Attachment 4

Bay Cities Mold Inspection Services

57 Greenbrae Boardwalk
Greenbrae, CA 94904
Marin Co: (415) 925-0801
Sonoma Co: (707) 824-0423

Mold Testing and Inspections
Residential & Commercial

Jeff Greenberg

March 6, 2026

Re: 2371 Corby Ave., Apt. #15
Santa Rosa, CA. 95407

Dear Mr. Greenberg,

Enclosed find our Mold Inspection Report for the limited inspection at the above captioned property (Site). Please read the entire report to aid in the understanding of the inspection process and the contents of this report.

Thank you,

Robert J. Minton, CIE
Dan Hofbauer, CET,

Attachment 4

Bay Cities Mold Inspection Services

LIMITED VISUAL FUNGAL/MOLD EVALUATION REPORT

2371 Corby Ave., Apt. #15
Santa Rosa, CA. 95407

PROJECT NO. 6143

TESTING AND INSPECTION PERFORMED

February 25, 2026

PREPARED FOR

Mr. Jeff Greenberg

PREPARED BY:
Robert J. Minton, CIE
Dan Hofbauer, CET
BAY CITIES MOLD INSPECTION SERVICES INC.

PART ONE

EVALUATION SITE

2371 Corby Ave., Apt. #15

Santa Rosa, CA. 95407

Job #6143

At the request of Mr. Jeff Greenberg (Client), Bay Cities Mold Inspection Services Inc. (BCMIS) performed a limited indoor environmental microbial investigation at the above referenced site.

REPORTED HISTORY

- (Client) reports that 'the City of Santa Rosa (code enforcement) requested a Mold Inspection at the above referenced site'.

PART TWO

SCOPE OF EVALUATION

BCMIS performed the evaluation, which included a visual inspection and testing of the Evaluation Site for obvious signs of Mold growth and moisture sources.

A Total of Fifteen (15) Samples were collected and were approved by the (Client). They include, Two (2) Outside Baselines (required), Five (5) Interior Air Samples and Eight (8) Swab Samples, which were submitted to Eurofins EPK Built Environment Testing West, LLC ("Laboratory") for analysis.

RESULTS OF VISUAL INSPECTION

The site is an upstairs apartment located in a multi-apartment complex, with 1x8 horizontal exterior siding and composition roofing. The apartment complex is located on a level lot. The age of the building is unknown.

Attachment 4

Interior & Exterior Observations:

	Figure 1. Air Sample taken in the main living space (living room/kitchen area).
	Figure 2. The lower corner wall-to-baseboard transition to the left of the living room sliding glass door has discoloration and probable mold growth. (A Swab Sample was taken from this area-yellow arrow).
	Figure 3. The sliding glass door track in the living room has dust/debris and possible mold growth.

	Figure 4. The entry threshold-to-floor transition (on what appears to be caulking) has discoloration.
	Figure 5. The ceiling above the entry door has discoloration. This condition was also observed in the hallway and kitchen area. (A Swab Sample was taken from this area - yellow arrow).
	Figure 6. The inside of the cabinet above the microwave has discoloration. This appears to be an accumulation of cooking grease. As previously noted, discoloration was also present on the kitchen ceiling, hallway ceiling and the living room ceiling above the entry door.

Figure 7. The vent fins of the wall heater of the apartment have dust and possible mold growth. (A Swab Sample was taken from this area - yellow arrow).

Figure 8. Air Sample taken in bedroom #1.

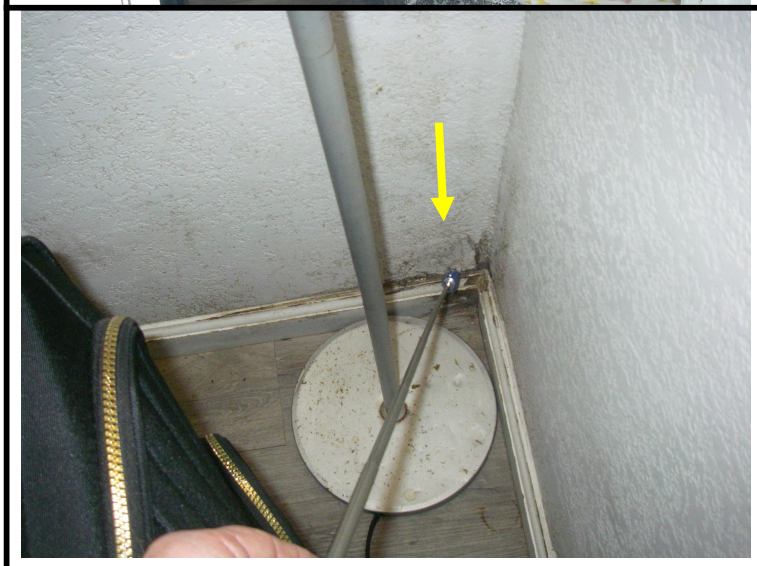

Figure 9. The lower corner wall and baseboard to the left of the window in bedroom #1 has probable mold growth. (A Swab Sample was taken from this area-yellow arrow).

	Figure 10. The window sill in bedroom #1 has discoloration/possible mold growth.
	Figure 11. The wall and baseboard behind the door in bedroom #1 has probable mold growth.
	Figure 12. The ceiling by the closet door in bedroom #1 has possible mold growth-yellow arrows.

