/Coffee Bar, (4) Nursery, (5) Bedroom, (6) Master Bedroom, (7) Master Bathroom, (8) Hall Bathroom, (9) Office.
- Photographs were taken of the impacted areas.
- A detailed written report was prepared including all the findings of the assessment, Laboratory Results and Interpretations, Conclusions and Recommendations.

2.0 Laboratory Accreditation and Analytical methods

All samples collected were analyzed by the following independent accredited laboratory:

- SGS Forensic Analytical Laboratories, Inc. - 3777 Depot Road Suite 409, Hayward, CA. 94545; Phone: (510) 887-2228 - National Voluntary Laboratory Accreditation Program (NVLAP) - Lab Code (101459-0).

2.1 Non Culturable Air Samples (Spore Traps) Air-O-Cell were analyzed by Direct Microscopy; FALI Method IAQ 101; ASTM D7391

2.2 Surface Samples (Swab/Tape lift) were analyzed by Direct Microscopy - FALI Method IAQ 102.

Summary of sample results

At the time of our inspection, results indicate the following:

3.0 Summary of Surface Samples Analysis Results

SAMPLE #	LOCATION & SUBSTRATE	SPORE (type) DETECTED	CATEGORY COUNT *(Note 1)*	ACCEPTABLE Y/N
T-1	Living Room - Skylight - E. End	Cladosporium HYPHAWE Rusts/Smuts/Myxomycetes	Abundant Abundant Trace	Elevated

Trace: ---------- **Very little present**
Minor: ---------- **Present but not in large quantity**
Major: ---------- **Present in most of sample**
Abundant: ---------- **Covering almost entire sample**
Overloaded: ---------- **Covering entire sample**

4.0 Summary of Air Samples Analysis Results

SAMPLE #	LOCATION	TOTAL CONCENTRATION *(Spores/m³)* Note1	SPORE (types) DETECTED	ACCEPTABLE LEVELS Y/N
A-1	**OUTDOOR - *(Control)***	**380**	**Ascospores** **Basidiospores** **Beltrania** **Cladosporium** **Rusts/Smuts/ Myxomycetes**	**N/A**
A-2	Kitchen/Entry	58	Alternaria Basidiospores Rusts/Smuts/Myxomycetes	Within Acceptable Limits
A-3	Living Room/Coffee Bar	620	Basidiospores Cladosporium Penicillium/Aspergillus	Slightly Elevated
A-4	Nursery	62	Basidiospores HYPHAL FRAGMENTS	Within Acceptable Limits
A-5	Bedroom	360	Ascospores Cladosporium Penicillium/Aspergillus Rusts/Smuts/Myxomycetes	Within Acceptable Limits

4.0 Summary of Air Samples Analysis Results

SAMPLE #	LOCATION	TOTAL CONCENTRATION *(Spores/m³)* Note1	SPORE (types) DETECTED	ACCEPTABLE LEVELS Y/N
A-6	Master Bedroom	76	Basidiospores Rusts/Smuts/Myxomycetes	Within Acceptable Limits
A-7	Master Bathroom	62	Basidiospores Cladosporium	Within Acceptable Limits
A-8	Hall Bathroom	430	Alternaria Ascospores Basidiospores Cladosporium Penicillium/Aspergillus Rusts/Smuts/Myxomycetes	Within Acceptable Limits
A-9	Office	93	Basidiospores Cladosporium	Within Acceptable Limits

5.0 Moisture Measurements

TABLE 1

LOCATION & SUBSTRATE	% MC	%RMC	ACCEPTABLE Y / N
Kitchen - (Drywall)	12.0%	/	Yes
Kitchen - (Wood) - Cabinets, Toe Kicks	12.1%	/	Yes
Kitchen - (Wood) - Floor	15.5%	/	Yes
Living Room - (Drywall)	11.2%	/	Yes
Living Room - (Wood) - Baseboard	10.4%	/	Yes
Nursery, Bedroom - (Drywall)	9.6%	/	Yes
Nursery, Bedroom - (Wood) - Baseboards	11.2%	/	Yes
Master Bedroom & Master Bathroom - (Drywall)	< 7.9%	/	Yes
Master Bedroom & Master Bathroom - (Wood) - Base-boards	8.1%	/	Yes
Hall Bathroom - (Drywall)	< 7.9%	/	Yes
Hall Bathroom - (Wood) - Baseboards	8.6%	/	Yes
Office - (Drywall)	10.4%	/	Yes
Office - (Wood) - Baseboards	11.0%	/	Yes

6.0 Temperature and Humidity:

It is recommended an indoor humidity range of 30-60 percent for living and working spaces. Elevated levels of indoor humidity can contribute to mold growth. EATI collected temperature and humidity readings from outdoors and selected affected areas within the subject property. At the time of the investigation interior building humidity readings ranged between 44% - 60% which is generally considered not at risk for microbial growth and colonization.

