Arthur Bagirov

Residential and Commercial Property Inspections
A Member of the Special Building Inspections, LLC
www.spbi.net

Scheduling: (650)949-3774
General Contractor's License # 673098 **Cell: (408) 398-5550**
E-mail: art @inspectiongroup.com

MOLD COLLECTION ORDER INFORMATION

Date: January 9, 2003 **Time:** 9:00 a.m. **Report Number:** 010903

Address: 1122 Apple Avenue **Cross Street:**

City: San Jose **State:** CA **Zip:** 95444 **Approx. SqFt:** 1,300

Client's First Name: Kevin **Last:** Muller **Listing Insp:** ☑ **(Due within 90 days)**

Agent's First Name: Alice **Last:** Baker **Phone:** (408) 444-4444 **Ext:**

Office: Coldwell Banker **Fax:** (408) 444-4440

Amount: $640.00 **Add:** $0.00 **For:** 5 (4AOC & 1PD) samples **Billing Fee:** $0.00 **Total:** $640.00

MAKE CHECKS PAYABLE TO:

Payee: Special Building Inspections, LLC **Amount:** $640.00

Address: Post Office Box 1467 **City:** Los Altos **State:** CA **Zip:** 94023

BILLING INSTRUCTIONS

Paid on Site? ☑ ***(All amounts are subject to BILLING FEE unless paid on site)**

Escrow Company: Check # 1000

Escrow Number: **Officer:**

Address:

City: **State:** CA **Zip:**

Phone: **Ext:** **Fax:**

Date Report Sent by Mail: **Fax:** **E-mail:** **Invoiced:**

Delivered in person on:

SPECIAL BUILDING INSPECTIONS, LLC

Residential and Commercial Property Inspections

1-650-949-3774

www.inspectiongroup.com

MOLD COLLECTION REPORT

Address: 1122 Apple Avenue		**Report Number:** 010903
City: San Jose		**Inspection Date:** January 9, 2003
Client's First Name: Kevin	**Last:** Muller	**Listing Insp:** ☐ **(Due in 90 days)**
Agent's First Name: Alice	**Last:** Baker	**Phone:** (408) 444-4444 **Ext:**
Office: Coldwell Banker		**Fax:** (408) 444-4440
Inspector: Arthur Bagirov		

TABLE OF CONTENTS

Order Information	**1**
Table of Contents and Resources	**2**
Scope of Mold Collection	**3**
General Comments	**4-8**
Laboratory Data, Summary and Photos	

ADDITIONAL RESOURCES

The Special Building Inspection, LLC and its inspectors are not affiliated with any of the listed resources. These resources are provided as an informational service and do not give approval or recommendation for any institution or service provider listed herein. The client is strongly advised to check the references of these resources personally.
These resources may provide different services and information related to mold and can range from clean up, removal, abatement, prevention, and/or health recommendations, etc. and are listed here due to their proximity and/or ease of contact or access to or from this area.

California Department of Health Services
Indoor Air Quality Department
(510) 540-2476
www.cal-iaq.org//iaqsheet.htm#mold

EPA Mold Guidelines
www.epa.gov/iaq/molds/intro.html

HVAC Duct Cleaning Guidelines
http://www.epa.gov/iaq/pubs/airduct.html

Registered Environmental Accessor:
Marvin Kim (925) 283-6000
Industrial Hygienist:
Jeff Hicks (916) 835-7467

Remediation Contractors:

Ideal Restorative Drying (650) 873-3229 Ken Mercurio
Four Star Cleaning (510) 796-5900 Scott Wood
Mold Remedies, Inc. (800) 460-9535 Richard Wolf
Synergy Environmental (510) 259-1700 Peter Landre

Special Building Inspections, LLC

SCOPE OF MOLD COLLECTION SERVICE

The scope of this service to the client is that of collection of possible mold samples. This service is designed to collect samples only, and provide an initial sampling of the property, and is not intended to be definitive or exhaustive. The visual evaluation of the property is to look for condensation, humid or damp conditions which could aid in the development of mold growth, and is limited to the visible areas (not including the crawl spaces or attics). This collection service is above or beyond any property inspection report or service. As part of this sampling, the Collector will not lift or remove the carpeting, drill into walls, dismantle heating or air conditioning units, test pipes, operate valves, bathroom fixtures, windows, or other household fixtures. The information contained in the sampling results shall be for the sole use and benefit of the parties named herein, and no third party shall use or rely upon these results without the express written consent of the Sampler.

The Collector urges the client to contact and consult with professionals in this field to interpret the results of the test such as a microbiologist, industrial hygienist or other expert in this area. The Collector is not a microbiologist or an industrial hygienist. This collection of sampling and testing is not designed to act as your only information on the subject. The specimens will be collected in strict accordance with the Manufacturer's printed directions and guidelines for collection and shipment, and will be sent to an EPA certified laboratory for analysis. In no event does the collector warrant the analysis performed by the laboratory, which is an independent company. These testing results are not intended to be definitive.

The number and types of samples collected are being taken in strict accordance with the client's instructions. The client has requested to have _____ samples taken and sent for laboratory analysis. The total cost for this sample collection and laboratory analysis is $_____. The test results are received in an average of seven business days from the date of the collection. The collector will forward the tests results from the laboratory to the client along with a report and photos of the areas where the samples were collected.

The client agrees to fully release and forever discharge the Collector and any associated company what so ever from any past, present, or future liability from any condition what so ever that may arise as a result of this sampling. As the amount of damages arising from any such claim may be very difficult to determine, both parties herein agree that, as liquidating damages, that the amount of the sampling fee shall be the maximum amount for which the Collector or any related company shall be liable.

Arbitration Clause

It is hereby agreed by and between the parties herein (client and Collector) that any and all disputes arising from this agreement and the collection of the specimens shall be American Arbitration Association. In any proceeding in law or equity, the prevailing party shall be entitled to recover its reasonable attorney's fees and court costs that are incurred. By signing below, the client acknowledges recipe of this document and understands its terms.

Property address Date Client Collector

Special Building Inspections, LLC

GENERAL COMMENTS

WHAT IS MOLD?