Figure 13. The lower wall and baseboard in the closet in bedroom #1 has probable mold growth.

Figure 14. Air Sample taken in bedroom #2.

Figure 15. The window sill in bedroom #2 has discoloration/possible mold growth. (A Swab Sample was taken from this area- yellow arrow).

	Figure 16. The lower wall and baseboard to the right of the bed in bedroom #2 has discoloration/probable mold growth and the wall had moisture at the time of the inspection. (See figure 17 for moisture reading).
	Figure 17. As noted in figure 16, the moisture reading of the lower corner wall showed (wet). Note: All moisture readings were taken using the Protimeter BLD5365 Survey Master.

Figure 18. Air Sample taken in bedroom #3.

Note: Bedroom #3 contained too many items for a full surface inspection.

Figure 19. The wall under the window in bedroom #3 and to the left of the window have probable mold growth. (A Swab Sample was taken from this area-see figure 20).

Note: The lower corner wall (yellow arrow) had moisture at the time of the inspection. (See figure 19-A).

Figure 19-A. As noted in figure 19, the moisture reading of the lower corner wall showed (wet).

	Figure 20. As noted in figure 19, a Swab Sample was taken from the wall in bedroom #3-yellow arrow.
	Figure 21. The window sill in bedroom #3 has discoloration and the window pane has condensation buildup-yellow arrow.
	Figure 22. The back of the headboard in bedroom #3 has dust buildup/possible mold growth. (A Swab Sample was taken from this area-yellow arrow). Note: Dust is often a food source for mold.

Figure 23. The right upper corner wall in bedroom #3 has discoloration and probable mold growth.

Figure 24. The right corner wall in bedroom #3 has discoloration and probable mold growth. The area had moisture at the time of the inspection. (See figure 25 for moisture reading).

Figure 25. As noted in figure 24, the moisture reading of the lower corner wall showed (wet).

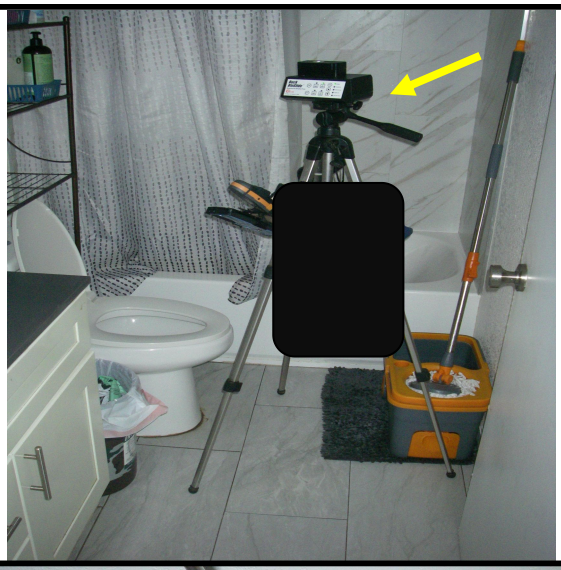

Figure 26. Air Sample taken in the hall bathroom.

Figure 27. The ceiling in the bathroom has discoloration/possible mold growth and dust buildup. (A Swab Sample was taken from this area).

Figure 28. The lower wall and baseboard by the bathtub has discoloration.

The flooring in this area had elevated moisture at the time of the inspection. (See figure 29 for moisture reading).

	Figure 29. As noted in figure 28, the moisture reading of the flooring by the bathtub showed (at risk).
	Figure 30. The underside of the toilet has discoloration/possible mold growth, as well as condensation and water drops – yellow arrows.

See results of testing in Laboratory Testing Results/Recommendations portion of this report.

Please note, that BCMIS has no knowledge of areas beneath recently patched or replaced surfaces e.g., new drywall replacement or patching. This same lack of knowledge exists for surfaces that have been recently painted or surfaces that appear to have been recently cleaned and/or areas with discoloration.

PART THREE

SAMPLE COLLECTION

Using the Eurofins EPK Built Environment Testing, LLC testing procedures, the following Samples were collected:

A Total of Seven (7) Air Samples were collected using 'Pre-Greased Slides'.

- See Spore Trap Report and the Direct Microscopic Examination on pg. 17 for Sample Locations and Analysis.

A Total of Eight (8) Swab Samples were collected using Liquid Swabs.

- See Direct Microscopic Examination Report and the Direct Microscopic Examination on pgs. 17 & 18 for Sample Locations and Analysis.

The limited inspection was conducted on February 25, 2026 at 11:55 am Pacific Standard Time. Weather conditions were overcast.

Exterior, Interior temperatures & Humidity levels:

Outside Front	63.6	78.0%
Outside Rear	64.8	77.0%
Kitchen/living room	68.7	87.0%
Bedroom #1	72.3	83.0%
Bedroom #2	73.2	82.0%
Bedroom #3	72.3	83.0%
Bathroom	73.5	87.0%

Indoor humidity levels over 55% are considered high and can increase mold growth.

***Temperature and Humidity collected using:** Traceable 98766-54

Inside and outside air samples were collected at a flow rate of 15 liters per minute for 5 minutes each.

LABORATORY ANALYSIS

The laboratory performed a "direct exam" which involved a microscopic screening of the sampled material. The direct exam analysis is used in bulk, tape, swab and air sampling. It is a rapid analytical technique for confirming the presence and identity of mold on surfaces or in the air. The results are expressed as a range relative to the prevalence and concentration of mold in the sample. Samples were analyzed by light microscopy.