TABLE 2

LOCATION	TEMPERATURE	RELATIVE HUMIDITY	ACCEPTABLE Y/N
OUTDOOR	**77.9°**	**36.4%**	/
Living Room, Nursery, Kitchen	71.0° - 73.0°	44.5% - 48.3%	Yes
Bedroom	70.7°	51.3%	Yes
Master Bedroom, Master Bathroom	71.7° - 71.9°	54.7% - 59.7%	Yes
Hall Bathroom, Office	73.5° - 77.9°	47.5% - 50.3%	Yes

Conclusions and Recommendations

At the time of this assessment there were visible signs of microbial growth. Due to these findings, Express Air Testing, Inc. recommends that remediation of damaged/affected materials supporting visible microbial growth is performed by a qualified and experienced remediation contractor, with employees trained to perform remediation procedures as described in the New York City guidelines "Assessment and Remediation of Mold in indoor Environments", April 2000; the Environmental Protection Agency (EPA), Mold Remediation in Schools and Commercial Buildings; or the Institute of Inspection, Cleaning and Restoration Certification (IICRC), Standards and Reference Guide for Professional Mold Remediation S520, and Standard and Reference Guide for Professional Water Damage Restoration S500, and/or other applicable state or local guidelines as appropriate. The qualified contractor shall also provide proof of liability insurance that includes mold remediation activities. Confirmatory readings should follow the completion of the remediation project.

7.0 Specific Remediation Recommendations - Living Room.

Express Air Testing, Inc. Recommends the following:

- Containment using 6-mil polyethylene sheeting, with the application of negative air (exhausting the air through HEPA Filter to the exterior of the building) must be established to include Living Room (skylight area), isolating the area from the rest of the unit.
- Maintain a minimum of 4 ACH (Air Changes per Hour), with Negative Pressure of -.02" WC (inches of water column), or -5 Pascals.
- Exposed structural wood/steel (window sills/skylight, etc.) with visible mold growth or discoloration should be sanded or wire brushed, HEPA-vacuumed, and wet wiped with an EPA registered antifungal/antibacterial solution, to remove all potential mold growth. Complete removal may be required if these components are significantly damaged.
- Structural Materials should be dried to < 16% MC, within 4 percentage points of pre-loss EMC. Refer to TABLE 1 for EMC/RMC (Control)
- Upon completion of the above remediation, and final cleaning of all surfaces inside containment is completed, the negative air machine(s) should be switched to scrub mode and be kept running (on low) for an additional 12-24 Hrs. prior to post remediation inspection and testing.
- A post remediation assessment and sampling should be conducted to assess the effectiveness of the remediation.
- Cause of Water leak/Intrusion must be identified and corrected prior to put back.

Limitations Statement:

The data compiled and evaluated as part of this assessment was limited and may not represent all conditions at the subject property site. Reasonable efforts were made by (EATI) personnel to locate and sample suspect areas of mold growth. However mold infestation normally occurs within areas hidden from view (i.e. crawlspaces, ceilings, wall cavities, plumbing chases, etc.) making it difficult to locate and define all microbial contamination issues. Air, bulk, and surface sampling can provide some guidance, but should not be considered definitive. This assessment reflects the data collected from specific locations tested to identify microbial conditions in those locations and therefore, should not be considered comprehensive. The findings from this report have been based solely upon the subjective evaluation of limited data collected during this assessment. All data collection, findings, conclusions and recommendations presented herein are based upon limited data using current standard practices accepted within the industry.