Molds are microscopic organisms found virtually everywhere, indoors, and outdoors. Mold spores are tiny, lightweight, and easily detached by airflow, vacuuming, walking on a carpet or sitting on a couch. In indoor environments, they grow in air-conditioning ducts, carpets, pots of houseplants, etc. They produce and release millions of spores, which are small enough to stay airborne threatening to invade the human respiratory system. Mold growth can often be seen in the form of discoloration, ranging from white to orange and from green to brown and black. In large quantities, molds can cause allergic symptoms similar to those caused by plant pollen. In order for mold to grow, it needs food sources (such as leaves, wood, paper, or dirt), a source of moisture, and a place to grow.

HOW DO YOU COME INTO CONTACT WITH MOLD?

Mold spores are found in all homes and offices, and grow rapidly from excess humidity. The following are some sources of indoor moisture that may cause mold problems in a home or office: flooding, leaky roofs, humidifiers, damp basements or crawl spaces, constant plumbing leaks, house plants, steam from cooking, shower/bath steam and leaks, wet clothes, bathroom towels, pets, sweaty sneakers indoors, dirty HVAC systems, spilled liquids on carpeted surfaces and clothes dryers vented indoors.

WHAT CAN MOLD DO TO YOU?

The presence of certain mold and mold spores can cause mild to severe health effects in humans and can deteriorate the building materials in the dwelling resulting in structural damage. Health effects include, but not limited to: asthma, allergy symptoms, watery eyes, sneezing, wheezing, difficulty breathing, sinus congestion, chronic fatigue, diarrhea, blurry vision, sore throat, dry hacking cough, aches and pains, skin irritation, bleeding of the lungs, headaches, memory loss and possible fever. As humans vary greatly in their chemical make-up, so does the individual's reaction to mold exposure. For some people, a small number of mold spores can cause ill effects. In others it may take a longer exposure. Exposure to mold is not healthy for anyone, but the following individuals are at a higher risk for adverse health effects: infants, children, elderly, immune compromised patients, pregnant women, and individuals with existing respiratory conditions.

Special Building Inspections, LLC

CAUSES OF INDOOR MOLD GROWTH.

High moisture is the major contributor to indoor microbiological activity (mold growth). This is due to nutrients for spore germination and growth being readily available in most household constituents. These household constituents can be dirt, dust, wood, paper, adhesives, acoustical fiber, paint, textiles, stored material, carpets, floors, and much more. The actual germination of fungal spores and mold growth is influenced by several factors. These factors are as follows:

Time Reaming Wet: The longer the material stay wet, the higher probability of biopollution (Example: It takes 2-3 days for microorganisms to start growing in a petri dish).

Water Source Contamination: The greater the water sources, the greater the microbiological activity. (Example: Loose toilets, pipe condensation, pipe leaks, foundation leaks, crawl space leaks, ice dams, and etc.)

Substrate: Fungi prefer natural materials. Some fungi will grow on almost anything.

Light: Most molds thrive in dark places. (Example: closets, attics, basements, inside walls, behind wallpaper, behind refrigerators.

Temperature: Temperatures between 68 and 85F are the optimal temperatures for microbiological activity.

Air Velocity: Microbiological activity is preferred in stagnant areas. This is why you see more mold in closets, attics and inside walls.

Nutrients: Organic material such as drywall, wood, ceilings, adhesives, paper, plasters, leather, and cloth are ideal for growth. (Example: No desirably clean homes have more dust and debris than that of clean homes and will most certainly produce more microbiological growth.)

Humidity: Anything above 50% RH (relative humidity) is desirable for mold growth.

Moisture: When substrates are wet or damp the opportunity for microbiological activity is great. Moisture content 18% or greater can cause mold growth. (Example: Basement drywall, basement wood paneling, drop ceiling material after it gets wet, cardboard boxes on the basement floor, etc.)

Special Building Inspections, LLC

WARNING SIGNS OF POSSIBLE MOLD GROWTH.

TREE ROOTS have been known to infiltrate into storm and sanitary drain lines. When these conditions arise, sewer back up and basement wall moisture are usually the outcome. Tree roots also have a tendency to damage pavements and foundations, which could lead to moisture in basements and crawl spaces. We strongly urge you to question the past owner if past seepage or sewer back up has existed, if it has, future maintenance will be probable, and biohazards may exist. Moss, mold, or mildew on the foundation or on the foundation grading is an indication of poor grading, shading, overflowing gutters, runoff, or other conditions that allows this area to be wet, moist, or humid.

A ROOF may show evidence of past or present leaks or may soon develop leaks that can cause mold growth. Poor roof venting and sometimes tree shading can decrease the overall life expectancy of the roofing system and cause mold growth. Shingles that are uplifting or have popping nails are indicators of potentially undesirable attic moisture conditions. Shingles that are clawing or fish mouthing are indicators of poor attic ventilation.

EFFLORESCENCE (white powdery substance) and staining of the chimney is an indication of moisture penetrating the system.

CHIMNEY FLASHING, roof penetrations, other flashings, changes in roof elevation, all have the potential of future maintenance when downspouts and gutters are not properly maintained on garages and dwellings, poor drainage can cause seeping into the dwelling. All gutters and downspouts should be free of debris and properly installed. Penetrations at vents, chimneys, and roof flashing should be inspected periodically for deterioration and possible leaks. Overflowing gutters, downspouts, leaking roofs, and leaking flashing can cause mold growth.

EXTERIOR WOOD SURFACES should be treated every 3-5 years. When wood is untreated, it has the potential to develop mold growth that will cause deterioration or possibly enter the dwelling. Untreated wood used for porches, deck columns, and fence posts which are buried in the ground, have a tendency to deteriorate rapidly from mold. Siding should be properly sealed and should have existing weep holes. Foundations that have cracks or problems can cause moisture seepage into dwellings.

DRYWALL nail pops or rusted drywall nails may be the cause of high indoor humidity or possible past/present leaks that may cause mold to grow on exposed or not exposed surfaces. These types of conditions should be controlled. Many times homeowners patch and paint past ceiling or wall leaks. At these locations, we cannot tell if future seepage is expected, unless, it is actually wet or leaking at the time of inspection. Mold is often found in walls behind drywall or behind wallpaper. Cleaning carpets often causes high humidity in homes leading to mold growth under the carpet.

