



December 23, 2023

**Subject: Report of Initial Findings - A5 Environmental Project No.: 122023-01**

<b>To: Frankie Ramirez Ibarra</b>	<b>From: Alan Benavente</b>
<b>Deputy public administration for TTC</b>	<b>A5 Environmental</b>
<b>1315 Ameluxen Ave Hacienda Heights, CA 91745</b>	<b>3332 Tonia Avenue Altadena, CA 91001</b>
<b>Phone: 213-503-0246</b>	<b>Phone: 818-822-6152</b>

Dear Mrs. Frankie Ibarra,

On December 20, 2023, A5 Environmental visited the residence at 1315 Ameluxen Ave Hacienda Heights, CA 91745 to conduct a Mold Assessment. The limited asbestos survey was only performed on materials that may be removed from the scope of report as described in this report.

During the inspection A5 Environmental made visual assessments, recorded moisture meter readings, and collected the following sample:

- one ambient air sample from the dining room.
- one ambient air sample from the kitchen.
- one ambient air sample outdoors for comparison.
- one tape lift sample on the west divider wall in the atrium.
- one tape lift sample north lower kitchen wall.
- one tape lift sample from the west wall in the bedroom.
- one tape lift sample from the west wall in the master bedroom.
- three bulk samples from walls in the bedroom, bathroom, and master bathroom.

The samples were submitted to EMLab located in Glendale, CA for analysis.

#### **BACKGROUND:**

During the inspection, the following information was provided to A5 Environmental by the client:

- Resident was concerned with mold growth in the bedroom and unit.
- One room was not evaluated due to the presence of a dog.

## **VISUAL OBSERVATIONS/RECOMMENDATIONS:**

### Outdoor:

- Downspouts are not present.

### Interior:

- Debris and rubbish were observed throughout the residence floors.

### Bedroom:

- Suspect mold growth was observed in Northwest wall.
- Elevations of moisture were detected in the flooring near the West wall.
- A tape lift sample was collected.

### Atrium:

- No elevations of moisture detected.
- Suspect mold growth was observed on the Northwest and South wall.
- A tape lift sample was collected.

### Master bedroom:

- Suspect mold growth was observed throughout.
- Tape lift sample was collected.

### Kitchen:

- Water damage was observed in the kitchen sink cabinetry.
- Suspect mold growth was observed.
- Tape lift sample was collected.
- Ambient air sample was collected.

### Dining room:

- An ambient air sample was collected.

## **FINDINGS:**

### Moisture Readings

#### Moisture Readings

#### **Delmhorst BD-10 Penetrating Moisture Meter**

Elevated moisture readings (\*above 17-20% on the wood scale (WS) and 50% on the reference scale (RS)) were identified in the following locations at the time of the survey:

- Elevated moisture levels in the master bedroom wall at 90% RS.
- Elevated moisture levels in the master bathroom wall at 85% RS.



### Analytical Samples

The results of the laboratory samples analyzed were as follows:

- Ambient air sample from the dining room- elevated levels Chaetomium, elevated levels of Stachybotrys when compared to outdoors.
- Ambient air sample from kitchen – elevated levels Chaetomium, elevated levels of Stachybotrys when compared to outdoors.
- Tape lift sample Kitchen wall – Penicillium/Aspergillus and Chaetomium mold growth
- Tape lift sample Atrium dividing wall – Cladosporium, Chaetomium, and Penicillium/Aspergillus mold growth.
- Tape lift west bedroom wall – Cladosporium, Chaetomium, and Penicillium/Aspergillus mold growth.
- Tape lift Master bedroom– Penicillium/Aspergillus and Chaetomium mold growth

### **METHODOLOGY**

A visual inspection of the sampling areas was conducted to determine representative suspect materials and homogeneous areas that are visually similar in color, texture, general appearance, and that were installed at the same time. For these sampling activities, the inspector listed materials suspected to contain asbestos and gave a general description of their location. The inspector also evaluated the overall condition of the materials and assess whether the materials were friable or non-friable by touching the material, where practicable.

Bulk samples were collected using a clean knife, chisel or other appropriate tool. Each sample was sealed in the appropriate sized plastic zip lock bag and the bag was then labeled with a unique identification number. The sample number, description, and location were then recorded on a log and plotted on a floor plan of the Structure or area. Sampling tools were cleaned after collecting each sample. Any excess dust or debris from the sample location was cleaned using a moistened cloth.

This inspection for ACMs and ACCMs was performed in general accordance with applicable rules and regulations including but not limited to the following:

- Asbestos Hazard Emergency Response Act (AHERA); Title 40, Code of Federal Regulations (40 CFR) 763 Subpart E
- Asbestos School Hazard Abatement Reauthorization Act (ASHARA); Section 206 of the Toxic Substance Control Act
- National Emissions Standards for Hazardous Air Pollutants (NESHAPS); 40 CFR 61 Subpart M.
- South Coast Air Quality Management District (SCAQMD) Rule 1403
- California Code of Regulations (CCR), Title 8, Section 1529

### **FINDINGS**

A total of three (3) bulk samples were collected by A5 Environmental and submitted to EMLab P&K in Glendale, California for Polarized Light Microscopy (PLM) analysis to evaluate for the presence

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of asbestos. EMLab is located at 1010 N Central Avenue, Suite 390, Glendale, CA 91202 and they can be reached at 866-888-6653. NVLAP LAB CODE: 200945-0. The results indicate the following:

Sample Number	Material	Location	Asbestos Content	Friability	Total Quantity	Condition
A	Drywall with joint compound	Throughout	2% Chrysotile	Friable	320 sq ft	Good

\*All quantities should be verified by a contractor.

The drywall with joint compound contained 2% Chrysotile asbestos.

No other materials were sampled as part of this limited survey.

### CONCLUSIONS:

A5 Environmental was contracted to perform a mold assessment of the residence. During the assessment, observations were recorded, a moisture survey was performed, and mold samples were collected.

In the bathroom on the south wall. Elevated moisture readings were detected. Visible mold was observed on the ceiling. Therefore, mold remediation is recommended.

In the Master Bedroom, samples were collected on the west wall. Mold was observed on all walls as well as the floor and ceiling. Samples showed Chaetomium and Penicillium/Aspergillus growth. Due to these findings, mold remediation is recommended.

In the kitchen, water damage was observed around the kitchen sink cabinetry. Mold growth was observed and confirmed via laboratory analysis. Due to these findings, mold remediation is recommended. A sample was also collected from the dining room with elevations of mold spores.

In the Atrium area, a tape lift sample was collected from visible mold growth finding Cladosporium, Chaetomium, and Penicillium/Aspergillus. Due to these findings, mold remediation is recommended.

### RECOMMENDATIONS:

Based on the observations made during this assessment, the following recommendations were developed for the subject property.

1. Questions regarding the habitability of the residence and/or health concerns of any of its occupants should be directed to a physician.
2. The water source should be identified, confirmed and repaired.