**Express Air Testing Inc.'s (EATI) 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.*

**Upon acceptance of this report it is agreed that EATI's investigation shall be limited by the terms and conditions stated, and that the actual site conditions may change with time, and hidden conditions (not discoverable within the scope of this assessment) may exist. Regardless of the limited investigation findings, EATI makes no warranty that the site is free from existing mold or other conditions and EATI 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.*

8.0 Mold Descriptions:

Aspergillus

Found in soil, compost piles, decaying vegetation, stored grain, and other kinds of organic matter. Can be found indoors in water-damaged buildings. A few species can cause aspergillosis in humans with compromised or defective immune systems. Most people are naturally immune to this infection of the lung. *Aspergillus fumigatus* is the most common cause of aspergillosis, followed by *A. flavus* and *A. niger*. Some species are able to produce mycotoxins, depending on the strain, substrate, and/or food source. Others species are used in the manufacture of food, such as *A. oryzae* or *A. soyae* for soy sauce.

Cladosporium

Widely distributed as plant pathogens and saprobes. It is the most frequently found fungus in outdoor air. Indoors, it usually occurs at low concentrations in damp or humid areas, but may be found in high concentrations in water-damaged building materials. Its ability to sporulate heavily and to get airborne makes it an important fungal allergen. Frequently isolated as a contaminant in foods. Only occasionally associated with disease in humans; one species can cause chronic subcutaneous infection.

Penicillium

Many species are common contaminants on a variety of substrates. May be found indoors in air samples, carpet dust, or on wallpaper. Some species are able to produce mycotoxins, as summarized below. Human pathogenic species are rare, only limited to *P. marneffei*, which causes disease in immunocompromised individuals. Some species are used for commercial production, such as *P. chrysogenum* for the antibiotic penicillin, *P. griseofulvum* for the antibiotic griseofulvin, and *P. roquefortii* for blue cheese.