Special Building Inspections, LLC

ATTIC TEMPERATURE that is greater than 30 degrees from exterior ambient temperature should have venting or an attic fan installed. When mold/mildew or dark staining is seen in accessible locations, on or in the sheathing, deterioration may exist. These conditions may be the cause of: condensation during winter months, ice dams, poorly vented bathrooms or kitchen, poor attic venting, insulation choking air flow, roof or penetration seepage, and repairs are advised. Most attics are only partially inspected due to constraints such as height, tight, missing flooring, area cluttered, covered, and difficult entry. Attic moisture stains should be monitored for future activity and repaired if active, so further damage or mold growth will not occur. Moisture stains may appear to be dry at the time of inspection due to: dry weather conditions, hot summer heat, and winter months.

HUMIDIFIERS on furnaces if not properly used will cause condensation on sheathing in the attic. This condensation will result in a black mold appearance. Mold growth on attic sheathing is not desirable and not healthy if mold spores from the attic enter the dwelling. You may wish to seal off attics with these conditions and call professionals to help in the remediation or interim control progress. Leaking basements and leaking crawl spaces can also cause this black mold in attic sheathing, other high humidity causing variables that exist in the dwelling. Humidifiers, furthermore, are known to contain microbiological growth within their operating housing. Ductwork in dwelling has a high probability to contain dust, debris, and possible microbiological growth. It is recommended to have all ductwork and humidifiers professionally cleaned. The furnace filters need to be cleaned or replaced periodically according to the manufacturer specifications. You may wish to install HEPA or high density filters to help in the control of filtering out microbiological airborne particles, dust, etc.

DISCLOSURES: Ask if any past seepage or flooding existed from: sewers, storms, and run-off. Basements and crawl spaces have a high probability of containing humid conditions that are desirable for mold growth. Wood products, cellulose products, boxes, paneling, and drywall are not recommended in basements that do not have controlled moisture and humidity. Generally, if you see mold on the bottom of cardboard boxes you may have a serious mold condition. A high probability exists that mold may be behind drywall or wood paneling if the area is not 100% dry. Any wood paneling, drywall, or ceiling tiles that are in contact with water, high moisture, flooding, or seepage should be removed within 24 hours after getting wet. Furthermore, it is recommended that at least an additional 12 inches of material past and away from the moisture stains or water damaged area is removed.

Special Building Inspections, LLC

GENERAL AIR QUALITY SAMPLING PROCEDURE.

Air quality sampling is performed by the following guidelines:

Sampling of the outdoor air is done typically at various exterior locations of the property; this is to find an approximate base line of the quantity and type of mold spores found in the natural existing environment at the time of the sampling. At least two exterior samplings are necessary because exterior conditions vary depending on what exterior location is being tested. For example, a pool or larger irrigation system found on the outside rear may have more moisture, which is conducive to mold growth, than a sunny, dry outside front of the property. Taking only one sampling to represent the entire exterior of the home would produce incorrect results since the exterior conditions are so different. Next, depending on the size and conditions of the property, several samples may be collected from different locations inside the property.

It is important to understand that local weather conditions, especially recent rainfall; and new moisture conditions may influence the results of mold sampling on any particular day. Please be aware that the tests performed are only an indication of the actual conditions at the time the sampling has occurred. As conditions can possibly change over time, this is only an indication of the type of mold in the area tested at the time the test was taken. This is no guarantee that mold does not exist in other areas of the home, such as behind walls.

These air samples are collected under the same rate of 15 liters per minute and time of 10 minutes, as specified in the general guidelines set for testing and by the manufacturers of spore traps. The general purpose is to identify any difference on the total number and type of mold spores found in the exterior and interior environments.

Since mold spores are found everywhere, the general idea would be to find less or equal amount of spores inside and the same type as found on the exterior. This will indicate no unusual levels of mold spores in relation to the overall environment on the exterior of the property.

Unusual findings could be describes as either having a higher mold count and/or different mold types inside, when compared to the exterior environment.

If the sampling produces unusual findings, further actions may need to be taken. This can range from general clean up to destructive testing (drilling walls and removing finished surfaces), and/or removal or restoration.

A list of possible sources is provided as general reference on page 2 in the event that the findings from the samplings are unusual.

PRO-LAB/SSPTM
3300 Corporate Avenue, Bldg., 112
Weston, Florida 33331
Toll Free: 800-427-0550
Test Address:

Mold Analysis Report
NON-VIABLE Spore Trap M5

Report Number: 011003-0035
Received Date: 1/10/03
Reported Date: 1/10/03
Analysis By: SSPTM, Inc.

Client:

S B I, Art Bagirov
1593 Treviso Ave
San Jose, CA 95118

Phone: (408) 398-5550
Fax:
Email: FIGLIMIGLI@MSN.COM

Comments:

Alyssa Murray

Alyssa Murray, QAQC

Your Results

Pro-Lab Number:	011003-0035	011003-0036
Date Collected:	1/ 9/03	1/ 9/03
Collection Location:	MSTR BEDROOM	OUTSIDE FRONT
Sample Submitted:	Micro 5	Micro 5
Volume (L):	25	25
Chain of Custody#:	59608	59655
Serial #:	63460	63457

Spore Identification	Raw Score	Results M5 (Spores/m³)	Raw Score	Results M5 (Spores/m³)
Cladosporium	1	40	32	1280
Ganoderma	0	0	1	40
Other Ascospores	1	40	19	760
Other Basidiospores	2	80	49	1960
Penicillium/Aspergillus	23	920	19	760
Pithomyces	1	40	0	0
Rusts	0	0	2	80
Smuts / myxomycetes	1	40	0	0
Stachybotrys	2	80	0	0
Total Spores (Spores/m³):		**1240**		**4880**

Analysis Date: 1/10/03
AnalystID: 5

Analysis Date: 1/10/03
AnalystID: 5

PRO-LAB/SSPTM
3300 Corporate Avenue, Bldg., 112
Weston, Florida 33331
Toll Free: 800-427-0550
Test Address:

Mold Analysis Report
NON-VIABLE Spore Trap M5

Report Number: 011003-0035
Received Date: 1/10/03
Reported Date: 1/10/03
Analysis By: SSPTM, Inc.