3. A5 Environmental recommends a contractor that is knowledgeable and trained in conducting the required work perform all mold related services. The selected contractor should use appropriate engineering controls (pre-cleaning, containment, air filtration devices, etc.) and personal protective equipment while providing the services.
    - A5 Environmental recommends photo documentation of remedial activities, to include containment integrity, destructive testing findings and verification of removal of mold affected materials.
    - Because building materials are going to be disturbed as a result of mold growth or water damage the remediation contractor should be aware, **asbestos and lead-based paint could be present.**
  4. All construction activities should be isolated and controlled to restrict dust and debris from entering occupied areas or the HVAC system.
  5. It is advisable that the residents not have access to the work area during the mold related work.
  6. Perform the following remediation actions under negative air containment:
    - 6.1 Bedroom:
      - Remove a 4 x 4 foot section of wall from the Northwest corner containing mold.
      - Remove and dispose of insulation and any debris found within exposed wall cavities.
      - Exposed wooden structural members exhibiting staining should be sanded, wire brushed, HEPA vacuumed, damp wiped and HEPA vacuumed again.
      - The remedial contractor should observe the backside of removed wall materials and carefully evaluate for growth into adjacent areas. The contractor should also use a mirror to look up, down and to the side of the still covered wall and ceiling cavities. The observation of growth warrants the removal of the affected drywall to extend two feet beyond visible mold growth.
    - 6.2 Master bathroom:
      - Remove all debris
      - Remove all sink cabinetry.
      - Remove entire ceiling.
      - Remove north wall from floor to ceiling.
      - Remove and dispose of insulation and any debris found within exposed wall cavities.
      - Exposed wooden structural members exhibiting staining should be sanded, wire brushed, HEPA vacuumed, damp wiped and HEPA vacuumed again.
      - The remedial contractor should observe the backside of removed wall materials and carefully evaluate for growth into adjacent areas. The contractor should also use a mirror to look up, down and to the side of the still covered wall and ceiling cavities.
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The observation of growth warrants the removal of the affected drywall to extend two feet beyond visible mold growth.

### 6.3 : Master bedroom

- Remove all debris.
- Remove all walls.
- Remove entire ceiling.
- Remove and dispose of insulation and any debris found within exposed wall cavities.
- Exposed wooden structural members exhibiting staining should be sanded, wire brushed, HEPA vacuumed, damp wiped and HEPA vacuumed again.
- The remedial contractor should observe the backside of removed wall materials and carefully evaluate for growth into adjacent areas. The contractor should also use a mirror to look up, down and to the side of the still covered wall and ceiling cavities. The observation of growth warrants the removal of the affected drywall to extend two feet beyond visible mold growth.

### 6.5: Atrium

- Detail clean the containment area. Remove baseboards and lower wall ceiling drywall trim.
- Remove drywall on south, west, and north walls.
- Remove and dispose of insulation and any debris found within exposed wall cavities.
- Exposed wooden structural members exhibiting staining should be sanded, wire brushed, HEPA vacuumed, damp wiped and HEPA vacuumed again.
- The remedial contractor should observe the backside of removed wall materials and carefully evaluate for growth into adjacent areas. The contractor should also use a mirror to look up, down and to the side of the still covered wall and ceiling cavities. The observation of growth warrants the removal of the affected drywall to extend two feet beyond visible mold growth.

### 6.6: Dining area:

- Install an air scrubber.

### 6.7 Kitchen:

- Remove all debris
- Remove all sink cabinetry.
- Remove North wall from floor to four feet.
- Remove and dispose of insulation and any debris found within exposed wall cavities.
- Exposed wooden structural members exhibiting staining should be sanded, wire brushed, HEPA vacuumed, damp wiped and HEPA vacuumed again.
- The remedial contractor should observe the backside of removed wall materials and carefully evaluate for growth into adjacent areas. The contractor should also use a mirror to look up, down and to the side of the still covered wall and ceiling cavities.



The observation of growth warrants the removal of the affected drywall to extend two feet beyond visible mold growth.

7. HEPA vacuuming and damp wiping of all surfaces in the containment (including containment barriers) and all horizontal surfaces in the areas just outside the containment is warranted.
8. Air scrubbing should be performed in the containment areas and in the areas just outside the containment for at least twenty-four hours after the completion of remedial and cleaning activities. The air scrubbers should be sealed and turned off 8-12 hours prior to the post remediation assessment.
9. **Upon completion of the remediation work, the remediation supervisor must inspect the containment area and adjacent areas to ensure all affected areas have been removed. If additional damage or mold is observed outside of the scope of work, the remediation supervisor should immediately contact the client or consultant for direction. Further remediation may be warranted to meet post mold remediation criteria.**
10. It is recommended that the remedial contractor consult with a structural engineer prior to removing any structural member.
11. Prior to beginning the re-build, all building materials should register a moisture content that is within background levels.
12. Growth inhibitors are not normally necessary. In the unusual circumstance of its use the remediation contractor must first consult with the homeowner and A5 Environmental prior to its application to discuss the pros and cons of chemical usage including detailed information regarding potential health effects.
  - Any use of such inhibitors/sealants should only be applied after the post remediation inspection.
13. HVAC systems filter media should be inspected and replaced if necessary following remediation and renovation activities.
14. A post remediation assessment, both visual and analytical, should be performed to insure pre-loss environmental conditions. Criteria points for post mold remediation evaluation include:
  - The designated work scope was completed.
  - Where containments were specified, the containments must be in place and intact.
  - The work area must be visually free of dust and debris.
  - No visible mold in affected areas.
  - Moisture content of building materials are within background levels.



- Analytical results must indicate that the indoor airborne mold levels and types are similar to the outdoor airborne levels. In most cases a sample will be collected in the containment area/s and in immediately adjacent area/s to determine the efficiency of the containment barriers and engineering controls during the remedial activities.

## **WARRANTIES**

The inspection and testing report is based on the condition of the subject property existing and apparent on the precise time and exact date of the inspection. Not all conditions may be apparent on the inspection and testing date due to weather conditions, inoperable systems, inaccessibility of areas of the subject property, or for other reasons.

The inspector is not responsible or liable for the non-discovery of any water damage, water problems, or mold contamination or mold problems, or other conditions of the subject property, or any other problems that may become evident after the inspection and testing time date. Inspector is neither an insurer nor guarantor against water problems, mold problems, or other defects in the subject property and improvements, systems, or components inspected. Inspector makes no warranty, express or implied as to the fitness for use or condition of the systems or components inspected. Inspector assumes no responsibility for the cost of repairing any water problems, or any other defects or conditions. Inspector is not responsible or liable for any future water problems, mold problems, or any other future failures or repairs.

A5 Environmental has prepared this report for the exclusive use of its client. A5 Environmental, in performing its professional services, has applied scientific judgment that it believes is consistent with industry standards. A5 Environmental inspected structures and/or contents in a good faith effort to observe pertinent detail. Due to the limitations of time, access, and other variables, certain details may have been overlooked. A5 Environmental has relied in good faith upon the information and representations of others in the preparation of this report and the opinions expressed herein. Accordingly, A5 Environmental accepts no responsibility for deficiencies, omissions, misrepresentations, or fraudulent acts of persons interviewed.

A5 Environmental assumes no liability for any loss, injury, claim, or damage arising directly or indirectly from any use or reliance on this report or the opinions expressed herein. A5 Environmental makes no warranty, express or implied. This report is limited only to the samples taken and locations sampled. Additional sampling may be needed to further identify other pollutants, or other mold/ fungus affected areas inside the property.