FLOOR PLAN

SAMPLE LOCATION

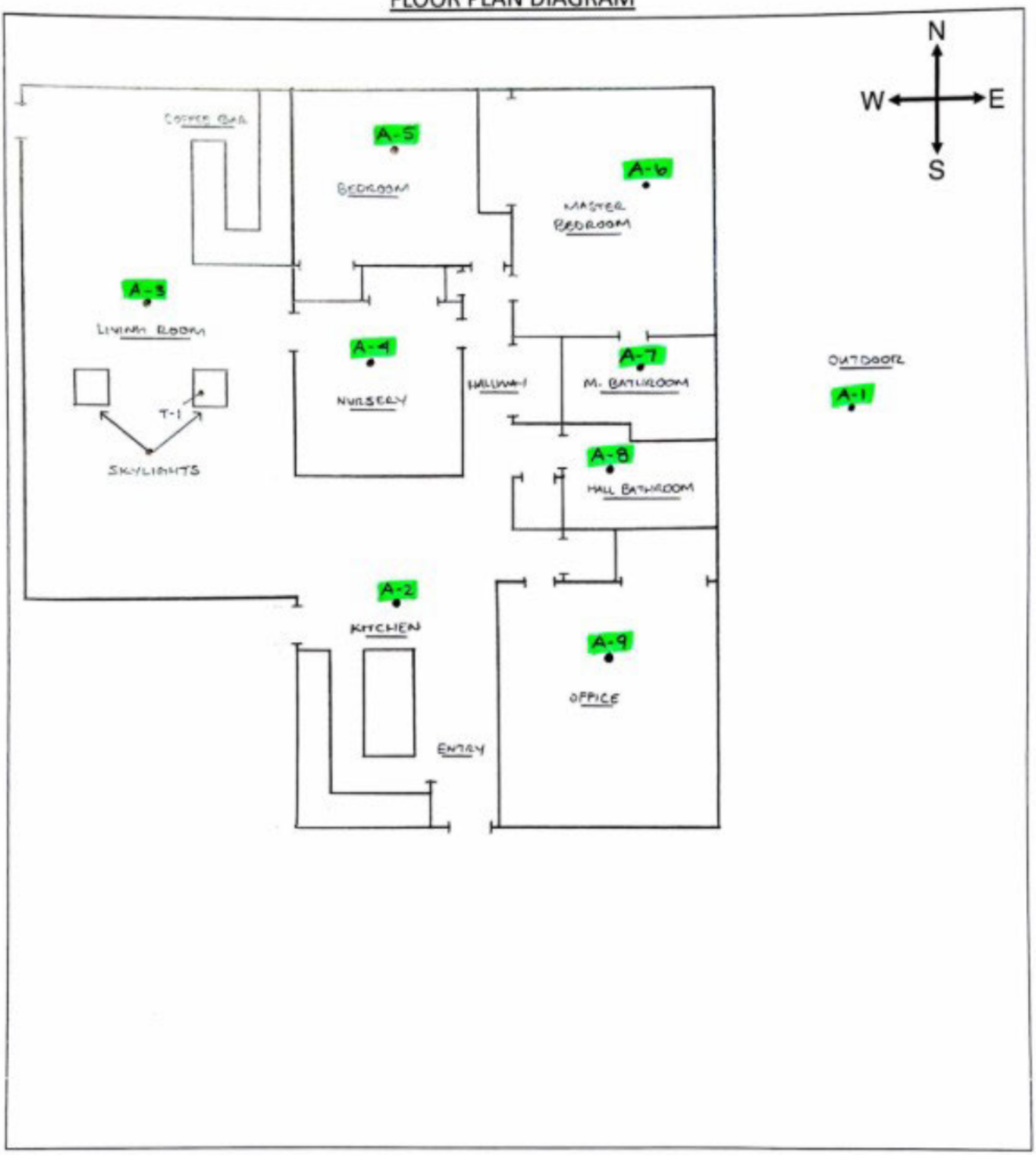
Project Number: 14135

Project Name: [redacted]

Project Address: [redacted]

FREMONT, CA. 94555

FLOOR PLAN DIAGRAM



NOTES: NOT TO SCALE

CHAIN OF CUSTODY

LABORATORY ANALYSYS

EXPRESS AIR TESTING INC.
Providing Indoor Air Quality Solutions

MOLD SAMPLES CHAIN OF CUSTODY

PROJECT # 14135

PROJECT NAME:

PROJECT ADDRESS: [redacted]

TURNAROUND TIME: 1-4 Hr ☐ 4-8 Hr ☐ 24 Hr ☐ Other ☑ 6HR

DATE: 6.19.2024

CLIENT NAME: MARIE DOROTHY ANN TEPMAN

SAMPLES COLLECTED BY: MICHAEL W.

LAB: SGS

SAMPLE #	CASSETTE LOT BOX #	CASSETTE SERIAL #	CASSETTE EXP. DATE	SAMPLE LOCATION	FLOW RATE (l/m)	CALIBRATION DATE	TOTAL TIME (min)	TOTAL VOLUME (L)	SWAB / TAPE LIFT
A-1	–	–	2024-11	OUTDOOR - CONTROL	15	6.19.24	5	75	AIR
A-2	–	–		KITCHEN, ENTRY					
A-3	–	–		LIVING ROOM, COFFEE BAR					
A-4	–	–		NURSERY					
A-5	–	–		BEDROOM					
A-6	–	–		MASTER BEDROOM					
A-7	–	–		MASTER BATHROOM					
A-8	–	–		HALL BATHROOM					
A-9	–	–	–	OFFICE	–	–	–	–	–
T-1	–	–	–	LIVING ROOM - SKYLIGHT - E. END	–	–	–	–	TAPE

Analytical method: ☑ Air-O-Cell (M001) ☑ Swab/Tape lift - Direct Examination(M041) Total # of samples: 10

Relinquished By: (print) [illegible] Sign: [signature] Date: 6.19.2024 Time:

Received By: (print) Sign: Date: Time:

RECEIVED
JUN 19 2024
BY: FA 12:44PM DIO

Express Air Testing Inc. 2307 W. Victory Blvd. Burbank, CA. 91506 Phone: 844-846-8466 Email: Info@Expressairtesting.com

Project #: 14135

SGS

Final Report

Non-Viable Bulk Fungal Analysis

Express Air Testing Inc.
Dan Lugojanu
2307 W. Victory Blvd.

Burbank, CA 91506

Sample Type: Tape Lift
Analysis: Direct Microscopy - Qualitative (visual area estimation); Method IAQ 102
Job ID / Site: 14135- [redacted]

Client ID: L1738
Report Number: F155614
SGSFL Job ID: L1738
Date Received: 06/19/24
Date Analyzed: 06/20/24
Date Printed: 06/20/24
First Reported: 06/20/24

Total Samples Submitted: 1
Total Samples Analyzed: 1

Lab Number	40231319		
Sample ID	T-1		
Location	LIVING ROOM - SKYLIGHT - E. END		
Sample Date	06/19/24		
Organism	**Relative Density**	**Relative Density**	**Relative Density**
Cladosporium	Abundant		
HYPHAE	Abundant		
Rusts/smuts/myxomycetes	Trace		
Particulate Density	Trace		
Comments			

3777 Depot Road, Suite 409, Hayward, CA 94545 / Phone: 510.887.8828 800.827.FASI / Fax: 510.887.4218 / https://falaboratories.sgs.com

SGS

Final Report

Non-Viable Air Fungal Analysis

Express Air Testing Inc.
Dan Lugojanu
2307 W. Victory Blvd.