Client:

S B I, Art Bagirov
1593 Treviso Ave
San Jose, CA 95118

Phone: (408) 398-5550
Fax:
Email: FIGLIMIGLI@MSN.COM

Comments:

Alyssa Murray

Alyssa Murray, QAQC

Your Results

The following fungal descriptions are pertinent to the samples collected. General characterization of mold is made with respect to their most common impact to human health. Many genus of molds have species with varying characteristics.

Spore Name	Description
Cladosporium	COMMONLY FOUND ON DEAD PLANTS, WOODY PLANTS, FOOD, STRAW, SOIL, PAINT AND TEXTILES. COMMON CAUSE OF EXTRINSIC ASTHMA (IMMEDIATE-TYPE HYPERSENSITIVITY: TYPE I). ACUTE SYMPTOMS INCLUDE EDEMA AND BRONCHIOSPASMS; CHRONIC CASES MAY DEVELOP PULMONARY EMPHYSEMA. REPORTED TO BE ALLERGENIC.
Ganoderma	CONSIDERED A BASIDIOSPORE. REPORTED TO BE ALLERGENIC. EDIBLE IN MUSHROOM FORM AND A VERY IMPORTANT IN THE FOOD INDUSTRIES.
Other Ascospores	ONE OF THE MAJOR CLASSES OF FUNGAL ORGANISMS. THIS CLASS CONTAINS THE "SAC FUNGI" AND YEASTS. ACOMYCETE SPORES ARE REPORTED TO BE ALLERGENIC.
Other Basidiospores	ONE OF THE MAJOR CLASSES OF FUNGAL ORGANISMS. THIS CLASS CONTAINS THE MUSHROOMS, SHELF FUNGI, PUFFBALLS, AND A VARIETY OF OTHER FUNGI. BASIDIOMYCETE SPORES ARE REPORTED TO BE ALLERGENIC.
Penicillium/Aspergillus	THIS SPECIES IS CONSIDERED COMMON TO INDOOR ENVIRONMENTS. COMMONLY FOUND IN SOIL, FOOD, CELLULOSE, AND ALSO CONSIDERED A COMMON CONTAMINANT OF FOOD. . IT IS ALSO FOUND IN PAINT AND COMPOST PILES. IT MAY CAUSE HYPERSENSITIVITY PNEUMONITIS AND ALLERGIC ALVEOLITIS IN SUSCEPTIBLE INDIVIDUALS. IT IS REPORTED TO BE ALLERGENIC. COMMON CAUSE OF EXTRINSIC ASTHMA (IMMEDIATE-TYPE HYPERSENSITIVITY: TYPE I). ACUTE SYMPTOMS INCLUDE EDEMA AND BRONCHIOSPASMS; CHRONIC CASES MAY DEVELOP PULMONARY EMPHYSEMA. REPORTED TO BE ALLERGENIC. IT HAS A MUSTY ODOR. IT IS REPORTED TO BE ALLERGENIC. IT HAS ALSO BEEN REPORTED TO CAUSE SKIN INFECTIONS.
Pithomyces	GROWS ON DEAD GRASS AND PLANTS. PROLONGED EXPOSURE CAN CAUSE FACIAL ECZEMA. REPORTED TO BE ALLERGENIC. CAUSES TYPE II ALLERGIES (HAYFEVER TYPE SYMPTOMS, ASTHMA).

PRO-LAB/SSPTM
3300 Corporate Avenue, Bldg., 112
Weston, Florida 33331
Toll Free: 800-427-0550
Test Address:

Mold Analysis Report
NON-VIABLE Spore Trap M5

Report Number: 011003-0035
Received Date: 1/10/03
Reported Date: 1/10/03
Analysis By: SSPTM, Inc.

Client:

S B I, Art Bagirov
1593 Treviso Ave
San Jose, CA 95118

Phone: (408) 398-5550
Fax:
Email: FIGLIMIGLI@MSN.COM

Comments:

Alyssa Murray

Alyssa Murray, QAQC

Your Results

Rusts	FOUND IN GRASSES, FLOWERS, TREES AND OTHER LIVING PLANT MATERIALS. COMMONLY CAUSES TYPE I ALLERGIES (HAY FEVER, ASTHMA) SYMPTOMS. NO REPORTS OF HUMAN INFECTION. RUSTS DO NOT GROW INDOORS UNLESS HOST PLANTS ARE PRESENT. THEY ARE PARASITIC PLANT PATHOGENS AND NEED A LIVING HOST FOR GROWTH.
Smuts / myxomycetes	COMMONLY FOUND ON CEREAL CROPS, GRASSES, WEEDS, OTHER FUNGI, AND ON OTHER FLOWERING PLANTS. OCCASIONALLY FOUND INDOORS. NO REPORTS OF HUMAN INFECTION.
Stachybotrys	THIS FUNGUS MAY PRODUCE A TRICHOTHECENE MYCOTOXIN- SATRATOXIN H - WHICH IS POISONOUS BY INHALATION. THE TOXINS ARE PRESENT ON THE FUNGAL SPORES. THIS IS A SLOW GROWING FUNGUS ON MEDIA. IT DOES NOT COMPETE WELL WITH OTHER RAPIDLY GROWING FUNGI. THE DARK COLORED FUNGI GROWS ON BUILDING MATERIAL WITH A HIGH CELLULOSE CONTENT AND A LOW NITROGEN CONTENT. INDIVIDUALS WITH CHRONIC EXPOSURE TO THE TOXIN PRODUCED BY THIS FUNGUS REPORTED COLD AND FLU SYMPTOMS, SORE THROATS, DIARRHEA, HEADACHES, FATIGUE, DERMATITIS, INTERMITTENT LOCAL HAIR LOSS, AND GENERALIZED MALAISE. THE TOXINS PRODUCED BY THIS FUNGUS WILL SUPPRESS THE IMMUNE SYSTEM AFFECTING THE LYMPHOID TISSUE AND THE BONE MARROW. THE MYCOTOXIN IS ALSO REPORTED TO BE A LIVER AND KIDNEY CARCINOGEN. EFFECTS BY ABSORPTION OF THE TOXIN IN THE HUMAN LUNG ARE KNOWN AS PNEUMOMYCOSIS. THIS ORGANISM IS RARELY FOUND IN OUTDOOR SAMPLES. IT IS USUALLY DIFFICULT TO FIND IN INDOOR AIR SAMPLES UNLESS IT IS PHYSICALLY DISTURBED. THE SPORES ARE IN A GELATINOUS MASS. THE SPORES WILL DIE READILY AFTER RELEASE. THE DEAD SPORES ARE STILL ALLERGENIC AND TOXIGENIC.