LABORATORY TESTING RESULTS

All collected Samples, with the approval of the (Client), are sent to the Laboratory for analysis. BCMIS are not medical professionals, and make no representations regarding the health of any past, present, or future occupants of the sites inspected. BCMIS does no analysis of collected Samples and does not comment on potential toxicity of microbial growth. BCMIS sends Samples to an independent Laboratory. The laboratory prepares and sends laboratory reports with the following information.

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

Air Samples: Air Sample analysis are expressed as spores per cubic meter of air. The laboratory Spore Trap Report provides information that shows the Outside Airborne Mold spore levels (baseline levels) and the Inside locations that were tested at the Inspection Site. BCMIS notes the comparisons and other Site observations such as visible mold growth, trapped moisture, odors, standing water under the residence, etc. to formulate any recommendations.

The primary guideline used in determining whether mold is present in significant levels is comparing the mold level(s) of the outside Air Samples to the mold level(s) of the inside sample(s). Ideally the inside sample(s) are generally the same or lower than the outside Air Sample(s).

Direct Microscopic Examination revealed the following:

Air Samples:

- The Air Sample collected in the kitchen/living room area showed Penicillium/Aspergillus types at 2,500 vs. 0/0 (high) when compared to the outside/baseline levels at the time of testing. (See lab results for mold counts and specific molds).

- The Air Sample collected in bedroom #1 showed Penicillium/Aspergillus types at 1,100 vs. 0/0 (elevated) when compared to the outside/baseline levels at the time of testing. (See lab results for mold counts and specific molds).

- The Air Sample collected in bedroom #2 showed Penicillium/Aspergillus types at 2,400 vs. 0/0 (high) when compared to the outside/baseline levels at the time of testing. (See lab results for mold counts and specific molds).

- The Air Sample collected in bedroom #3 showed Penicillium/Aspergillus types at 160,000 vs. 0/0 (extremely high) and Cladosporium at 25,000 vs. 750/910 (very high) when compared to the outside/baseline levels at the time of testing. (See lab results for mold counts and specific molds).

- The Air Sample collected in bathroom showed Penicillium/Aspergillus types at 17,000 vs. 0/0 (very high) and Cladosporium at 1,900 vs. 750/910 (elevated) when compared to the outside/baseline levels at the time of testing. (See lab results for mold counts and specific molds).

Swab Samples:

- The Swab Sample A collected from the lower corner wall to the left of the living room sliding glass door showed Cladosporium species at 3+ (mold growth). (See lab results for mold counts and specific molds).

- The Swab Sample B collected from the ceiling above the entry door with discoloration showed (none).

- The Swab Sample C collected from the lower corner wall-to-baseboard transition in bedroom #1 showed Cladosporium species at 3+ (mold growth) and Ulocladium species at 1+ (mold growth). (See lab results for mold counts and specific molds).

- The Swab Sample D collected from the window sill in bedroom #2 showed Cladosporium species at 1+ (mold growth). (See lab results for mold counts and specific molds).

- The Swab Sample E collected from the lower corner wall to the left of the window showed Cladosporium species at 4+ (mold growth). (See lab results for mold counts and specific molds).

- The Swab Sample F collected from the backside of the headboard in bedroom #3 showed (none).

- The Swab Sample G collected from the ceiling in the bathroom showed (none).

- The Swab Sample H collected from the wall heater vent fin showed (none).

Note: Swab Samples taken **only** represent approx. one square-inch.

Please review the Spore Trap Report and the Direct Microscopic Examination Report, and we encourage you to consult websites that discuss mold and spore analysis as well as other professionals who have expertise in mold evaluation.

- **For further information about specific molds please visit the web site @** Http://www.eurofinsus.com/built (click on Technical Support then on Fungal library).

PART FOUR

General and Specific Site recommendations, remediation Guidelines and recommendations based on the Laboratory Report and the Visual Inspection are the following:

Mold Remediation and Cleaning is recommended for this site.

When Mold Remediation, Cleaning or removal of any materials is recommended, a licensed/Certified Mold Remediation Contractor should perform all Remediation and Professional cleaning that is outlined below utilizing when appropriate, the guidelines outlined in the publication: IICRC S520

All cleaning/remediation work and/or removal of any materials should be performed in containment, utilizing Negative Air Equipment and include at least

one DECON Chamber. An Air Scrubber should also be in place and in operation outside any DECON chamber.

The extent and method of any material removal, cleaning and procedures will be determined by the remediation contractor.

BCMIS's recommended removal of materials may go beyond the recommended areas as remediation progresses. This will be determined by a remediation contractor.

If you would like the names of remediation contractors who have been utilized by other Clients, please let us know.

RE: CONTENTS IN APARTMENT (e.g., personal items/furniture, etc.):

- BCMIS recommends that all contents in the apartment should be professionally cleaned. Any items that cannot be cleaned, should be discarded at the discretion of the remediation contractor and owner of personal items. Any soft personal items (e.g., clothes, blankets, etc. should be laundered or dry-cleaned).

Note: Contents may need to be taken off site to be cleaned. This to be determined by the remediation contractor.

