



Golden State Mold Inspections

Bret Pfeifer
ID: CRMI0000011044
204 Lomita St.
El Segundo , Ca 90245

Email: GoldenStateMoldInspections@gmail.com
Phone: (310) 525-0619
Web: www.goldenstatemoldinspections.com



This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

Client Information:

Vincent Luisi
11/1/2022

Property Information:

ID: Partial Inspection
1117 Pacific Ave. #3
Manhattan Beach, CA 90266

Interior

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows are inspected. These features are examined for excessive wear, water damage, and microbial growth. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. The condition of floors underlying floor coverings is not inspected. Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, active leakage, unusual wear, and microbial growth. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Kitchen

Condition: Professional Consultation

Comments:

There are signs of microbial growth, water damage and high moisture test readings at the sink cabinet.

High moisture test readings extend to the adjacent dishwasher cavity and to the floor covering in front of the sink cabinet.

A mold swab sample was taken, see section on Microbial Samples.

Scope of Work:

1. Isolate the area and create a negative air environment.
2. Remove cabinetry, wall covering and floor covering to a minimum of 14" beyond any mold growth, water damage and high moisture test readings.
3. Remove any water damaged building materials.
4. Clean surfaces per U.S. EPA guidelines, which are available at www.epa.gov/iaq/molds. It is recommended this cleaning be done with an approved microbial inhibitor in all areas mold like substances are present, such as 10%-25% bleach to water solution or other approved biocide.
5. Allow the area to dry out thoroughly. Use of high powered fans and dehumidifiers may be necessary.
6. Sand wood surfaces as necessary.
7. Run HEPA filter air scrubbers for 48 hours.
8. Obtain mold clearance before removing the containment and replacing materials.
9. Ensure the source of water intrusion is properly repaired.

Note: Further inspection may be necessary once materials are removed.



Microbial Samples

There are various ways to test mold for toxicity. The method used to test mold normally depends on the situation, the type of microbial growth observed, the location, and the accessibility of the sample. The inspector will get the clients authorization before taking a sample to be sent to a lab for analysis. Mold samples are collected in the manner that is most appropriate for each situation. All microbial growth should be considered hazardous until laboratory analysis has determined otherwise. While there is no well-established quantitative standard for fungal spores on surfaces or in air, mold contamination can generally be considered present in a building when the total mold spore concentration per cubic meter of air is above 10,000. Acceptable levels for individual species vary since species toxicity varies widely as does spore size, weight, and other features which affect risk to building occupants. NO WARRANTY as to the possibility of new mold can be offered.

Microbial Sample

Authorization: Authorized
Sample Type: Swab

Sample Data

Location: Kitchen Sink Cabinet
Lab Code: 939482-001

Comments:

Lab analysis confirms mold growth:

Penicillium- One of the most common genera found worldwide in soil, decaying vegetation and indoors in dust, food and various building materials. Common bread mold is a species of penicillium. It is reported to be allergenic, to cause certain infections in compromised individuals, and some species do produce toxins unhealthy to humans.

Aspergillus- A fungus whose spores are present in the air we breathe, but does not normally cause illness. However an individual with a weakened immune status may be susceptible to aspergillus infection.

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