Thank you for the opportunity to work with you on this project. Please call the undersigned at (818) 822-6152, if you have questions.







Alan Benavente  
Registered Environmental Health Specialist No. 8399  
A5 Environmental

**ATTACHMENTS:**

Site Map (1 Page)

Sample results and chain of custody (13 Pages)

Certifications (2 Pages)





Front of residence



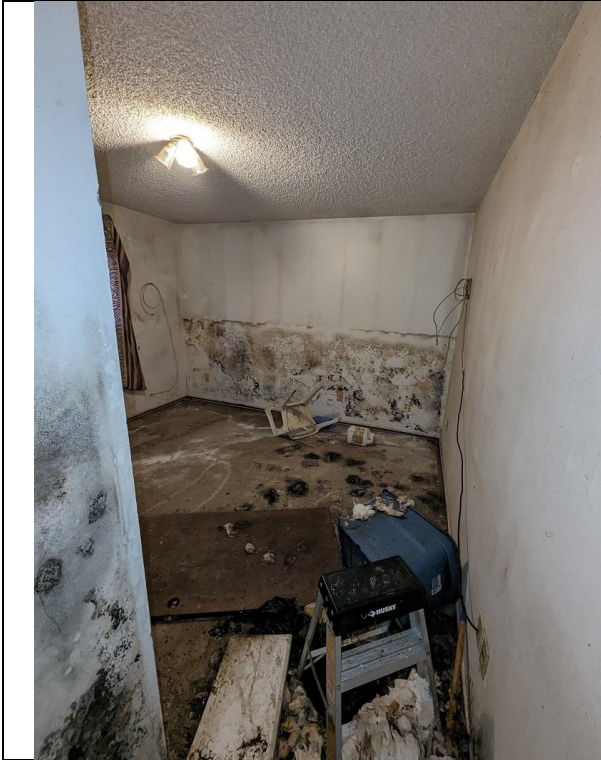
No downspouts



Debris throughout floor



Mold growth



Master bedroom mold growth



Mold growth



Kitchen



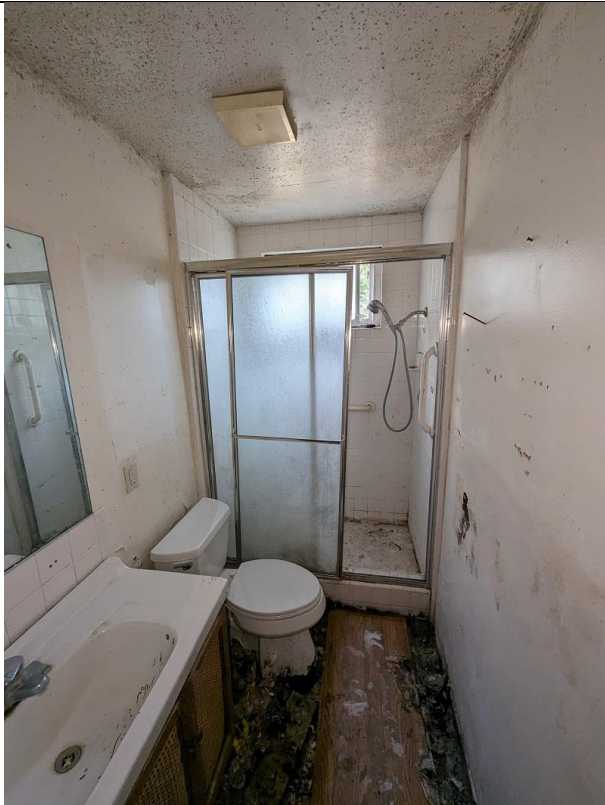
Water damage



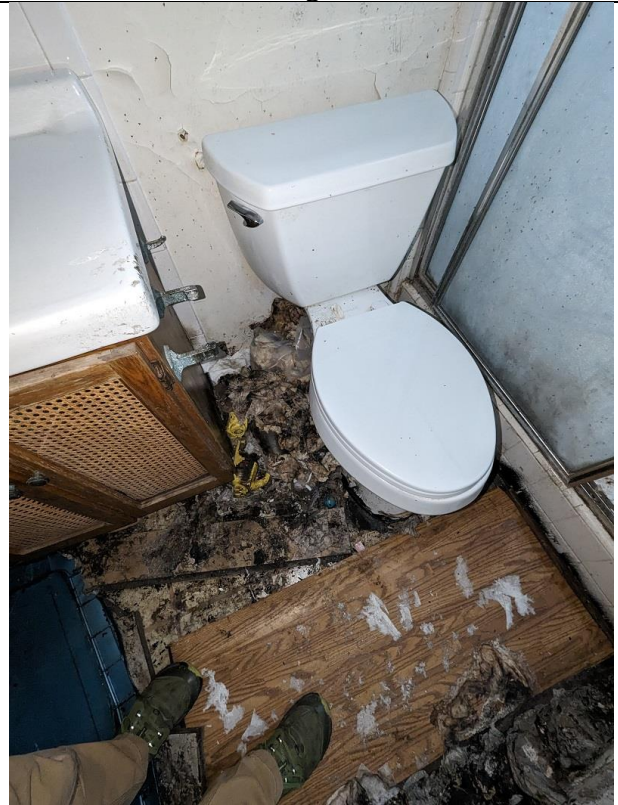
Bedroom



Mold growth



Master bathroom



Debris throughout

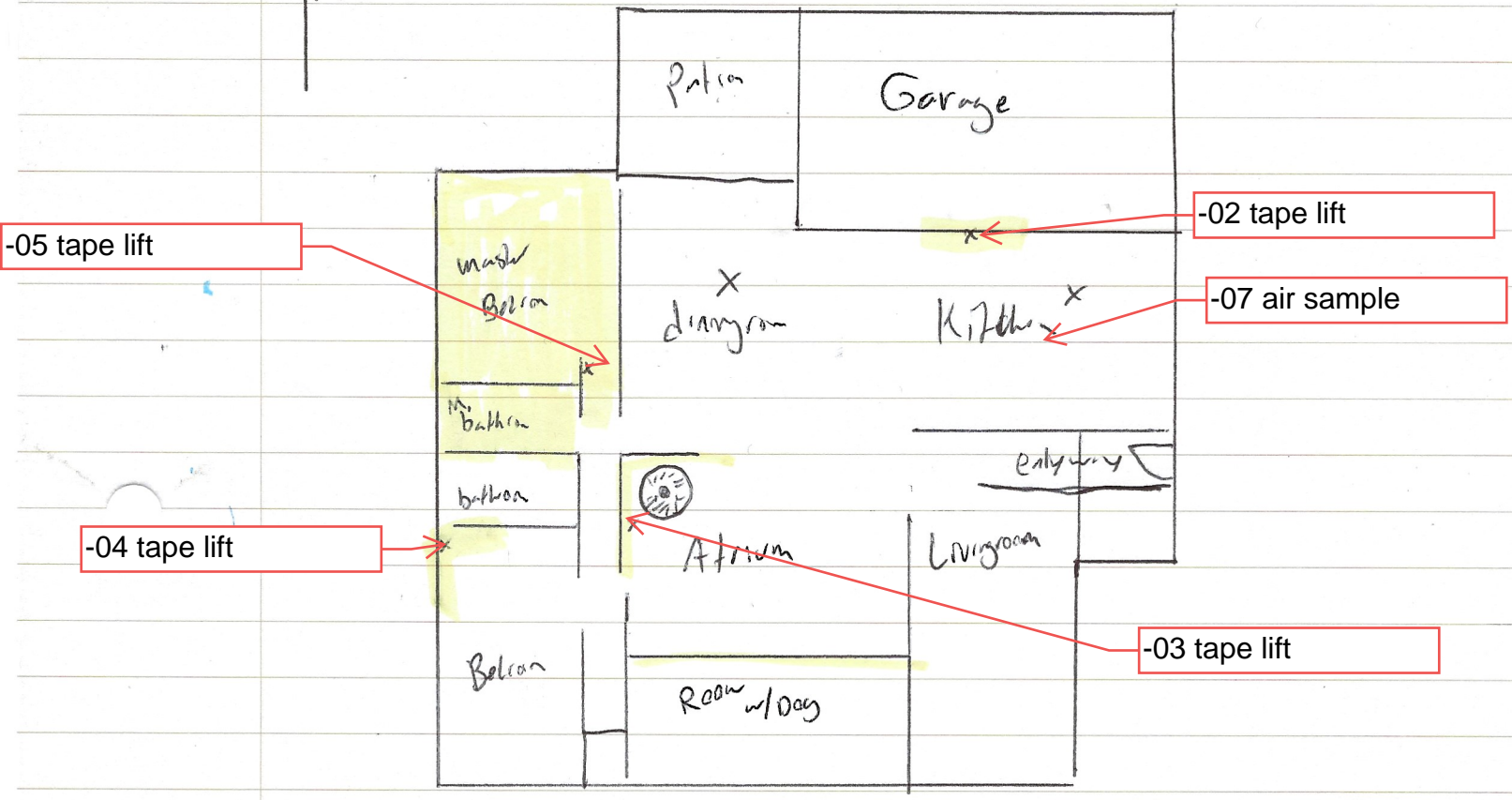


Mold growth



Mold growth

1315 Ameluxen Ave.





Environmental

Turn Around Time

Standby

(TAT)



003488403

### A5 Environmental Laboratory Chain of Custody

Project No.: 122023-01	Project Name: 1315 Amelunxen Ave	Sampling By: Alan Benavente-Sauval Vega	Number of Samples: 10	Date(s) Collected: 12-20-2023	Page No.: 1	Total Pages: 2
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Sample No.:	Sample Location & Comments	Start Flow Rate End Flow Rate	Start Time Stop Time	Total Volume Area/SQFT	Type of Analysis Sample Serial Number
122023-01-1	Od. lines C9.3% C8.7%	15 4/4	5m	7SL	Analysis Type: Spore tag Serial No.: 0345
-2	Kitchen wall type PPL	X	X	X	Analysis Type: Direct Run Serial No.: 8249
-3	Attic type (PPL)	X	X	X	Analysis Type: Direct Run Serial No.: 8233
-4	Bed room type	X	X	X	Analysis Type: Direct Run Serial No.: 8323
-5	Master Bedroom	X	X	X	Analysis Type: Direct Run Serial No.: 8231
-6	Dining Room C9.6% C5.4%	15 4/4	5m	7SL	Analysis Type: Spore tag Serial No.: 0364
-7	Kitchen C9.3% C4.9%	15 4/4	5m	7SL	Analysis Type: Spore tag Serial No.: 0342
-8	Bedroom bulk sample	X	X	X	Analysis Type: PLM Serial No.:
-9	Bedroom bulk sample	X	X	X	Analysis Type: PLM Serial No.:

Relinquished By (Print & Sign) (Date & Time) Samuel Vega 12-20-2023 4:10pm

Received By (Print & Sign) (Date & Time) Raymond Dalton DEC 20 2023 4:05pm

Relinquished By (Print & Sign) (Date & Time)

Received By (Print & Sign) (Date & Time)

Special Instructions:

Stop Positive:	Yes	No	E-mail to Additional Party: alan@a5environmental.com