LIVING ROOM/KITCHEN:

- The lower corner wall/baseboard with mold growth to the left of the living room sliding glass door (see figure 2; pg. 4) should be professionally remediated; including areas with similar conditions - (drywall, baseboard and insulation (if present) removed and the framing inspected for any visible mold growth/water stains/damage and or moisture).

- Any caulking with discoloration/mold growth should be cleaned; however, if mold growth is present in caulking, the caulking should be removed and be replaced as needed.

- The ceilings with discoloration as noted in the visual inspection (e.g., above the entry door, kitchen and hallway) should be professional cleaned. The discolorations appear to be cooking grease stains; however, the source of the discolorations should be determined.

BEDROOM #1:

- The lower corner wall/baseboard to the left of the window in bedroom #1 with mold growth (see figure 9; pg. 6) should be professionally remediated; including areas with similar conditions (see figures 10-13; pgs. 7 & 8) - (drywall, baseboard and insulation (if present) removed and the framing inspected for any visible mold growth/water stains/damage and or moisture).

- BCMIS recommends that the window sill in bedroom #1 should be professionally cleaned; however, if the mold growth has penetrated the surface area(s), additional remediation methods may need to be utilized. This to be determined by the remediation contractor.

- Any caulking with discoloration/mold growth should be cleaned; however, if mold growth is present in the caulking, the caulking should be removed and be replaced.

BEDROOM #2:

- The lower corner wall/baseboard to the right of the window in bedroom #2 with mold growth (see figure 15; pg. 8) should be professionally remediated; including areas with similar conditions (see figure 16; pg. 9) - (drywall, baseboard and insulation (if present) removed and the framing inspected for any visible mold growth/water stains/damage). The source of the moisture should be determined and remedied). Possible causes can include water intrusion/leaks and high humidity levels.

- The window sill with mold growth should be remediated-(drywall removed and the framing inspected for any visible mold growth/water stains).

- Any caulking with discoloration/mold growth should be cleaned; however, if mold growth is present in the caulking, the caulking should be removed and be replaced.

BEDROOM #3:

- The wall(s) in bedroom #3 with mold growth (see figure 19; pg. 10) should be professionally remediated; including areas with similar conditions (see figures 23 & 24; pg. 12) - (drywall, baseboard and insulation (if present) removed and the framing inspected for any visible mold growth/water stains/damage). The source of the moisture should be determined and

remedied). Possible causes can include water intrusion/leaks and high humidity levels.

- The window sill/jamb with mold growth should be remediated-(drywall removed and the framing inspected for any visible mold growth/water stains).

- Any caulking with discoloration/mold growth should be cleaned; however, if mold growth is present in the caulking, the caulking should be removed and be replaced.

BATHROOM:

Note: The Swab Sample taken from the bathroom ceiling as per the Direct Microscopic Examination Report showed no mold growth; however, based on the visual inspection BCMIS recommends the following:

- BCMIS recommends that the baseboard by the bathtub (left side) should be removed and the drywall behind inspected for any visible mold growth/water stains and/or damage.

- Any caulking with discoloration/mold growth should be cleaned; however, if mold growth is present in the caulking, the caulking should be removed and be replaced.

- BCMIS recommends that the ceiling in the bathroom and corner areas by the tub/shower should be professionally cleaned; however, if the discoloration and/or possible growth has penetrated the surface area(s), additional remediation methods may need to be utilized. This to be determined by the remediation contractor.

NOTE: Once all of the above work is completed, BCMIS recommends that the entire unit should be professionally cleaned (e.g., all areas should be HEPA vacuumed, damp-wiped with an appropriate cleaning agent on all lateral surfaces-(including inside/outside of cabinets and bathroom components) and Air Scrubbers be placed throughout the unit and left in operation for a minimum of 48 hrs).

BCMIS recommends a PRI (Post Remediation Inspection) after any remediation/cleaning work has been performed.

The containment(s) should not be removed until after a successful PRI (Post Remediation Inspection) has been performed.

Note: It is also important that before any containments are removed and/or before any reconstruction begins, the following should be completed prior to a PRI (Post Remediation Inspection):

- All remediation and cleaning has been completed.
- Any areas that were wet are thoroughly dried.
- All moisture sources have been determined and remedied.

Note: The presence of ACM (Asbestos Containing Materials) and lead paint is often unknown. BCMIS recommends that the (Client) confer with a certified mold remediation company to determine if asbestos and/or lead testing should be performed prior to any remediation.

ADDITIONAL RECOMMENDATIONS FOR THIS SITE:

Note: The indoor humidity in this unit was exceptionally high at the time of the inspection.

- Mold needs a moisture source and a food source in order to be present. Dust is often a food source. Limiting dust and moisture will help contribute to a lower mold count in your home.

- Moisture sources can include; steam from showers and baths, condensation buildup, high humidity levels, as well as cooking condensation, water intrusion/leaks.

- It is important to keep humidity levels below 55% in your apartment to help minimize moisture buildup and mold growth. The humidity levels in the apartment ranged from 82.0% to 87.0% at the time of the inspection.

- High humidity can be contributed from some of the following: e.g., steam from showers and baths, as well as cooking condensation and water intrusion/leaks.

- It is important to have circulating air; fresh air and uniform heat to all areas of the unit, which will help facilitate air quality and minimize mold growth.