PRO-LAB/SSPTM
3300 Corporate Avenue, Bldg., 112
Weston, Florida 33331
Toll Free: 800-427-0550
Test Address:

Mold Analysis Report
NON-VIABLE Spore Trap M5

Report Number: 011003-0032
Received Date: 1/10/03
Reported Date: 1/10/03
Analysis By: SSPTM, Inc.

Client:

S B I, Art Bagirov
1593 Treviso Ave
San Jose, CA 95118

Phone: (408) 398-5550
Fax:
Email: FIGLIMIGLI@MSN.COM

Comments:

Alyssa Murray
Alyssa Murray, QAQC

Your Results

Pro-Lab Number:	011003-0032	011003-0034
Date Collected:	1/ 9/03	1/ 9/03
Collection Location:	LIVING RM	OUTSIDE REAR
Sample Submitted:	Micro 5	Micro 5
Volume (L):	25	25
Chain of Custody#:	59653	59654
Serial #:	63393	63394

Spore Identification	Raw Score	Results M5 (Spores/m³)	Raw Score	Results M5 (Spores/m³)
Chaetomium	0	0	5	200
Cladosporium	5	200	0	0
Hyphae	1	40	0	0
Other Basidiospores	2	80	20	800
Rusts	1	40	0	0
Smuts / myxomycetes	1	40	0	0
Stachybotrys	2	80	0	0
Total Spores (Spores/m³):		**480**		**1000**

Analysis Date: 1/10/03
AnalystID: 3

Analysis Date: 1/10/03
AnalystID: 3

PRO-LAB/SSPTM
3300 Corporate Avenue, Bldg., 112
Weston, Florida 33331
Toll Free: 800-427-0550
Test Address:

Mold Analysis Report
NON-VIABLE Spore Trap M5

Report Number: 011003-0032
Received Date: 1/10/03
Reported Date: 1/10/03
Analysis By: SSPTM, Inc.

Client:

S B I, Art Bagirov
1593 Treviso Ave
San Jose, CA 95118

Phone: (408) 398-5550
Fax:
Email: FIGLIMIGLI@MSN.COM

Comments:

Alyssa Murray

Alyssa Murray, QAQC

Your Results

The following fungal descriptions are pertinent to the samples collected. General characterization of mold is made with respect to their most common impact to human health. Many genus of molds have species with varying characteristics.

Spore Name	Description
Chaetomium	COMMONLY FOUND ON A VARIETY OF SUBSTANCES CONTAINING CELLULOSE INCLUDING PAPER AND PLANT COMPOST. IT CAN READILY BE FOUND ON THE DAMP OR WATER DAMAGED PAPER IN SHEETROCK. SHOULD BE CONSIDERED ALLERGENIC. THE THERMPOHILIC, NEUROTROPIC NATURE OF THIS ORGANISM SUGGESTS IT IS A POTENTIALLY AGGRESSIVE PATHOGEN. NO TOXIC DISEASES HAVE BEEN DOCUMENTED TO DATE.
Cladosporium	COMMONLY FOUND ON DEAD PLANTS, WOODY PLANTS, FOOD, STRAW, SOIL, PAINT AND TEXTILES. COMMON CAUSE OF EXTRINSIC ASTHMA (IMMEDIATE-TYPE HYPERSENSITIVITY: TYPE I). ACUTE SYMPTOMS INCLUDE EDEMA AND BRONCHIOSPASMS; CHRONIC CASES MAY DEVELOP PULMONARY EMPHYSEMA. REPORTED TO BE ALLERGENIC.
Hyphae	PIECES OF FUNGAL ORGANISMS THAT CANNOT BE IDENTIFIED AS TO WHAT GENUS THEY ARE FROM. THEY CAN BE CONSIDERED ALLERGENIC AND ARE INDICATIVE OF ACTIVE GROWTH IN THE SAMPLING VACINITY.
Other Basidiospores	ONE OF THE MAJOR CLASSES OF FUNGAL ORGANISMS. THIS CLASS CONTAINS THE MUSHROOMS, SHELF FUNGI, PUFFBALLS, AND A VARIETY OF OTHER FUNGI. BASIDIOMYCETE SPORES ARE REPORTED TO BE ALLERGENIC.
Rusts	FOUND IN GRASSES, FLOWERS, TREES AND OTHER LIVING PLANT MATERIALS. COMMONLY CAUSES TYPE I ALLERGIES (HAY FEVER, ASTHMA) SYMPTOMS. NO REPORTS OF HUMAN INFECTION. RUSTS DO NOT GROW INDOORS UNLESS HOST PLANTS ARE PRESENT. THEY ARE PARASITIC PLANT PATHOGENS AND NEED A LIVING HOST FOR GROWTH.
Smuts / myxomycetes	COMMONLY FOUND ON CEREAL CROPS, GRASSES, WEEDS, OTHER FUNGI, AND ON OTHER FLOWERING PLANTS. OCCASIONALLY FOUND INDOORS. NO REPORTS OF HUMAN INFECTION.

PRO-LAB/SSPTM
3300 Corporate Avenue, Bldg., 112
Weston, Florida 33331
Toll Free: 800-427-0550
Test Address:

Mold Analysis Report
NON-VIABLE Spore Trap M5

Report Number: 011003-0032
Received Date: 1/10/03
Reported Date: 1/10/03
Analysis By: SSPTM, Inc.