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A5 Environmental: 3332 Tonia Avenue, Altadena, CA Phone# 818-822-6152



**A5 Environmental Laboratory Chain of Custody**

Turn Around Time  
(TAT)

*Stacil*



003488403

Project No.:	Project Name:	Sampling By:	Number of Samples:	Date(s) Collected:	Page No.:	Total Pages
122023-01	1315 Ameluna Ave	Atan-Benavente Samuel Lopez	10	12-20-2023	2	of 2
Sample No.:	Sample Location & Comments	Start Flow Rate End Flow Rate	Start Time Stop Time	Total Volume Area/SOFT	Type of Analysis Sample Serial Number	
122023-01-19	metal- high wall bank slope	✓	✓	✓	Analysis Type: PLM Serial No.:	
					Analysis Type: Serial No.:	
					Analysis Type: Serial No.:	
					Analysis Type: Serial No.:	
					Analysis Type: Serial No.:	
					Analysis Type: Serial No.:	
					Analysis Type: Serial No.:	
					Analysis Type: Serial No.:	
					Analysis Type: Serial No.:	

Relinquished By (Print & Sign)(Date & Time) *Samuel Lopez* 12-20-23 4:10pm

Received By (Print & Sign) (Date & Time) *Raymond Dalton* DEC 20 2023 4:05pm

Relinquished By (Print & Sign)(Date & Time)

Special Instructions:

Step Positive:  Yes  No

E-mail to Additional Party: alan@a5environmental.com

A5 Environmental: 3332 Tonia Avenue, Altadena, CA Phone# 818-822-6152



Report for:

**Alan Benavente, CAC LIA REHS**  
**A5 Environmental Inc.**  
3332 Tonia Avenue  
Altadena, CA 91001

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Regarding: Eurofins EPK Built Environment Testing, LLC  
Project: 122023-01; 1315 Ameluxen Ave  
EML ID: 3488403

Approved by:

Dates of Analysis:  
Spore trap analysis: 12-21-2023



Technical Manager  
Roshanak Kalantari

Service SOPs: Spore trap analysis (EB-MY-S-1038)  
AIHA-LAP, LLC accredited service, Lab ID #173068

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All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested. Information supplied by the client which can affect the validity of results: sample air volume.

Eurofins EPK Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins EPK Built Environment Testing, LLC's LabServe® reporting system includes automated fail-safes to ensure that all AIHA-LAP, LLC quality requirements are met and notifications are added to reports when any quality steps remain pending.