- BCMIS recommends that all items arranged in closets and storage rooms as well as all furniture and personal items should be arranged to provide adequate circulating air, heat, and fresh air to all wall surfaces. A minimum

of 2” should be kept between the wall and furniture pieces; including any personal items, etc.

- BCMIS recommends that the bathroom exhaust fan should be running at all times when the tub(s)/shower(s) are in use and should remain running for approx. 15 to 30 minutes after the tub(s)/shower(s) is used; this will help keep humidity levels down and help minimize mold growth.

- BCMIS recommends that the microwave exhaust fan above the range should be inspected to determine that it is in proper working odor and that all connections (exhaust vent pipe) are well sealed and exhausts to the exterior of the apartment, and does not recycle back or partially back into the kitchen/living space area.

- BCMIS recommends that the microwave exhaust fan should be running at all times during cooking.

- BCMIS recommends that all tub(s)/shower(s) should have tub/shower doors installed to help prevent water spillage and damage to walls/floors and microbial growth. This work should be performed by a licensed tub/shower door contractor.

Please review the following Four (4) sections of this report that are offered for consideration when remediation and cleaning are going to be performed, for minimizing Indoor Mold Growth, and to help maintain 'healthy' Indoor Air Quality.

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1. General information and procedures to be utilized during remediation/cleaning:

Recommendations and observational comments are based on the Laboratory Results and the visual Inspection. They are provided to help determine causes of any Indoor mold growth, help minimize future mold growth, provide guidelines for any mold removal, and facilitate optimum IAQ (Indoor Air Quality).

In addition to the recommendations, this report includes information that has been gleaned from other sources, some of which are available on our web site (www.baycitiesmold.com), and many other web sites. The comments that are included with the recommendations are provided for your contemplation only. They are not provided as scientific fact, nor should they **ever** be used as a substitute for professional medical advice.

The presence of ACM (Asbestos Containing Materials) and lead paint is often unknown. BCMIS recommends that the (Client) confer with a certified mold remediation company to determine if asbestos testing should be performed prior to any remediation.

A licensed/Certified Mold Remediation Contractor should perform all Remediation/Professional cleaning. Remediation should be performed in containment utilizing Negative Air equipment. All containments should have at least one Decontamination chamber. An Air Scrubber should also be in place and in operation outside any DECON chamber until after a successful PRI (Post Remediation Inspection) has been performed.

The Remediation Contractor will determine all remediation/cleaning procedures. BCMIS recommends a PRI (Post Remediation Inspection) after remediation/cleaning work is completed and before any containment(s) are removed.

Note: The exhausts on Air Scrubbers and Negative Air equipment should be immediately sealed at the time of shut down. Air scrubbing and Negative Air equipment should be in operation for a minimum of 48 hrs. after the completion of remediation/cleaning.

The Air Scrubber's exhaust should be sealed and shut down approximately 8 hrs. prior to a PRI (Post Remediation Inspection).

2. Additional information:

- Any remediation/cleaning work, removal of water stained/damaged drywall or wet drywall should be performed by a licensed/certified/insured/mold remediation contractor.

- All remediation/cleaning work should be performed in containment and under negative air pressure; including at least one DECON Chamber. An Air Scrubber should also be in place and in operation outside any DECON chamber until after a successful PRI (Post Remediation Inspection) has been performed.

- The extent and method of any material removal will be determined by the remediation contractor.

- The specific recommendations offered for this site include procedures that are normally utilized by remediation contractors; however, all specific remediation and cleaning procedures for this site will be determined by the remediation contractor. This includes personal items, furniture, etc. All questions regarding methods of cleaning personal items, furniture, etc.

should be directed to a remediation contractor who specializes in this type of work. Whenever possible contaminated personal items should be properly bagged before transporting through living spaces, or if possible removed through an exterior door or window. Note: BCMIS is a mold inspection and testing company only. BCMIS does not perform remediation or cleaning and does not recommend specific procedures on how remediation and cleaning should be performed at this site.

3. General remediation/cleaning requirements should include the following:

- Any drywall to be remediated should be remediated approx. 24" past the affected areas or beyond if additional hidden mold reservoirs are found (drywall removed).

- Minimum remediation requirements should include the following: All exposed framing should be wire brushed/sanded, all areas should be HEPA vacuumed, all hard surfaces should be wiped down with an appropriate cleaning agent and an air scrubber should be placed and left in operation for a minimum of 48 hours after the remediation work is completed. An Air Scrubber should also be in place and in operation outside any DECON chamber until after a successful PRI (Post Remediation Inspection) has been performed. All remediation work should be performed in containment and under negative air pressure, and include at least one DECON chamber with minimum interior dimensions of 36" x 36".

- Minimum cleaning requirements should include the following: All areas should be HEPA vacuumed. All hard surfaces should be wiped down with an appropriate cleaning agent. Air scrubbers should be placed and left in operation for a minimum of 48hrs. after the cleaning work is completed.

- An air scrubber should also be in operation outside any containment area when the remediation/cleaning work is performed.

- Containment provisions shall be designed to isolate areas of mold remediation for purposes of preventing the migration of microbial matter, dust, and debris from contaminated areas to uncontaminated areas. Remediation should only be performed once critical barriers have been put in place, negative air machine(s) have been installed, and makeup air is provided. There should be a minimum of four (4) air changes per hour (ACH). HEPA filtered negative air machines should be exhausted to the outdoors when possible. Air scrubber(s) should be used outside the Containment(s), and be in operation during remediation and until a successful PRI (Post Remediation Inspection) is achieved. The Air Scrubbers are to help eliminate airborne mold spores and dust that may

be generated during remediation.