Client:

S B I, Art Bagirov
1593 Treviso Ave
San Jose, CA 95118

Phone: (408) 398-5550
Fax:
Email: FIGLIMIGLI@MSN.COM

Comments:

Alyssa Murray

Alyssa Murray, QAQC

Your Results

Stachybotrys	THIS FUNGUS MAY PRODUCE A TRICHOTHECENE MYCOTOXIN- SATRATOXIN H - WHICH IS POISONOUS BY INHALATION. THE TOXINS ARE PRESENT ON THE FUNGAL SPORES. THIS IS A SLOW GROWING FUNGUS ON MEDIA. IT DOES NOT COMPETE WELL WITH OTHER RAPIDLY GROWING FUNGI. THE DARK COLORED FUNGI GROWS ON BUILDING MATERIAL WITH A HIGH CELLULOSE CONTENT AND A LOW NITROGEN CONTENT. INDIVIDUALS WITH CHRONIC EXPOSURE TO THE TOXIN PRODUCED BY THIS FUNGUS REPORTED COLD AND FLU SYMPTOMS, SORE THROATS, DIARRHEA, HEADACHES, FATIGUE, DERMATITIS, INTERMITTENT LOCAL HAIR LOSS, AND GENERALIZED MALAISE. THE TOXINS PRODUCED BY THIS FUNGUS WILL SUPPRESS THE IMMUNE SYSTEM AFFECTING THE LYMPHOID TISSUE AND THE BONE MARROW. THE MYCOTOXIN IS ALSO REPORTED TO BE A LIVER AND KIDNEY CARCINOGEN. EFFECTS BY ABSORPTION OF THE TOXIN IN THE HUMAN LUNG ARE KNOWN AS PNEUMOMYCOSIS. THIS ORGANISM IS RARELY FOUND IN OUTDOOR SAMPLES. IT IS USUALLY DIFFICULT TO FIND IN INDOOR AIR SAMPLES UNLESS IT IS PHYSICALLY DISTURBED. THE SPORES ARE IN A GELATINOUS MASS. THE SPORES WILL DIE READILY AFTER RELEASE. THE DEAD SPORES ARE STILL ALLERGENIC AND TOXIGENIC.

PRO-LAB/SSPTM
3300 Corporate Avenue, Bldg., 112
Weston, Florida 33331
Toll Free: 800-427-0550
Test Address:

Mold Analysis Report

Direct Microscopic Examination

Report Number: 011003-0031
Received Date: 1/10/03
Reported Date: 1/10/03
Analysis By: SSPTM, Inc.
Chain of Custody#: 0

Client:

S B I, Art Bagirov

1593 Treviso Ave

San Jose, CA 95118

Phone: (408) 398-5550
Fax:
Email: FIGLIMIGLI@MSN.COM

Comments:

Alyssa Murray

Alyssa Murray, QAQC

Your Results

Pro-Lab Number: 011003-0031
Date Collected: 1/ 9/03
Collection Location: SUBAREA FRAM SUB
Sample Submitted: Visual

The following fungal descriptions are pertinent to the samples collected. General characterization of mold is made with respect to their most common impact to human health. Many genus of molds have species with varying characteristics.

Spore Name	Description
Other Ascospores	ONE OF THE MAJOR CLASSES OF FUNGAL ORGANISMS. THIS CLASS CONTAINS THE "SAC FUNGI" AND YEASTS. ACOMYCETE SPORES ARE REPORTED TO BE ALLERGENIC.
Penicillium/Aspergillus	THIS SPECIES IS CONSIDERED COMMON TO INDOOR ENVIRONMENTS. COMMONLY FOUND IN SOIL, FOOD, CELLULOSE, AND ALSO CONSIDERED A COMMON CONTAMINANT OF FOOD. . IT IS ALSO FOUND IN PAINT AND COMPOST PILES. IT MAY CAUSE HYPERSENSITIVITY PNEUMONITIS AND ALLERGIC ALVEOLITIS IN SUSCEPTIBLE INDIVIDUALS. IT IS REPORTED TO BE ALLERGENIC. COMMON CAUSE OF EXTRINSIC ASTHMA (IMMEDIATE-TYPE HYPERSENSITIVITY: TYPE I). ACUTE SYMPTOMS INCLUDE EDEMA AND BRONCHIOSPASMS; CHRONIC CASES MAY DEVELOP PULMONARY EMPHYSEMA. REPORTED TO BE ALLERGENIC. IT HAS A MUSTY ODOR. IT IS REPORTED TO BE ALLERGENIC. IT HAS ALSO BEEN REPORTED TO CAUSE SKIN INFECTIONS.
Rhodotorula	RHODOTORULA IS COMMONLY IDENTIFIED IN INDOOR AIR SAMPLES. RHODOTORULA IS REPORTED TO BE ALLERGENIC. THEY CAN CAUSE PROBLEMS IF A PERSON HAS HAD PREVIOUS EXPOSURE AND DEVELOPED HYPERSENSITIVITY. YEAST CAN BE ALLERGENIC TO SUSCEPTIBLE INDIVIDUALS WHEN PRESENT IN SUFFICIENT CONCENTRATIONS.

Summary of direct microscopic analysis of the air samples collected during evaluation								
Sample Location	Outdoor Front	Outdoor Rear	Living Room	Master Bedroom				
SPORE IDENTIFICATION								
Altenaria								
Arthrinium								
Aureobasidium								
Bipolaris/Drechslera Group								
Botrytis								
Brown Round Unknowns								
Cercospora								
Chaetomium		200						
Cladosporium	1280		200	40				
Coprinus								
Curvularia								
Epicoccum								
Fusarium								
Ganoderma	40							
Geotrichum								
Hyphae			40					
Leptosphaeria like Yeast								
Nigrospora								
Other Ascospores	760			40				
Other Basidiospores	1960	800	80	80				
Penicillium/Aspergillus Group	760			920				
Pithomyces				40				
Rhizopus/Mucor								
Rhodotorula								
Rusts	80		40					
Smuts, Periconia, Myxomycetes			40	40				
Stachybotrys			80	80				
Stemphyllium								
Tetraploa								
Torula								
Trichoderma								
Ulocladium								
Unid. Hyphomycetes								
Miscellaneous								
TOTAL (spores/m3)	**4880**	**1000**	**480**	**1240**				

Special Building Inspections, LLC

FINDINGS AND RECOMMENDATIONS.

At the most basic level, sampling for mold is separated into techniques based on the culture of live (viable) spores and the techniques, based on the trapping and visualization of both live and dead (non-viable) spores. Each sampling type has important advantages and disadvantages. For example, live spore techniques will give needed information on the species of fungi present, but will not provide equally needed information on the non-living portion of the airborne bioburden. Thus, the use of both methods is preferred.