Client: A5 Environmental Inc.  
C/O: Alan Benavente, CAC LIA REHS  
Re: 122023-01; 1315 Ameluxen Ave

Date of Sampling: 12-20-2023  
Date of Receipt: 12-20-2023  
Date of Report: 12-21-2023

**SPORE TRAP REPORT: NON-VIABLE METHODOLOGY**

Location:	122023-01-1: Outdoors			122023-01-6: Dining room		
Comments (see below)	A			None		
Lab ID-Version‡:	17018063-1			17018064-1		
Analysis Date:	12/21/2023			12/21/2023		
	raw ct.	% read	spores/m3	raw ct.	% read	spores/m3
Alternaria	2	100	27	1	100	13
Ascospores	4/2	25/100	240	3	25	160
Basidiospores	2	25	110	4/2	25/100	240
Chaetomium				50	100	670
Cladosporium	5/6	25/100	350	11	25	590
Epicoccum						
Fusarium						
Myrothecium						
Nigrospora						
Other brown						
Other colorless						
Penicillium/Aspergillus types†	4	25	210	43	25	2,300
Pithomyces						
Rusts						
Smuts, Periconia, Myxomycetes	2	100	27	241	25	13,000
Stachybotrys				287	100	3,800
Stemphylium				1	100	13
Torula						
Ulocladium	2	100	27			
Zygomycetes						
Background debris (1-4+)††	2+			3+		
Hyphal fragments/m3	53			690		
Pollen/m3	< 13			13		
Skin cells (1-4+)	< 1+			1+		
Sample volume (liters)	75			75		
<b>§ TOTAL SPORES/m3</b>			<b>990</b>			<b>21,000</b>

**Comments:** A) 6 of the raw count *Cladosporium* spores were present as a single clump.

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

††Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

The analytical sensitivity is the spores/m<sup>3</sup> divided by the raw count, expressed in spores/m<sup>3</sup>, per spore and per sample.

For more information regarding analytical sensitivity, please contact QA by calling the laboratory.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

§ Total Spores/m<sup>3</sup> has been rounded to two significant figures to reflect analytical precision.

Client: A5 Environmental Inc.  
 C/O: Alan Benavente, CAC LIA REHS  
 Re: 122023-01; 1315 Ameluxen Ave

Date of Sampling: 12-20-2023  
 Date of Receipt: 12-20-2023  
 Date of Report: 12-21-2023

**SPORE TRAP REPORT: NON-VIABLE METHODOLOGY**

Location:	122023-01-7: Kitchen		
Comments (see below)	B		
Lab ID-Version‡:	17018065-1		
Analysis Date:	12/21/2023		
	raw ct.	% read	spores/m3
Alternaria			
Ascospores	4/2	25/100	240
Basidiospores	4	25	210
Chaetomium	8	100	110
Cladosporium	15	25	800
Epicoccum			
Fusarium			
Myrothecium			
Nigrospora			
Other brown	1	100	13
Other colorless			
Penicillium/Aspergillus types†	63/14	25/100	3,500
Pithomyces			
Rusts			
Smuts, Periconia, Myxomycetes	188	25	10,000
Stachybotrys	141	100	1,900
Stemphylium			
Torula			
Ulocladium			
Zygomycetes			
Background debris (1-4+)††	3+		
Hyphal fragments/m3	200		
Pollen/m3	< 13		
Skin cells (1-4+)	1+		
Sample volume (liters)	75		
<b>§ TOTAL SPORES/m3</b>			<b>17,000</b>

**Comments:**B) 14 of the raw count *Penicillium/Aspergillus* type spores were present as a single clump.

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

††Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

The analytical sensitivity is the spores/m<sup>3</sup> divided by the raw count, expressed in spores/m<sup>3</sup>, per spore and per sample.

For more information regarding analytical sensitivity, please contact QA by calling the laboratory.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

§ Total Spores/m<sup>3</sup> has been rounded to two significant figures to reflect analytical precision.

Report for:

**Alan Benavente, CAC LIA REHS**  
**A5 Environmental Inc.**  
3332 Tonia Avenue  
Altadena, CA 91001

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Regarding: Eurofins EPK Built Environment Testing, LLC  
Project: 122023-01; 1315 Ameluxen Ave  
EML ID: 3488403

Approved by:

Dates of Analysis:  
Asbestos PLM: 12-21-2023



Approved Signatory  
Roshanak Kalantari

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)  
NVLAP Lab Code 200945-0

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All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins EPK Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: A5 Environmental Inc.  
 C/O: Alan Benavente, CAC LIA REHS  
 Re: 122023-01; 1315 Ameluxen Ave

Date of Sampling: 12-20-2023  
 Date of Receipt: 12-20-2023  
 Date of Report: 12-21-2023

**ASBESTOS PLM REPORT**

<b>Total Samples Submitted:</b>	3
<b>Total Samples Analyzed:</b>	3
<b>Total Samples with Layer Asbestos Content &gt; 1%:</b>	2

**Location: 122023-01-8, Bedroom bulk sample**

Lab ID-Version‡: 17018056-1

Sample Layers	Asbestos Content
White Joint Compound	ND
Yellow Tape	ND
Off-White Joint Compound	2% Chrysotile
White Drywall with Brown Paper	ND
<b>Composite Non-Asbestos Content:</b>	10% Cellulose 5% Glass Fibers
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 122023-01-9, Bathroom bulk sample**

Lab ID-Version‡: 17018057-1

Sample Layers	Asbestos Content
Beige Joint Compound 1	2% Chrysotile
Cream Tape	ND
Beige Joint Compound 2	2% Chrysotile
Brown Tape	ND
<b>Composite Non-Asbestos Content:</b>	15% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 122023-01-10, Master bath wall bulk sample**

Lab ID-Version‡: 17018058-1

Sample Layers	Asbestos Content
White Joint Compound	ND
White Drywall with Brown Paper	ND
<b>Composite Non-Asbestos Content:</b>	10% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Report for:

**Alan Benavente, CAC LIA REHS**  
**A5 Environmental Inc.**  
3332 Tonia Avenue  
Altadena, CA 91001

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Regarding: Eurofins EPK Built Environment Testing, LLC  
Project: 122023-01; 1315 Ameluxen Ave  
EML ID: 3488403

Approved by:

Dates of Analysis:

Direct microscopic exam (Qualitative): 12-21-2023



Technical Manager  
Roshanak Kalantari

Service SOPs: Direct microscopic exam (Qualitative) (EM-MY-S-1039)  
AIHA-LAP, LLC accredited service, Lab ID #173068

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All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested.

Eurofins EPK Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins EPK Built Environment Testing, LLC's LabServe® reporting system includes automated fail-safes to ensure that all AIHA-LAP, LLC quality requirements are met and notifications are added to reports when any quality steps remain pending.