Burbank, CA 91506

Sample Type: Allergenco-D
Analysis: Direct Microscopy; Method IAQ 101; Modified ASTM D7391
Job ID / Site: 14135- [redacted]

Client ID: L1738
Report Number: F155613
SGSFL Job ID: L1738
Date Received: 06/19/24
Date Analyzed: 06/20/24
Date Printed: 06/20/24
First Reported: 06/20/24

Total Samples Submitted: 9
Total Samples Analyzed: 9

Lab Number	40231310				40231311				40231312			
Sample ID	A-1				A-2				A-3			
Location	OUTDOOR - CONTROL				KITCHEN , ENTRY				LIVING ROOM , COFFEE BAR			
Sample Date	06/19/24				06/19/24				06/19/24			
Volume	75.0 L				75.0 L				75.0 L			
Organism	Spores*	%	LOD	S/m³	Spores*	%	LOD	S/m³	Spores*	%	LOD	S/m³
Alternaria	ND	-	-	ND	1	23.1	13	13	ND	-	-	ND
Ascospores	1	8.1	31	31	ND	-	-	ND	ND	-	-	ND
Basidiospores	9	73.3	31	280	1	53.8	31	31	2	10	31	62
Beltrania	1	3.5	13	13	ND	-	-	ND	ND	-	-	ND
Cladosporium	1	8.1	31	31	ND	-	-	ND	1	5	31	31
Penicillium / Aspergillus	ND	-	-	ND	ND	-	-	ND	17	85	31	530
Rusts/smuts/myxomycetes	2	7	13	27	1	23.1	13	13	ND	-	-	ND
Total	14			380	3			58	20			620
Particulate Density	Trace				Major				Minor			
Particles	Number		LOD	P/m3	Number		LOD	P/m3	Number		LOD	P/m3
HYPHAL FRAGMENTS *	ND	-	-	ND	ND	-	-	ND	ND	-	-	ND
Comments												

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SGS

Final Report

Non-Viable Air Fungal Analysis

Express Air Testing Inc.
Dan Lugojanu
2307 W. Victory Blvd.

Burbank, CA 91506

Sample Type: Allergenco-D
Analysis: Direct Microscopy; Method IAQ 101; Modified ASTM D7391
Job ID / Site: 14135-[redacted]

Client ID: L1738
Report Number: F155613
SGSFL Job ID: L1738
Date Received: 06/19/24
Date Analyzed: 06/20/24
Date Printed: 06/20/24
First Reported: 06/20/24

Total Samples Submitted: 9
Total Samples Analyzed: 9

Lab Number	40231313				40231314				40231315			
Sample ID	A-4				A-5				A-6			
Location	NURSERY				BEDROOM				MASTER BEDROOM			
Sample Date	06/19/24				06/19/24				06/19/24			
Volume	75.0 L				75.0 L				75.0 L			
Organism	**Spores***	**%**	**LOD**	**S/m³**	**Spores***	**%**	**LOD**	**S/m³**	**Spores***	**%**	**LOD**	**S/m³**
Alternaria	ND	-	-	ND	ND	-	-	ND	ND	-	-	ND
Ascospores	ND	-	-	ND	1	8.7	31	31	ND	-	-	ND
Basidiospores	2	100	31	62	ND	-	-	ND	2	82.4	31	62
Beltrania	ND	-	-	ND	ND	-	-	ND	ND	-	-	ND
Cladosporium	ND	-	-	ND	1	8.7	31	31	ND	-	-	ND
Penicillium / Aspergillus	ND	-	-	ND	9	78.9	31	280	ND	-	-	ND
Rusts/smuts/myxomycetes	ND	-	-	ND	1	3.7	13	13	1	17.6	13	13
Total	2			62	12			360	3			76
Particulate Density	Minor				Minor				Major			
Particles	**Number**		**LOD**	**P/m3**	**Number**		**LOD**	**P/m3**	**Number**		**LOD**	**P/m3**
HYPHAL FRAGMENTS *	1	-	31	31	ND	-	-	ND	ND	-	-	ND
Comments												