- Entry through critical barriers shall consist of a zippered opening with covering flaps on each side. If contaminated materials are to be removed from the containment, it is recommended that a decontamination chamber, or vestibule, be erected at the entry for the purpose of cleaning and double bagging debris. Decontamination chambers should be sized to allow for equipment movement and removal of personal protective equipment – a minimum of 36”x36”.

4. General recommendations (If applicable):

- It is important to have circulating air; fresh air and uniform heat to all areas of the home which will help facilitate air quality and minimize mold growth.

- It is also important to keep humidity levels below 55% in your home/crawlspace/attic/building to help prevent moisture buildup and mold growth.

- Mold needs a moisture source and a food source in order to be present. Dust is often a food source. Limiting dust and moisture will help contribute to a lower mold count in your home.

- Moisture sources include dampness from crawlspaces, steam from showers and baths as well as cooking condensation.

- BCMIS recommends that all items arranged in closets and storage rooms as well as all furniture and personal items should be arranged to provide adequate circulating air, heat, and fresh air to all wall surfaces. A minimum of 2” should be kept between the wall and furniture pieces; including any personal items, etc.

- Window coverings should be periodically opened to allow proper air flow.

- BCMIS recommends that any single pane windows should be replaced with dual pane windows to help minimize condensation buildup and microbial growth.

- **Note:** Regarding carpets/pads on concrete slabs: BCMIS does not recommend these kinds of materials, such as (laminated wood flooring/plywood/carpets and pads) on concrete slabs due to possible moisture intrusion from subsurface water in the concrete, which can contribute to microbial growth. If it is determined that subsurface moisture is present in the concrete alternative floor coverings should be considered in the apt., such as tile and then should be closely monitored for any

moisture intrusion during the rainy season. The concrete slab surface area can have a sealer applied to help minimize moisture intrusion. This work should be performed by a licensed contractor specializing in moisture sealer applications.

- All mattresses/box springs should have bed frames underneath to allow proper airflow to the underside and to help minimize moisture buildup and microbial growth.

- All maintenance mold on and around windows should be cleaned and kept clean per the instructions in Addenda A "Most Frequently Asked Questions."

- BCMIS recommends that all tub(s)/shower(s) should have tub/shower doors installed to help prevent water spillage and damage to walls/floors and microbial growth. This work should be performed by a licensed tub/shower door contractor.

- BCMIS recommends that all bathrooms, laundry facilities and kitchens (above ranges) should have exhaust fans installed and should be kept in proper working order and should exhaust to the exterior of the home. The fans should be periodically cleaned to maintain proper CFM air flow. The fan in the bathroom should be wired into the light switch or a timer and should be running at all times when the tub(s)/shower(s) are in use and should remain running for approx. 15 to 30 minutes after the tub(s)/shower(s) is used; this will help keep humidity levels down and help minimize mold growth. BCMIS recommends that any work to be contemplated should be performed by a licensed HVAC contractor.

- BCMIS recommends that any exterior unsealed though-wall penetrations such as; holes, light fixtures, electrical outlets, water faucets and PG & E supply lines, exhaust flues, etc. should be properly sealed around the perimeter(s) to help prevent water intrusion into the walls of the home.

- BCMIS recommends that all gutter downspouts should be tied into a drainage system that leads rain water away from the home.

BCMIS recommends all remediation work should be performed only by a Certified Mold Remediation Contractor utilizing the guidelines outlined in the publication: IICRC S520 Standard and Reference Guide for Professional Mold Remediaiton-2008.

There are many methods and techniques that are used to remediate mold and other IAQ concerns.

BCMIS does not indorse nor recommend any specific product(s) used by remediation contractors during the remediation process. BCMIS is not knowledgeable of possible chemical or health side effects, if any, of various remediation processes.

BCMIS feels all recommendations made in this report should be performed to aid in the prevention of mold growth.

See Laboratory Inspection and Identification Reports for specific testing results.

PART FIVE

MEDICAL, EXPOSURE, LIMATATIONS

The intent of this report is to identify by testing and inspection whether excessive mold growth is occurring within the evaluation site. It is beyond the scope and intent of this report, or any discussion engaged in with the Client(s) or any other written communication supplied by BCMIS to the Client(s), to advise the Client(s) regarding any medical concern or condition which the Client(s) may be experiencing.

It is BCMIS' position that any medical concerns, which the Client(s) may have and that they feel, may be related to mold should be discussed with a qualified medical professional.

By attempting to identify possible sources of excessive mold growth in the evaluation site, BCMIS cannot, and will not guarantee the suggested source(s) are the specific source of the excessive growth found. Specifically identifying a mold source may require destructive testing which is beyond the scope of this inspection.

Testing was performed in a limited area of the residence, the Laboratory Inspection and Identification Report can only address the areas where testing was performed. Additional testing may determine that there are excess levels of mold growth occurring in other areas of the residence.

The opinions we have expressed could be different with the introduction of additional information not considered in this report. We take no responsibility to investigate circumstances not communicated to us by the Evaluation Site occupants or others knowledgeable about the Evaluation Site. (See "Conditions and Limitations").