Client: A5 Environmental Inc.  
 C/O: Alan Benavente, CAC LIA REHS  
 Re: 122023-01; 1315 Ameluxen Ave

Date of Sampling: 12-20-2023  
 Date of Receipt: 12-20-2023  
 Date of Report: 12-21-2023

**DIRECT MICROSCOPIC EXAMINATION REPORT**

Background Debris and/or Description	Miscellaneous Spores Present*	MOLD GROWTH: Molds seen with underlying mycelial and/or sporulating structures†	Other Comments††	General Impression
Lab ID-Version‡: 17018059-1, Analysis Date: 12/21/2023: Tape sample 122023-01-2: Kitchen wall tape lift				
Heavy	Very few	4+ <i>Penicillium/Aspergillus</i> group (spores, hyphae) 2+ <i>Chaetomium</i> species (ascospores, hyphae)	Moderate amounts of insect parts detected.	Mold growth
Lab ID-Version: 17018060-1, Analysis Date: 12/21/2023: Tape sample 122023-01-3: Atrium tape lift				
Moderate	Very few	3+ <i>Cladosporium</i> species (spores, hyphae) 2+ <i>Chaetomium</i> species (ascospores, hyphae) 1+ <i>Penicillium/Aspergillus</i> group (spores, hyphae)	None	Mold growth
Lab ID-Version: 17018061-1, Analysis Date: 12/21/2023: Tape sample 122023-01-4: Bedroom tape				
Moderate	Very few	4+ <i>Cladosporium</i> species (spores, hyphae, conidiophores) 2+ <i>Chaetomium</i> species (ascospores, hyphae) 1+ <i>Penicillium/Aspergillus</i> group (spores, hyphae)	None	Mold growth
Lab ID-Version: 17018062-1, Analysis Date: 12/21/2023: Tape sample 122023-01-5: Master bedroom				
Moderate	Very few	4+ <i>Chaetomium</i> species (ascospores, ascomata, hyphae) 1+ <i>Penicillium/Aspergillus</i> group (spores, hyphae)	None	Mold growth

\* Indicative of normal conditions, i.e. seen on surfaces everywhere. Includes basidiospores (mushroom spores), myxomycetes, plant pathogens such as ascospores, rusts and smuts, and a mix of saprophytic genera with no particular spore type predominating. Distribution of spore types seen mirrors that usually seen outdoors.

† Quantities of molds seen growing are listed in the MOLD GROWTH column and are graded <1+ to 4+, with 4+ denoting the highest numbers.

†† Some comments may refer to the following: Most surfaces collect a mix of spores which are normally present in the outdoor environment. At times it is possible to note a skewing of the distribution of spore types, and also to note "marker" genera which may indicate indoor mold growth. Marker genera are those spore types which are present normally in very small numbers, but which multiply indoors when conditions are favorable for growth.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".  
 The limit of detection is < 1+ when mold growth is detected.

For additional information necessary for the interpretation of the results, all readers are advised to refer to the document "Direct Exam Details Page" which is available on our website at:  
[www.emlab.com/services/mold-testing/direct-microscopic-exam-qualitative/](http://www.emlab.com/services/mold-testing/direct-microscopic-exam-qualitative/)

Client: A5 Environmental Inc.  
 C/O: Alan Benavente, CAC LIA REHS  
 Re: 122023-01; 1315 Ameluxen Ave

Date of Sampling: 12-20-2023  
 Date of Receipt: 12-20-2023  
 Date of Report: 12-21-2023

**MoldRANGE™: Extended Outdoor Comparison**  
**Outdoor Location: 122023-01-1, Outdoors**

Fungi Identified	Outdoor data	Typical Outdoor Data for: December in California† (n‡=26235)						Typical Outdoor Data for: The entire year in California† (n‡=380349)					
		very low	low	med	high	very high	freq %	very low	low	med	high	very high	freq %
<b>Generally able to grow indoors*</b>													
Alternaria	27	13	13	27	53	80	39	13	13	27	56	110	51
Bipolaris/Drechslera group	-	7	13	13	27	53	9	7	13	13	27	53	12
Chaetomium	-	11	13	13	27	40	13	10	13	13	27	40	19
Cladosporium	350	110	210	640	1,900	3,500	95	110	210	590	1,600	2,700	96
Curvularia	-	9	13	13	27	53	4	7	13	13	29	53	6
Nigrospora	-	7	13	13	27	40	8	7	13	13	33	53	9
Other brown	-	13	13	13	40	53	32	13	13	13	40	53	35
Penicillium/Aspergillus types	210	53	110	270	750	1,300	82	53	89	210	640	1,100	80
Stachybotrys	-	8	13	13	40	80	3	8	13	13	40	67	4
Stemphylium	-	7	13	13	27	40	5	7	13	13	27	40	8
Torula	-	8	13	13	40	53	5	10	13	13	40	67	11
Ulocladium	27	13	13	13	27	40	10	13	13	13	27	40	10
<b>Seldom found growing indoors**</b>													
Ascospores	240	27	53	160	720	1,500	68	27	53	110	400	830	68
Basidiospores	110	53	110	530	3,400	7,300	92	53	67	230	1,000	2,500	91
Rusts	-	13	13	13	40	67	16	13	13	13	53	89	24
Smuts, Periconia, Myxomycetes	27	13	13	40	93	160	60	13	13	40	120	230	68
<b>§ TOTAL SPORES/m3</b>	990												

†The 'Typical Outdoor Data' represents the typical outdoor spore levels for the location and time frame indicated. The last column represents the frequency of occurrence. The very low, low, med, high, and very high values represent the 10, 20, 50, 80, and 90 percentile values of the spore type when it is detected. For example, if the frequency of occurrence is 63% and the low value is 53, it would mean that the given spore type is detected 63% of the time and, when detected, 20% of the time it is present in levels above the detection limit and below 53 spores/m3. These values are updated periodically, and if enough data is not available to make a statistically meaningful assessment, it is indicated with a dash.

§ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

\* The spores in this category are generally capable of growing on wet building materials in addition to growing outdoors. Building related growth is dependent upon the fungal type, moisture level, type of material, and other factors. *Cladosporium* is one of the predominant spore types worldwide and is frequently present in high numbers. *Penicillium/Aspergillus* species colonize both outdoor and indoor wet surfaces rapidly and are very easily dispersed. Other genera are usually present in lesser numbers.

\*\* These fungi are generally not found growing on wet building materials. For example, the rusts and smuts are obligate plant pathogens. However, in each group there are notable exceptions. For example, agents of wood decay are members of the basidiomycetes and high counts of a single morphological type of basidiospore on an inside sample should be considered significant.

‡n = number of samples used to calculate data.

Interpretation of the data contained in this report is left to the client or the persons who conducted the field work. This report is provided for informational and comparative purposes only and should not be relied upon for any other purpose. "Typical outdoor data" are based on the results of the analysis of samples delivered to and analyzed by Eurofins EMLab P&K and assumptions regarding the origins of those samples. Sampling techniques, contaminants infecting samples, unrepresentative samples and other similar or dissimilar factors may affect these results. In addition, Eurofins EMLab P&K may not have received and tested a representative number of samples for every region or time period. Eurofins EMLab P&K hereby disclaims any liability for any and all direct, indirect, punitive, incidental, special or consequential damages arising out of the use or interpretation of the data contained in, or any actions taken or omitted in reliance upon, this report.



Client: A5 Environmental Inc.  
 C/O: Alan Benavente, CAC LIA REHS  
 Re: 122023-01; 1315 Ameluxen Ave

Date of Sampling: 12-20-2023  
 Date of Receipt: 12-20-2023  
 Date of Report: 12-21-2023

**MoldSCORE™: Spore Trap Report**

**Outdoor Sample:** 122023-01-1 Outdoors

Fungi Identified	Outdoor sample spores/m3				Raw count	Spores/m3
	<100	1K	10K	>100K		
<b>Generally able to grow indoors*</b>						
Alternaria					2	27
Bipolaris/Drechslera group					ND	< 13
Chaetomium					ND	< 13
Cladosporium					11	350
Curvularia					ND	< 13
Nigrospora					ND	< 13
Penicillium/Aspergillus types†					4	210
Stachybotrys					ND	< 13
Torula					ND	< 13
Ulocladium					2	27
<b>Seldom found growing indoors**</b>						
Ascospores					6	240
Basidiospores					2	110
Rusts					ND	< 13
Smuts, Periconia, Myxomycetes					2	27
<b>Total</b>						<b>987</b>

**Location:** 122023-01-6 Dining room

Fungi Identified	Indoor sample spores/m3				Raw count	Spores/m3
	<100	1K	10K	>100K		
<b>Generally able to grow indoors*</b>						
Alternaria					1	13
Bipolaris/Drechslera group					ND	< 13
Chaetomium					50	670
Cladosporium					11	590
Curvularia					ND	< 13
Nigrospora					ND	< 13
Penicillium/Aspergillus types†					43	2,300
Stachybotrys					287	3,800
Stemphylium					1	13
Torula					ND	< 13
<b>Seldom found growing indoors**</b>						
Ascospores					3	160
Basidiospores					6	240
Rusts					ND	< 13
Smuts, Periconia, Myxomycetes					241	13,000
<b>Total</b>						<b>20,653</b>

MoldSCORE‡	
100	200
300	Score
	100
	100
	300
	126
	100
	100
	294
	300
	105
	100
	117
	120
	100
	300
<b>Final MoldSCORE</b>	<b>300</b>

Client: A5 Environmental Inc.  
 C/O: Alan Benavente, CAC LIA REHS  
 Re: 122023-01; 1315 Ameluxen Ave

Date of Sampling: 12-20-2023  
 Date of Receipt: 12-20-2023  
 Date of Report: 12-21-2023

**MoldSCORE™: Spore Trap Report**

**Location:** 122023-01-7 Kitchen

Fungi Identified	Indoor sample spores/m3				Raw count	Spores/m3	MoldSCORE‡		
	<100	1K	10K	>100K			100	200	300
<b>Generally able to grow indoors*</b>									
Alternaria					ND	< 13	100		
Bipolaris/Drechslera group					ND	< 13	100		
Chaetomium	█				8	110	246		
Cladosporium	███				15	800	140		
Curvularia					ND	< 13	100		
Nigrospora					ND	< 13	100		
Other brown	█				1	13	105		
Penicillium/Aspergillus types†	██████████				77	3,500	300		
Stachybotrys	██████				141	1,900	300		
Torula					ND	< 13	100		
<b>Seldom found growing indoors**</b>									
Ascospores	██				6	240	148		
Basidiospores	█				4	210	117		
Rusts					ND	< 13	100		
Smuts, Periconia, Myxomycetes	██████████				188	10,000	300		
<b>Total</b>						<b>16,827</b>	<b>Final MoldSCORE 300</b>		

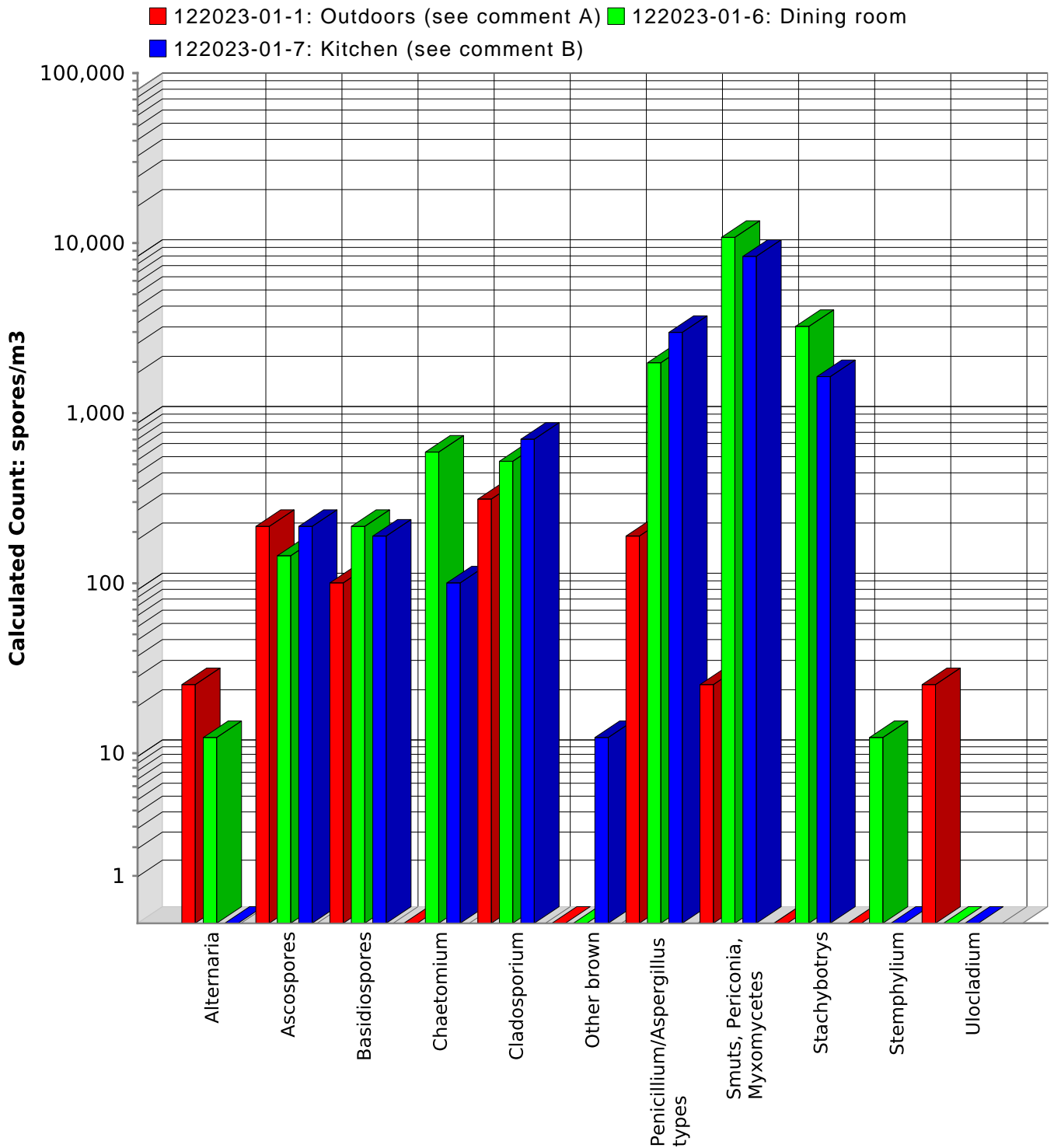
\* The spores in this category are generally capable of growing on wet building materials in addition to growing outdoors. Building related growth is dependent upon the fungal type, moisture level, type of material, and other factors. *Cladosporium* is one of the predominant spore types worldwide and is frequently present in high numbers. *Penicillium/Aspergillus* species colonize both outdoor and indoor wet surfaces rapidly and are very easily dispersed. Other genera are usually present in lesser numbers.

\*\* These fungi are generally not found growing on wet building materials. For example, the rusts and smuts are obligate plant pathogens. However, in each group there are notable exceptions. For example, agents of wood decay are members of the basidiomycetes and high counts of a single morphological type of basidiospore on an inside sample should be considered significant.

†The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods.

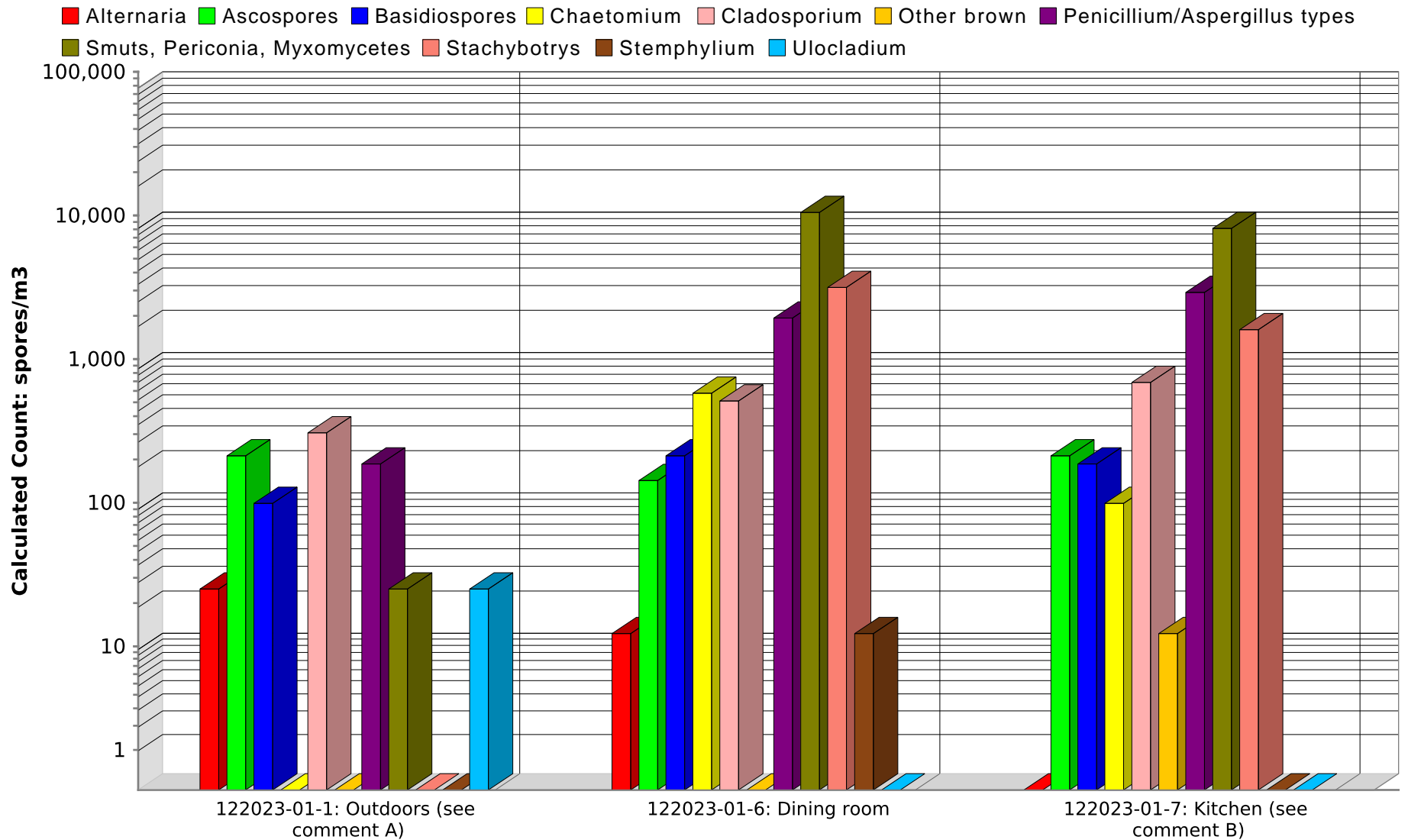
‡Rated on a scale from 100 to 300. A rating less than 150 is low and indicates a low probability of spores originating inside. A rating greater than 250 is high and indicates a high probability that the spores originated from inside, presumably from indoor mold growth. A rating between 150 and 250 indicates a moderate likelihood of indoor fungal growth. MoldSCORE is NOT intended for wall cavity samples. It is intended for ambient air samples in residences. Using the analysis on other samples (like wall cavity samples) will lead to misleading results.

### SPORE TRAP REPORT: NON-VIABLE METHODOLOGY



**Comments:** A) 6 of the raw count *Cladosporium* spores were present as a single clump. B) 14 of the raw count *Penicillium/Aspergillus* type spores were present as a single clump.

### SPORE TRAP REPORT: NON-VIABLE METHODOLOGY



**Comments:** A) 6 of the raw count *Cladosporium* spores were present as a single clump. B) 14 of the raw count *Penicillium/Aspergillus* type spores were present as a single clump.


**TRAINING COURSE COMPLETION CARD**



**Safety Unlimited, Inc.**  
*Certifies that*  
**ALAN S BENAVENTE**  
 Has Successfully Completed  
 24 Hour Hazardous Materials Technician Training  
 In Accordance With Fed-OSHA Regulation 29 CFR  
 1910.120(q)(6)(ii) And all State OSHA and EPA  
 Regulations As Well

Certificate # 19123010222427  
 Date Issued 12/30/2019  
 Training Director Jules Griggs

State of California  
 Division of Occupational Safety and Health  
**Certified Asbestos Consultant**



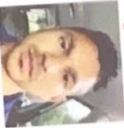
**Alan Steven Benavente**  
 Certification No. 15-5530  
 Expires on 11/17/24

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

**NRPP**  
 NATIONAL RADON PROFICIENCY PROGRAM

**Alan Steven Benavente**  
 Radon Measurement Professional

ID Number: 108692-RMP Valid 2022-11-16 - 2024-11-30



To confirm validity of this certification call 828-348-0185. Verification of adherence to state and local regulations is advised. See reverse for specific certification designations.

**STATE OF CALIFORNIA**  
 Department of Public Health  
 Registered Environmental  
 Health Specialist




Issued pursuant to California Health and Safety Code, Section 106600-106735  
 Biennial Renewal—Expires December 31, 2023

**ALAN STEVEN BENAVENTE**  
 REHS #8399

Signature *Alan S Benavente*

**OSHA**  
 Occupational Safety and Health Administration

This card acknowledges that the recipient has successfully completed a  
 30-hour Occupational Safety and Health Training Course in  
**Construction Safety and Health**

**Alan S Benavente**

Trainer name - print or type **BUCK CLAYSON, CHL, CSP**  
 (Course end date) **1/30/2018**

36-601486898

# LEAD-RELATED CONSTRUCTION CERTIFICATE

**INDIVIDUAL:**



**Alan Benavente**

**CERTIFICATE TYPE:**

Lead Inspector/Assessor

**NUMBER:**

LRC-00000841

**EXPIRATION DATE:**

5/15/2024

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at [www.cdph.ca.gov/programs/clppb](http://www.cdph.ca.gov/programs/clppb) or calling (800) 597-LEAD