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SGS

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SGSFL Job ID: L1738
Date Received: 06/19/24
Date Analyzed: 06/20/24
Date Printed: 06/20/24
First Reported: 06/20/24

Total Samples Submitted: 9
Total Samples Analyzed: 9

Lab Number	40231316				40231317				40231318			
Sample ID	A-7				A-8				A-9			
Location	MASTER BATHROOM				HALL BATHROOM				OFFICE			
Sample Date	06/19/24				06/19/24				06/19/24			
Volume	75.0 L				75.0 L				75.0 L			
Organism	Spores*	%	LOD	S/m³	Spores*	%	LOD	S/m³	Spores*	%	LOD	S/m³
Alternaria	ND	-	-	ND	1	3.1	13	13	ND	-	-	ND
Ascospores	ND	-	-	ND	2	14.4	31	62	ND	-	-	ND
Basidiospores	1	50	31	31	3	21.6	31	93	1	33.3	31	31
Beltrania	ND	-	-	ND	ND	-	-	ND	ND	-	-	ND
Cladosporium	1	50	31	31	4	28.9	31	120	2	66.7	31	62
Penicillium / Aspergillus	ND	-	-	ND	4	28.9	31	120	ND	-	-	ND
Rusts/smuts/myxomycetes	ND	-	-	ND	1	3.1	13	13	ND	-	-	ND
Total	2			62	15			430	3			93
Particulate Density	Minor				Major				Minor			
Particles	Number		LOD	P/m3	Number		LOD	P/m3	Number		LOD	P/m3
HYPHAL FRAGMENTS *	ND	-	-	ND	1	-	31	31	ND	-	-	ND
Comments												

3777 Depot Road, Suite 409, Hayward, CA 94545 / Phone: 510.887.8828 800.827.FASI / Fax: 510.887.4218 / https://falaboratories.sgs.com

Final Report

Non-Viable Air Fungal Analysis

Express Air Testing Inc.
Dan Lugojanu
2307 W. Victory Blvd.

Burbank, CA 91506

Sample Type: Allergenco-D
Analysis: Direct Microscopy; Method IAQ 101; Modified ASTM D7391
Job ID / Site: 14135- 34466 BACON PL. FREMONT, CA. 94555

Client ID: L1738
Report Number: F155613
SGSFL Job ID: L1738
Date Received: 06/19/24
Date Analyzed: 06/20/24
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Total Samples Submitted: 9
Total Samples Analyzed: 9

Explanations:

Spores*	Actual number of spores counted in portion of sample examined
%	Percent of Total
LOD	Limit of Detection (Units are the same as result units)
S/m³	Spores per cubic meter of air sampled
Spores/S	Number of spores per sample
*	Not included in Totals Calculations
ND	None Detected
Particulate Density	Amount of background particulate present
-	Not Applicable
P	Particles excluding fungal spores
P/m³	Particles per cubic meter of air sampled
P/S	Number of particles per sample

Background Particulate Density Estimated As Follows:

Trace	1 (<5% Occluded) Very little present
Minor	2 (>5% & <25% Occluded) Present but not in large quantity
Major	3 (>25% & <50% Occluded) Present in most of sample
Abundant	4 (>50% Occluded) Covering almost entire sample
Overloaded	5 Covering entire sample

Guidelines For Interpretation:

No accepted quantitative regulatory standards currently exist by which to assess the health risks related to mold exposure. Molds have been associated with a variety of health effects and sensitivity varies from person to person.

Several organizations, including: the American Conference of Governmental Industrial Hygienists (ACGIH); the American Industrial Hygiene Association (AIHA); the Indoor Air Quality Association (IAQA); the United States Environmental Protection Agency (USEPA); the Centers for Disease Control (CDC), as well as the California Department of Health Services (CADHS), have all published guidelines for assessment and interpretation of mold resulting from water intrusion in buildings.

SGSFL reports solely the organisms observed on the sample(s). The limit of detection is based on observing one spore/colony per area analyzed. This is not an inclusive list of the fungal types identified in the microbiology laboratory.

Maria E. Casper

Maria Cosper, Lead Laboratory Supervisor, Hayward Laboratory

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