Based on our experience the recommendations suggested in this report should lower inside mold levels; however, BCMIS does not guarantee said results.

All work, which may result in the disturbance of mold contamination, should be performed by individuals with experience and training in microbial abatement in accordance with the guidelines contained in the EPA publication "Mold Remediation in Schools and commercial Buildings" (EPA 402-K-01-001, March 2001). Per these guidelines work practices should minimize the disturbance of mold-contaminated materials and adequately protect the individuals performing the work. If in the course of remediation, the causal moisture source is discovered to be contaminated with sewage or other biological pollutant, work should proceed in accordance with IICRC S500 "Standard and Reference Guide for Professional Water Damage Restoration."

EXPOSURE GUIDELINES

In the United States no federal agency has clear authority to regulate exposure to biological agents associated with Building Related Illnesses. Countable bioaerosols have no Permissible Exposure Limits (PELs) or Threshold Limit Values (TLVs) for the following reasons, the culturable/countable bioaerosols have no single entry, the human response range varies greatly from one individual to the next; it is not possible to collect and evaluate all bioaerosols components using a single sampling method; and the information relating bioaerosol concentrations to health effects is generally insufficient to describe exposure response.

Due to a wide variety of microorganisms found across different regions of the United States and the influence of normal humidity and temperature conditions, the concentrations of bioaerosols vary significantly from area to area. With the absence of exposure limits, it is common industry practice, as supported by the American Conference or Governmental Industrial Hygienist (ACGIH), the American Industrial Hygiene Association and the Environmental Protection Agency (EPA) guidelines, to compare outside bioaerosol concentrations and species to inside bioaerosol concentrations and species.

Generally speaking, the indoor air flora should or quantitatively lower than, but qualitatively similar (genus or species) to, that of outdoor air. All occupant health inquires should be referred to a physician knowledgeable in the health effects of environmental mold exposures.

CONDITIONS AND LIMITATIONS

Air sampling results are limited as they represent airborne concentrations at the time of the sample collection only. Changes in operation procedures, ventilation, temperature, humidity, occupancy, equipment, sources, products used, and other conditions may cause variations in the anticipated airborne concentrations. BCMIS has performed the tasks sent forth above in a professional manner, consistent with industry standards. BCMIS however, can neither guarantee and does not warrant, that this limited assessment has revealed all adverse

environmental conditions affecting Evaluation Site, nor can BCMIS warrant the assessment requested would satisfy the dictates of, or provide a legal defense in connection with environmental laws or regulations. This report must be read and considered in its entirety. It is the responsibility of the Evaluation Site residents to disclose all known issues of prior water intrusion events and/or microbial contaminations issues. BCMIS cannot assume responsibility for investigation of any unknown issues, which were not brought to our attention prior to the commencement of the survey.

The results reported and any opinions set forth herein are solely for the benefit of the Client and may not be used by third parties. The results and opinions set forth in this report will be valid as of the date of this report only and BCMIS assumes no obligation to advise the Client of any change that may later be brought to our attention.

We at BAY CITIES MOLD INSPECTION SERVICES INC. appreciate the opportunity to provide you with this report. If you have any questions concerning the findings and information presented, please contact us at (415) 925-0801 (707) 824-0423.
Sincerely,

Robert J. Minton, CIE
Dan Hofbauer, CET
Bay Cities Mold Inspection Services Inc.

Attachment 4

'ADDENDA'

Frequently Asked Questions About Mold Testing **Addendum "A"**

ADDENDA

FREQUENTLY ASKED QUESTIONS

In an attempt to assist our clients in better understanding the results of the Mold Inspection-Identification Report issued by Laboratories, LLC., we are providing some of the most frequently asked questions regarding the Report and answers provided by Laboratories, LLC.

Q. CAN MOLD MAKE ME SICK?

Molds have the potential to cause health problems. Molds produce allergens (substances that can cause allergic reactions) and in some cases, potentially toxic substances (mycotoxins). Touching mold or inhaling mold spores may cause allergic reactions in sensitive individuals. Allergic responses to mold are common. They can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate eyes, skin, nose, throat, and lungs of both mold-allergic and non-allergic people. Research on mold and health effects are ongoing in medical schools, laboratories and research centers all over the world. For more information consult a health professional. You may also wish to consult your local health department.

Q. What do the answers 1+, 2+, 3+, 4+ mean on a tape or swab sample?

A. These are relative numbers of concentration of mold spores. If the answer 1+ appears it means the laboratory counted between 1 and 50 spores of the organism identified. If 2+ is reported it means between 50 and 150 spores were seen. If 3+ is reported it means 150 to 600 spores were seen. If 4+ is reported it means there were too many spores to count. Please keep in mind the swab was probably rubbed over a one square inch area and represents only that specific amount of area. If a whole wall is covered with the mold, obviously, greater spore counts are present in the room than what was reported.

Q. In an air sample, what are the normal number of spores taken from inside a room?

A. There are no established standards by State, or Federal governments, for what are considered a normal number of spores inside a room. All rooms have mold in them and the lab sees numbers as low as 20 spores per cubic meter of air to 50,000 spores per cubic meter of air. The lab receives air samples from all over the United States, and the numbers vary considerably in different climates. The more humidity that is in the air results in lower average numbers. The real question is, are there more spores inside the room than outside the building? If this is the case then it is a good indicator that mold is growing in your building.

Q. Is there mold growing inside my wall?

A. The only way to find out if mold is growing inside a wall is to take an air sample from the interior of the wall or remove the sheetrock and inspect inside where you can take a sample from the exposed interior wall. Mold can double in population every 8 to 16 hours if the conditions are right. The right conditions require moisture and cellulose, which are food for mold. You may notice mold growing on aluminum, or some other surface, that you feel does not have cellulose or moisture. This can be due to the fact that household dust can have enough cellulose and condensation on windows to provide the right conditions to support mold growth.

Q. What do I do to get rid of the mold?

Remediation contractors utilized the following guidelines.

All remediation work should be done by a licensed remediation contractor.

PPE (Personal Protective Equipment); use gloves and **Respiratory Protection** – Respirators protect cleanup workers from inhaling airborne mold, mold spores and dust.

Minimum*:* When cleaning up a small area affected by mold, use an N-95 or higher respirator. This device covers the nose and mouth, will filter out a minimum of 95 percent of the particulates in the air and is available in most hardware stores.
Damp Wipe – Whether dead or alive, mold is allergenic, and some molds may be toxic. Mold can generally be removed from nonporous (hard) surfaces by wiping or scrubbing with water or water and detergent. It is important to dry these surfaces quickly and thoroughly to discourage further mold growth. Instructions for cleaning surfaces, as listed on product labels, should always be read and followed. Porous materials that are wet and have mold growing on them may have to be discarded. Since molds will infiltrate porous substances and grow on or fill in empty spaces or crevices, the mold can be difficult or impossible to remove completely.

HEPA Vacuum – HEPA (High-Efficiency Particulate Air) vacuums are recommended for initial use prior to cleaning and for final cleanup of remediation areas after materials have been thoroughly dried and contaminated materials removed. HEPA vacuums are also recommended for cleanup of dust that may have settled on surfaces outside the remediation area. Care must be taken to assure that the filter is properly seated in the vacuum so that all the air must pass through the filter. When changing the vacuum filter, remediators should wear Personal Protective Equipment to prevent exposure to the mold that has been captured. The filter and contents of the HEPA vacuum must be disposed of in well-sealed plastic bags.

If the affected area is small; it can be cleaned by using a sponge that is soaked in either a 10% bleach solution or a liquid Lysol solution. The lab prefers Lysol because it kills the mold much faster and shouldn't hurt your carpet, wallpaper or paint. Do not spray the mold as this may cause the spores to disperse. Saturate a rag or sponge and make sure the treated area gets completely wet with the cleaner, as some contact time is needed to kill the mold. A good source for information on the health effects associated with different molds is the University of Minnesota's fungal glossary @ www.dehs.umn.edu/iaq_fib_fg_gloss.htm

Q. How much mold can make me sick, and who is the most susceptible?

A. The term "toxic mold" is sometimes misleading. Certain molds are toxigenic, meaning they can produce toxins (specifically mycotoxins). Hazards presented by molds that may produce mycotoxins should be considered the same as other common molds, which can grow in your house. Common health concerns from molds include hay fever-like allergic symptoms. Certain individuals with chronic respiratory disease (chronic obstructive pulmonary disorder, asthma) may experience difficulty breathing.

Children, elderly, and people with compromised immune systems appear to be the most susceptible. Mold spores will more easily affect people with asthma or other respiratory problems. The basic rule is: if you can smell it, or see it, take steps to eliminate it. Individuals with immune suppression may be at increased risk for infection from molds. If you or your family members have these conditions, a qualified medical clinician should be consulted for diagnosis and treatment. One should take routine measures to prevent mold growth in the home.

Q. Can cleaning up the mold be hazardous to your health?

A. Yes, mold counts can be 100 to 1000 times higher during clean up.

Q. I have Stachybotrys in my house analyzed from the swab (or tape) sample so why did it not show up on the air sample?

A. You have about a 10% chance of seeing Stachybotrys in an air sample. Part of the reason is that this mold does not give off spores unless it is losing its moisture source. The possibility exists that when an air sample is taken the mold may not be throwing off spores at the time.

Q. What are the most common molds found in buildings?

A. Some of the most common molds found in buildings are: Cladosporium, Aspergillus, Penicillium, and Alternaria. All of these are considered toxic. Other toxic molds that are frequently found are Stachybotrys, Fusarium, Trichoderma, and these molds produce mycotoxins that are easily absorbed into the skin,

intestinal lining, airways, and lungs. Other toxic molds include Coccidioides, Histoplasma, Blastomyces, and Memnoniella. It is important to realize that most molds have not yet been studied for toxicity, and not all species in a genus are toxic. According to Dr. Harriet Ammann senior toxicologist for the Washington State Health Department, even though not all species of mold are toxigenic, it is prudent to assume that when these organisms are found in excess indoors, that they are all treated as toxigenic.

CONCLUSION:

Numerous molds do not pose a health risk however, some molds produce chemicals called mycotoxins that can cause flu-like symptoms or other more severe health concerns. Health risk, or hazard, may be present at the sample collection site. Clean up of mold contamination may be required regardless of mold type and must include the elimination of moisture. An abatement specialist should be contacted for toxic mold cleanup and/or a doctor/allergist for health symptoms.

Please refer to the website presented in other sections of this Report.