Please note that numerical standards have not yet been established by standard-setting agencies that determine the "safe" amount of exposure to mold. However, there is an agreement that the level of indoor airborne concentrations of mold should be lower than or equal to outdoor concentrations. Also, the types of mold should be similar, pointing out that (1) indoor reservoirs of mold and/or development sites are not present, and/or (2) formerly identified fungal amplifiers/reservoirs are not notably contributing to the indoor bioaerosol. Keep in mind that the air sampling provides information only for the moment in time when the sampling has occurred.

Generally based upon the results of the laboratory tests, the levels of mold in the house are significantly below than outdoor levels. However, the concentration of Penicillium, which was present in the master bedroom, is slightly higher than outdoor level. Also, the mold Stachybotrys, which was present in the indoor environment (bedroom and living room), was not present in the outdoor air. Contributing factors to this condition may be excessive moisture in the crawl space below the master bathroom, and fungus growing on the water damaged subflooring below the master bathroom shower. The presence of mold and moisture in the subarea and on the subflooring appeared to be active and uncontrolled, and under current guidelines if the mold is detected in an indoor environment, it should be cleaned up regardless of its type.

Based upon the results of the laboratory tests of the air and swab samples that I took at the site and my visual observations at the property, I recommend the following:

1. The most important factor in controlling mold is to control moisture. Therefore, any water intrusion below master bathroom shower must be corrected prior to mold / fungi remediation. A qualified specialist should further evaluate this area, and his recommendations should be followed.
2. The affected materials such as subfloor framing (not water damaged) may be cleaned by a wipe down with a microbiocide. Any water damaged materials shall be removed and replaced. Any visible growth on the subfloor framing shall be removed. Caution should be used to prevent mold spores from being dispersed throughout the air where home occupants can inhale them. For more information refer to EPA Guidelines for mold prevention and cleanup, which are enclosed with this report and is an essential part of this report.
3. Upon completion of corrective work you may wish to have the property re-evaluated by visual inspection to determine if the cleanup is sufficient. You may also wish to have air sampling performed to determine if the kinds and concentrations of mold in the house are similar to those found outside.

These recommendations are based on the conditions present at the site during this inspection and on my experience as a contractor, property inspector, and mold sampler. You may wish to consult with an industrial hygienist or remediation contractor for a more detailed discussion of the findings, as this information is always helpful.

Mold Report Overview

The mold(s) identified in this report are often associated with soils, moisture enriched environments, water, and deteriorating materials such as cellulose (paper) based products. Mold is naturally present in outdoor environments and can be a problem in indoor environments at high levels. Mold can grow on virtually any organic substance, as long as moisture and oxygen are present. When excessive moisture accumulates in buildings or on building materials, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed. It is impossible to eliminate all molds and mold spores in the indoor environment. Since mold requires water to grow, it is important to prevent moisture problems in buildings. Some moisture problems in buildings have been linked to changes in building construction practices during the 1970s, 80s, and 90s. Some of these changes have resulted in buildings that area tightly sealed, but may lack adequate ventilation, which will potentially lead to moisture buildup. Building materials, such as drywall, may not allow moisture to escape easily. Moisture problems may include roof leaks, plumbing leaks, landscaping or gutters that direct water into or under the building, and unvented combustion appliances.

Building materials supporting mold growth must be cleaned or replaced as quickly as possible in order to ensure a healthy environment. Specific methods of assessing and remediating mold contamination should be based on the extent of visible contamination and the cause of the damage. The simplest and quickest way to safely clean up (remediate) the mold contamination should be used. The use of respiratory protection, gloves, and eye protection is recommended. Extensive contamination, particularly if heating, ventilating, air conditioning (HVAC) systems or large occupied spaces are involved, should be assessed and remediated by professionals with training and experience handling environmentally contaminated materials. Smaller areas of contamination can usually be assessed and remediated by building maintenance personnel. Homeowners should address common household sources of mold, such as mold found in bathroom tubs or between tiles with household cleaners.

Active mold growth in indoor environments is inappropriate and may lead to exposure and adverse health effects. The most common symptoms of mold exposure are runny nose, eye irritation, cough, congestion, and aggravation of asthma. Individuals with persistent health problems that appear to be related to mold or other types of air quality contaminant exposure should see their physicians for referral to professionals who are trained in occupational/environmental medicine or related specialties and are knowledgeable about these types of exposures. Decisions about removing individuals from an affected area must be based on the results of such medical evaluation, and be made on a case-by-case basis. Except in cases of widespread mold contamination that are linked to illnesses throughout a home or building, evacuation is not necessary.

UNDERSTANDING TYPES OF MOLD

Allergenic molds are normally not dangerous in low amounts, but they can cause allergenic or asthmatic symptoms such as wheezing or runny nose. These molds can be abated safely with the assistance of gloves and the use of respiratory protection, such as a disposable particulate-removing respirator.

Mycotoxic molds can cause serious health effects in humans and animals. Health effects range from short-term irritation to immunosuppression to cancer and even death. If any toxic molds are identified, it is suggested that you seek advice from an Industrial Hygienist or other mold professional for guidance. The average homeowner should NOT attempt the removal of these types of mold.

Pathogenic molds can cause serious health effects in persons with suppressed immune systems, those taking chemotherapy, those with HIV/AIDS, or autoimmunity disorders. If any pathogenic molds are identified, it is suggested that you seek advice from an Industrial Hygienist or other mold professional for guidance. The average homeowner should NOT attempt the removal of these types of mold.

Results relate only to item(s) analyzed. This report shouldn't be reproduced by the client or anyone without the permission from PRO-LAB. All samples will be stored for a period of one month, and then discarded properly. Our laboratory uses Carl Zeiss microscopes and is technically competent to perform the analyses of Indoor Air Quality Samples: Microscopy of Dusts, Fungi (mold) and Pollen spores. All laboratory analytical mycologists are research trained, certified, and have successfully completed an intensive course of instruction for Fungi and Pollen identification from McCrone Research Institute. PRO-LAB also participates in the AIHA EMPAT program.

For additional Information regarding mold and remediation procedures
Please visit **www.epa.gov/iaq/molds/intro.html** or http://www.nyc.gov/html/doh/html/ei/eimold.html

Special Building Inspections, LLC

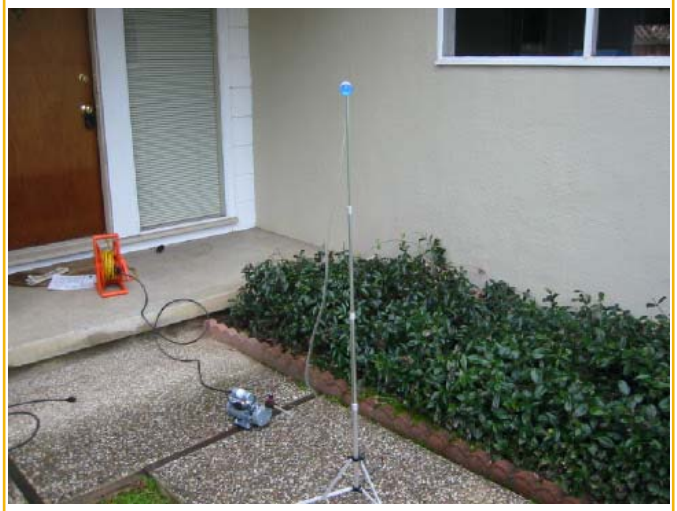

PHOTO 1: outdoor front air sample

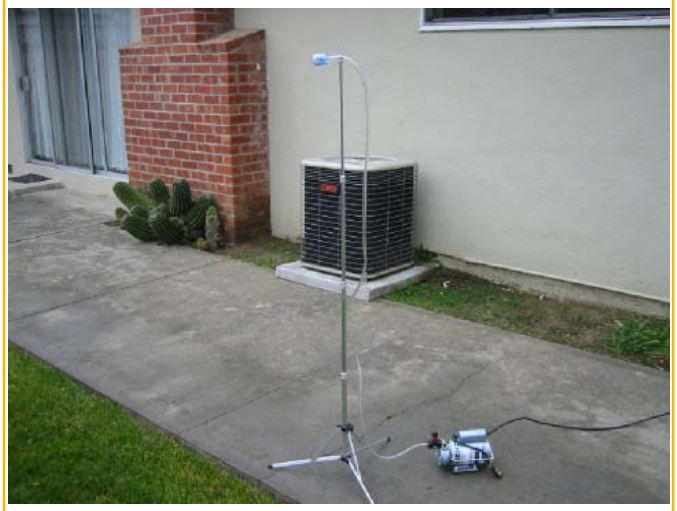

PHOTO 2: outdoor rear air sample

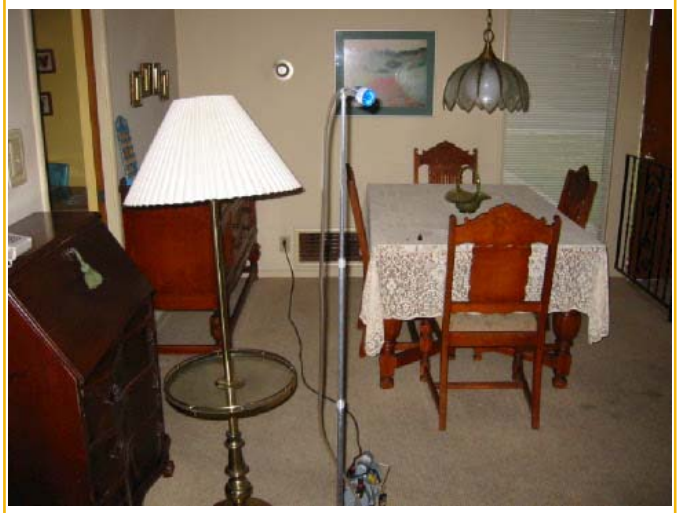

PHOTO 3: air sample in the living room

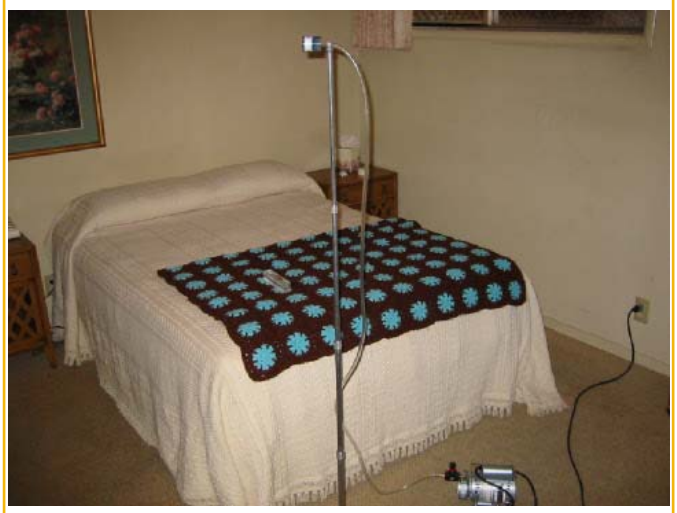

PHOTO 4: air sample in the master bedroom

Special Building Inspections, LLC

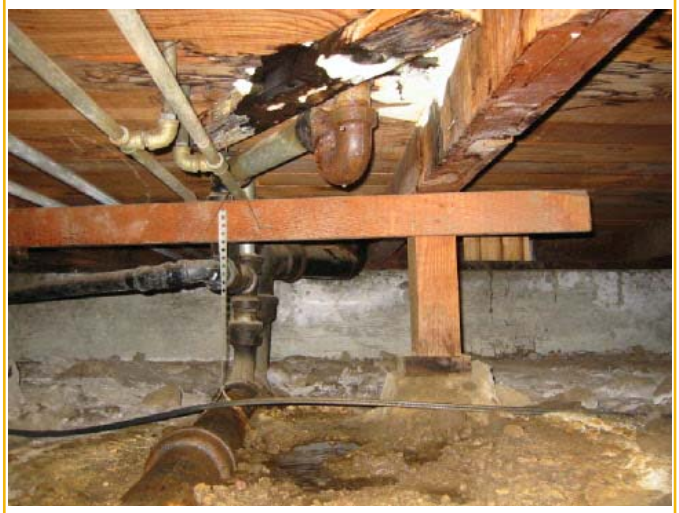

PHOTO 5: swab sample from the subfloor below master bathroom shower

PHOTO 6:

PHOTO 7:

PHOTO 8: