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For more information regarding the content of this material, please contact the Charter Schools Division by phone at 916-322-6029 or by email at [charters@cde.ca.gov](mailto:charters@cde.ca.gov).

**Attachment to Funding Determination Request**

**Narrative Responses to Section IV, Questions 1, 2, 3**

MIT Academy (the “Charter School”) is a classroom-based charter that has continuously operated as a classroom-based charter school for over 20 years since it opened in 2001. At no time has the Charter School ever previously received or sought a nonclassroom-based funding determination. At this time, the Charter School seeks a 100% funding determination during for the 2021-22 school year due to unexpected and unusual circumstances, and is providing this attachment to its funding determination form to provide pertinent background information on this submission.

During the 2021-22 school year, it was necessary for the Charter School to temporarily close its campus following destructive testing that revealed significant subsurface mold contamination in classrooms, and which could not feasibly and safely be remediated with students and staff on campus. The Charter School’s administration at the time reached out to California Department of Education (“CDE”) staff, who confirmed that a campus closure due to mold contamination was sufficient for eligibility for a J-13 Allowance of Attendance Due to Emergency Conditions (the “J-13”).

Consistent with the requirements of Section 46393, the Charter School adopted and implemented a plan to provide for independent study during the period of the campus closure. Each day during the period of campus closure, students participated in live interactive instruction with their same pre-closure teachers, according to the same pre-closure class schedule, continuing the same instructional programming and curriculum as students had experienced pre-closure. The Charter School has prepared its J-13 application (attached), and is working towards obtaining approval from the Solano County Superintendent of Schools.

Although the CDE has indicated that local educational agencies are eligible for J-13 relief due to a closure arising from mold contamination, the Charter School’s chartering authority, Vallejo City Unified School District (the “District”) has nonetheless taken the position that the Charter School is not eligible for J-13 relief on the basis that the Charter School’s prior leadership was allegedly aware of the presence of surface mold for some time. Putting aside that the Charter School previously treated surface mold and had no knowledge of serious subsurface conditions, Section 41422(a) does not make J-13 eligibility contingent on whether school leadership acted quickly enough or not in identifying and abating the condition, nor give the District discretion to veto a J-13 request based on its opinion. Although Education Section 41422(a) does not require the District’s signature in support of a J-13 request, the Charter School has sought to obtain it because the CDE’s form requests it. However, the District has yet to agree to sign the Charter School’s J-13 application as of this time.

While the Charter School understands that it is eligible for J-13 relief, in the event that its J-13 request is not ultimately approved, the Charter School understands that it will need to have an approved funding determination in place covering the 2021-22 school year because less than 80% of the instructional minutes offered during the 2021-22 school year were classroom-based when accounting for the campus closure period. The Charter School submits this request for a

funding determination pursuant to the CDE’s guidance that “[e]xisting charter schools that have not previously had a funding determination and are requesting funding for FY 2021–22 do not have a statutory deadline to submit the funding determination request.” (<https://www.cde.ca.gov/sp/ch/ncbfdltrfy2022.asp>.)

Despite the period of campus closure, in the 2021-22 school year, the Charter School satisfied the requirement to operate for 175 instructional days as required under 5 California Code of Regulations (“CCR”) Section 11960(b), satisfied the instructional minutes requirements under Education Code Section 47612.5, and continued to employ and certificated and classified staff and educate its students, just as it had pre-campus closure. The Charter School spent its budget in the 2021-22 school year providing an education to its students and remediating mold and on campus. Notwithstanding the period of campus closure, the Charter School provided its students with a full year of high-quality education. The Charter School has fully remediated all mold issues identified during the 2021-22 school year and will return to providing a classroom-based program throughout the 2022-23 school year and maintaining its status as a classroom-based charter school.

Based on the information in the Charter School’s funding determination form, and given the circumstances described above, the Charter School respectfully requests that CDE and the Advisory Commission on Charter Schools (ACCS”) recommend, and that the State Board of Education approve, a 100% funding determination for the Charter School covering the 2021-22 school year.

The Charter School notes that given that the submission of this funding determination request follows the close of the 2021-22 school year, there is no longer an ongoing or “latest” budget for that school year, and unaudited actual information provides the most accurate data on expenditures based on spending categories for purposes of the funding determination form, which are not otherwise broken out in the budget for the 2021-22 school year. Thus, the Charter School has reported instruction-related expenditure data in the funding determination form using its unaudited actuals for 2021-22. However, the Charter School did utilize budgeted data for certificated salaries and benefits since this demonstrates the Charter School’s intended expenditure level pre-closure in this particular budgeted expenditure category.

The Charter School acknowledges that based on the calculations on the funding determination form that it does not meet the default minimum expenditure thresholds for both expenditure criteria in Lines V.1 and V.2 together, even as it meets Line V.1 based on budgeted data. However, the Charter School submits that mitigating circumstances are present that warrant approving a funding level of 100%.

5 CCR 11963.4(e) provides that the ACCS may make a recommendation “other than one that results from the criteria specified” under the regulations specifying default funding level based on “documented data regarding individual circumstances of the charter school (e.g., one-time or unique or exceptional expenses for facilities...), the size of the charter school, and how many years the charter school has been in operation.” As mitigating circumstances, the Charter School submits that if there were no discovery of a significant subsurface mold contamination, there would not have been a closure at all, no need for an approved J-13, and no need for this funding determination

submission. The Charter School did not anticipate the mold emergency, the need to operate as a nonclassroom-based charter school during the 2021-22 school year in accordance with the expenditure threshold applicable to nonclassroom-based charter schools, nor the need to seek a funding determination given its eligibility for a J-13. The Charter School incorporates by reference the information provided above regarding the history of the mold emergency the Charter School faced in the 2021-22 school year and in its attached J-13 application as describing the mitigating circumstances. Thus, the entire submission of this funding determination request, and the expenditures identified hereunder, constitute and relate to “one-time” events and “unique or exceptional expense” for facilities, each of which constitute mitigating circumstances.

Moreover, the Charter School submits that a closure due to mold, and the necessity of spending millions of dollars on facilities remediation (see funding determination form) constitutes mitigating circumstances in the form of “one-time” and “unique or exceptional expenses” for facilities. If those expenses for facilities remediation were not incurred, those dollars would have been allocated to instruction and instruction-related costs and the Charter School would have been able to qualify for a 100% funding determination under the default expenditure thresholds – again, if the Charter School had intended to operate as a nonclassroom-based charter school and allocated its expenditures accordingly.

The expenditure formulas underlying the funding determination form do not account for the “exceptional expense” for facilities that are borne by classroom-based programs like the Charter School that must spend a significant portion of revenue on facilities. If the Charter School’s facilities expenses were fully allowed under the default expenditure standards for a funding determination, the Charter School would have demonstrated eligibility for funding under Line V.2. But, again, the Charter School submits that as a classroom-based charter school that fully spent its budgeted funds on instruction and unforeseen facilities remediation expenses, and is seeking this funding determination as an alternative to an approved J-13 (for which the Charter School is otherwise eligible and would ensure 100% classroom-based funding to the Charter School for the 2021-22 school year), that these constitute mitigating circumstances warranting an approved 100% funding determination.

Among other factors for consideration that support the Charter School’s showing of mitigating circumstances, the Charter School has been in operation for over 20 years and has never submitted a funding determination request nor presented mitigating circumstances. Given the “size of the charter school,” which served 484 students (as of census day 2021-22) and who were fully served in the 2021-22 school year, the Charter School submits that the circumstances warrant full funding for the Charter School at a 100% funding level.

The Charter School extends its gratitude to the CDE, the ACCS, and the SBE for their review of this submission. We stand ready to provide any additional information that would be of assistance to the CDE, ACCS, and the SBE in making a determination on the Charter School’s request for a 100% funding determination.

### **Explanation in Support of Form J-13A**

On November 9, 2022, in light of surface mold that had been previously observed on campus at the Charter School's facilities at 2 Positive Place in Vallejo (the "2 Positive Place Campus"), the Charter School's contractor, Blackwell Construction, performed destructive testing on interior classroom walls in coordination with the Charter School's mold remediation firm (Indoor Restore) to assess the possible extent of *unobservable* mold contamination and the scope of potential remediation. Through destructive testing, it was observed that there was very extensive and unsafe levels of mold present behind classroom walls, well beyond what had been observed on interior surfaces. In light of the information provided by destructive testing (which was an indicator that similar levels of sub-surface mold were to be expected in other classrooms), in the interest of the health and safety of all students and employees attending the 2 Positive Place Campus, and in order to safely and timely perform remediation work, the Charter School's Board of Directors held an emergency meeting that same day, and voted to close the campus effective as of the next day.

The nature of the emergency is described in the attached November 9, 2022 memorandum of the Charter School's facilities consultant, Educational Facilities Group ("EFG"):

On November 9, 2021, Indoor Restore, the mold abatement company, commenced mold remediation work in buildings O, M, and N. **Once carpet removal and the demolition of the floors and walls commenced, it became very evident that the presence of mold was much more than initially anticipated. Mold is not only present on floors, walls, ceiling tiles, and windows, but has actually penetrated into the walls, under the floor, and into the entire ceiling area above the roof tiles. Indoor Restore believes this will be the case for the majority or entirety of the campus. This information highlights the heightened risk that is posed by mold to the health and safety of students and staff.**

**Given the mold conditions that have been uncovered EFG recommends that students be moved off campus as soon as possible..**

(Emphasis added.)

In the interests of transparency and full candor, the Charter School notes that like many schools and school districts throughout California, it has over the years observed, tested for, and treated surface mold through the application of chemical solvents. In addition to treating surface mold in prior years (i.e., cleaning it away), the Charter School had also engaged in projects to prevent water intrusion and mold growth, e.g., roof remediation. To be clear, until November 9 2021, the Charter School had never received information indicating that there was an emergency condition present related to mold that necessitated the closure of the 2 Positive Place Campus.

Further, in the interests of transparency, the Charter School notes that In the fall of 2021, after returning students to campus following COVID-19-related closure, the Charter School's chartering authority, Vallejo City Unified School District (the "District"), raised various concerns with the Charter School related to the conditions of the 2 Positive Place Campus, including related to observation of surface mold. However, neither the District, nor the Fire Marshall, nor the city building inspector, nor the Charter School's mold remediation firm, nor its contractors advised prior to November 9, 2021 that based on the surface mold observed that the conditions were of an emergency or required the 2 Positive Place Campus to be closed. However, again, everything changed on November 9, 2021 when an emergency was indicated by destructive testing that revealed the extent of the mold contamination existing below the surface and the extensive need for remediation work to occur throughout the 2 Positive Place Campus (and for which students and employees could not be safely present at the 2 Positive Place Campus during that work.)

The Charter School previously contacted California Department of Education ("CDE") staff to discuss its eligibility for a J13-A allowance under Education Code Section 41422 in light of the Charter School's campus closure. We appreciate the information CDE staff provided to Charter School administration indicating that the presence of mold, to such a degree and danger as to necessitate school closure constitutes an emergency eligible for a J-13A allowance, and that other public schools have been afforded the benefit of a J-13A allowance in similar circumstances. We understand that the scope of Education Code Section 41422(a), i.e., for a "charter school that is prevented from maintaining its schools during a fiscal year for at least ... 175 days ... because of ... extraordinary conditions," and that mold conditions that make it unsafe to continue on-campus operations is an "extraordinary condition." We further understand per the same statute that support for the J-13A allowance shall be set forth in an affidavit of "the governing board or body of the charter school and of the county superintendent of schools," and that the content of Form J-13A and its attachments satisfies the requirements for the Charter School to be eligible for a J-13A allowance.

Additional Documentation from  
MIT Academy, Charter #0372

CALIFORNIA DEPARTMENT OF EDUCATION  
**REQUEST FOR ALLOWANCE OF ATTENDANCE DUE TO EMERGENCY CONDITIONS**  
FORM J-13A, REVISED DECEMBER 2017

**SECTION A: REQUEST INFORMATION**

- This form is used to obtain approval of attendance and instructional time credit pursuant to *Education Code (EC)* sections 41422, 46200, 46391, 46392 and *California Code of Regulations (CCR)*, Title 5, Section 428.
- Only schools that report Principal Apportionment average daily attendance (ADA) for the purpose of calculating a K–12 Local Control Funding Formula (LCFF) entitlement should submit this form.
- Refer to the instructions and frequently asked questions at <https://www.cde.ca.gov/fg/aa/pal/13a.asp> for information regarding the completion of this form.

**PART I: LOCAL EDUCATIONAL AGENCY (LEA)**

LEA NAME: <b>MIT Academy</b>		COUNTY CODE: <b>48</b>	DISTRICT CODE: <b>70581</b>	CHARTER NUMBER (IF APPLICABLE): <b>372</b>
LEA SUPERINTENDENT OR ADMINISTRATOR NAME: <b>Nicholas Driver</b>			FISCAL YEAR: <b>2021-2022</b>	
ADDRESS: <b>2 Positive Place</b>			COUNTY NAME: <b>Solano</b>	
CITY: <b>Vallejo</b>		STATE: <b>CA</b>	ZIP CODE: <b>94589</b>	
CONTACT NAME: <b>Nicholas Driver</b>	TITLE: <b>Superintendent</b>	PHONE: <b>707-552-6482</b>	E-MAIL: <b>ndriver@mitacademy.org</b>	

**PART II: LEA TYPE AND SCHOOL SITE INFORMATION APPLICABLE TO THIS REQUEST (Choose only one LEA type):**

<input type="checkbox"/> <b>SCHOOL DISTRICT</b> Choose one of the following: <input type="checkbox"/> All district school sites <input type="checkbox"/> Select district school sites	<input type="checkbox"/> <b>COUNTY OFFICE OF EDUCATION (COE)</b> Choose one of the following: <input type="checkbox"/> All COE school sites <input type="checkbox"/> Select COE school sites	<input checked="" type="checkbox"/> <b>CHARTER SCHOOL</b>
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**PART III: CONDITION(S) APPLICABLE TO THIS REQUEST:**

<input checked="" type="checkbox"/> <b>SCHOOL CLOSURE:</b> When one or more schools were closed because of conditions described in EC Section 41422. LCFF apportionments should be maintained and instructional time credited in Section B for the school(s) without regard to the fact that the school(s) were closed on the dates listed, due to the nature of the emergency. Approval of this request authorizes the LEA to disregard these days in the computation of ADA (per EC Section 41422) without applicable penalty and obtain credit for instructional time for the days and the instructional minutes that would have been regularly offered on those days pursuant to EC Section 46200, et seq.  <input type="checkbox"/> There was a Declaration of a State of Emergency by the Governor of California during the dates associated with this request.
<input type="checkbox"/> <b>MATERIAL DECREASE:</b> When one or more schools were kept open but experienced a material decrease in attendance pursuant to EC Section 46392 and CCR, Title 5, Section 428. Material decrease requests that include all school sites within the school district must demonstrate that the school district as a whole experienced a material decrease in attendance. Material decrease requests for one or more but not all sites within the school district must show that each site included in the request experienced a material decrease in attendance pursuant to EC Section 46392 and CCR, Title 5, Section 428. The request for substitution of estimated days of attendance for actual days of attendance is in accordance with the provisions of EC Section 46392. Approval of this request will authorize use of the estimated days of attendance in the computation of LCFF apportionments for the described school(s) and dates in Section C during which school attendance was materially decreased due to the nature of the emergency.  <input type="checkbox"/> There was a Declaration of a State of Emergency by the Governor of California during the dates associated with this request.
<input type="checkbox"/> <b>LOST OR DESTROYED ATTENDANCE RECORDS:</b> When attendance records have been lost or destroyed as described in EC Section 46391. Requesting the use of estimated attendance in lieu of attendance that cannot be verified due to the loss or destruction of attendance records. This request is made pursuant to EC Section 46391:  <i>"Whenever any attendance records of any district have been lost or destroyed, making it impossible for an accurate report on average daily attendance for the district for any fiscal year to be rendered, which fact shall be shown to the satisfaction of the Superintendent of Public Instruction by the affidavits of the members of the governing board of the district and the county superintendent of schools, the Superintendent of Public Instruction shall estimate the average daily attendance of such district. The estimated average daily attendance shall be deemed to be the actual average daily attendance for that fiscal year for the making of apportionments to the school district from the State School Fund."</i>





CALIFORNIA DEPARTMENT OF EDUCATION  
REQUEST FOR ALLOWANCE OF ATTENDANCE DUE TO EMERGENCY CONDITIONS  
FORM J-13A, REVISED DECEMBER 2017

**SECTION C: MATERIAL DECREASE**

Not Applicable (Proceed to Section D)

**PART I: NATURE OF EMERGENCY** (Describe in detail.)

Supplemental Page(s) Attached

**PART II: MATERIAL DECREASE CALCULATION** (Use the supplemental Excel file at <https://www.cde.ca.gov/fg/aa/paj13a.asp> if more than 10 lines are needed for this request. Refer to the instructions for information on completing the form including the definition of "normal" attendance.)

A	B	C	D	E	F	G*	H
School Name	School Code	"Normal" Attendance (October/May)	Dates Used for Determining "Normal" Attendance	Date of Emergency	Actual Attendance	Qualifier: 90% or Less (F/C)	Net Increase of Apportionment Days (C-F)
			-			0.00%	0.00
			-			0.00%	0.00
			-			0.00%	0.00
			-			0.00%	0.00
			-			0.00%	0.00
			-			0.00%	0.00
			-			0.00%	0.00
			-			0.00%	0.00
			-			0.00%	0.00
			-			0.00%	0.00
			-			0.00%	0.00
Total:		0.00			0		0.00

**PART III: MATERIAL DECREASE CALCULATION FOR CONTINUATION HIGH SCHOOLS** (Provide the attendance in hours. Use the supplemental Excel file at <https://www.cde.ca.gov/fg/aa/paj13a.asp> if more than 5 lines are needed for this request. Refer to the instructions for information on completing the form including the definition of "normal" attendance.)

A	B	C	D	E	F	G*	H
School Name	School Code	"Normal" Attendance Hours	Date Used for Determining "Normal" Attendance	Date of Emergency	Actual Attendance Hours	Qualifier: 90% or Less (F/C)	Net Increase of Hours (C-F)
						0.00%	0.00
						0.00%	0.00
						0.00%	0.00
						0.00%	0.00
						0.00%	0.00
Total:		0.00			0.00		0.00

\*Qualifier should be 90% or less except when the governor declares a state of emergency or in the case of a Necessary Small School (NSS) site.

CALIFORNIA DEPARTMENT OF EDUCATION  
**REQUEST FOR ALLOWANCE OF ATTENDANCE DUE TO EMERGENCY CONDITIONS**  
FORM J-13A, REVISED DECEMBER 2017

**SECTION D: LOST OR DESTROYED ATTENDANCE RECORDS**

Not Applicable (Proceed to Section E)

**PART I: PERIOD OF REQUEST** The entire period covered by the lost or destroyed records commences with \_\_\_\_\_ up to and including \_\_\_\_\_.

**PART II: CIRCUMSTANCES** (Describe below circumstances and extent of records lost or destroyed.)

**PART III: PROPOSAL** (Describe below the proposal to reconstruct attendance records or estimate attendance in the absence of records.)



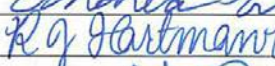



Additional Documentation from  
MIT Academy, Charter #0372

CALIFORNIA DEPARTMENT OF EDUCATION  
REQUEST FOR ALLOWANCE OF ATTENDANCE DUE TO EMERGENCY CONDITIONS  
FORM J-13A, REVISED DECEMBER 2017

SECTION E: AFFIDAVIT

PART I: AFFIDAVIT OF SCHOOL DISTRICT, COUNTY OFFICE OF EDUCATION, OR CHARTER SCHOOL GOVERNING BOARD MEMBERS – All applicable sections below must be completed to process this J-13A request.

We, members constituting a majority of the governing board of Griffin Technology Academies, hereby swear (or affirm) that the foregoing statements are true and are based on official records.

<u>Board Members Names</u>	<u>Board Members Signatures</u>
Vivian Wesley	
Shawna Gilroy	
Andrea Wynn	
Rebecca Hartman-Baker	
Luis Rosales	
	

At least a majority of the members of the governing board shall execute this affidavit.

Subscribed and sworn (or affirmed) before me, this 26 day of July, 2022.

Witness: W. Nicholas Driver (Name) \_\_\_\_\_ (Signature) \_\_\_\_\_ Title: Superintendent of Solano County, California

PART II: APPROVAL BY SUPERINTENDENT OF CHARTER SCHOOL AUTHORIZER (Only applicable to charter school requests)

Superintendent (or designee): William Spalding (Name) \_\_\_\_\_ (Signature) \_\_\_\_\_ Authorizing LEA Name: Vallejo Unified School District

PART III: AFFIDAVIT OF COUNTY SUPERINTENDENT OF SCHOOLS

The information and statements contained in the foregoing request are true and correct to the best of my knowledge and belief.

County Superintendent of Schools (or designee): Lisette Estrella-Henderson (Name) \_\_\_\_\_ (Signature) \_\_\_\_\_

Subscribed and sworn (or affirmed) before me, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Witness: \_\_\_\_\_ (Name) \_\_\_\_\_ (Signature) \_\_\_\_\_ Title: \_\_\_\_\_ of \_\_\_\_\_ County, California

COE contact/individual responsible for completing this section:

Name: Lisette Estrella-Henderson Title: County Superintendent Phone: \_\_\_\_\_ E-mail: LBishop@solanocoe.net



## MIT Repairs Memo

November 9, 2021

To: Dr. Robert Martinez  
Superintendent, GTA

Dr. Marguerite Williams  
Assistant Superintendent, GTA

From: Kathy Dominguez, & Frank Gonzalez  
Educational Facilities Group, Inc.

Re: MIT Repairs Update

### Update:

As of November 9, 2021, Blackwell Construction has completed work on the ramps, stairways and walkways of buildings P, K, J, and W. Blackwell began work on the ramps and walkways of buildings O, M, and N this week. On November 9, 2021, Indoor Restore, the mold abatement company, commenced mold remediation work in buildings O, M, and N.

Once carpet removal and the demolition of the floors and walls commenced, it became very evident that the presence of mold was much more than initially anticipated. Mold is not only present on floors, walls, ceiling tiles, and windows, but has actually penetrated into the walls, under the floor, and into the entire ceiling area above the roof tiles. Indoor Restore believes this will be the case for the majority or entirety of the campus.

This information highlights the heightened risk that is posed by mold to the health and safety of students and staff. Additionally, Indoor Restore's findings has significant implications for the remediation of the MIT campus, as follows:

### Schedule:

Blackwell initially estimated and committed to a total project timeline of approximately 12 weeks, with the completion of work being in late December. This timeline was created prior to the involvement and findings of Indoor Restore. The incorporation of the mold abatement work essentially doubles the timeline, as Blackwell cannot complete interior work until Indoor Restore has completed their abatement process and cleared the room via lab testing. While this doubles the timeline of repairs, Indoor Restore's additional findings on 11/9 will likely cause even further delay.

This new timeline poses a significant issue, as Blackwell has jobs and commitments in January and cannot extend the schedule further than previously discussed. Further, these scheduling issues are exacerbated by the lack of rooms for students to be moved to, which is limiting both abatement and remediation work.

Blackwell has a deadline to finish the work by the end of the calendar year. They are committed to other jobs in January 2022 and cannot extend the timeline.



Budget:

Due to what was discovered by Indoor Restore, they will be submitting change orders for the additional scope of work not covered in their original proposal and scope of work.

Similarly, Blackwell will have an increased scope of work to improve the interior of the classrooms including repairing walls, subfloors and flooring caused by the mold remediation work.

Exact amounts for the additional scope of work for both contractors is yet to be determined, as the assessment is still ongoing.

Recommendations:

In order to keep the work going and the project completed it is crucial that additional classrooms be vacated and made available so that both Indoor Restore and Blackwell can complete the mold remediation and the improvements of the interior and exterior of the classrooms in a timely manner.

In order to do this additional classrooms need to be freed up. The team has discussed the following two possibilities with the organizational leadership and school administration:

**Option A**

**Moving to Remote Learning for the final three weeks of the semester**

MIT will be closed during the weeks of November 22 - 26 and December 20 - 31 in observance of Thanksgiving and Winter Break. If the school is able to move the three weeks between Thanksgiving and Winter Break to remote learning this would allow for six weeks of uninterrupted work to take place in the entire campus.

**Option B**

**Moving to 425 Corcoran until the end of the year**

The site at 425 Corcoran can be utilized to provide the necessary swing space to allow the project to be completed.

Given the mold conditions that have been uncovered EFG recommends that students be moved off campus as soon as possible and either Option A, Option B or an alternate off site learning plan be adopted as soon as possible.

**CALIFORNIA DEPARTMENT OF EDUCATION**  
SCHOOL FISCAL SERVICES DIVISION  
September 2021

## **Certification Form for Independent Study**

### **Section A: Independent Study Plan Certification**

Pursuant to *Education Code (EC)* Section 46393, for Form J-13A submissions due to a school closure and/or material decrease in attendance occurring after September 1, 2021, a school district, county office of education, or charter school that provides a Form J-13A affidavit to the Superintendent, pursuant to *EC* Section 41422 (school closure) or *EC* Section 46392 (material decrease), shall certify that it has a plan for which independent study will be offered to students, pursuant to Article 5.5 (commencing with *EC* Section 51745) of Chapter 5 of Part 28 of Division 4. The independent study plan shall comply with all of the following:

- (1) Independent study is offered to any student impacted by any of the conditions listed in *EC* Section 46392 within 10 days of the first day of a school closure or material decrease in attendance. Students who are individuals with exceptional needs shall receive the services identified in their individualized education programs pursuant to paragraph (9) of subdivision (a) of *EC* Section 56345 and may participate in an independent study program.
- (2) Require reopening for in-person instruction as soon as possible unless prohibited under the direction of the local or state health officer.
- (3) Notwithstanding subdivision (c) of *EC* Section 51745 or subparagraph (F) of paragraph (9) of subdivision (g) of Section 51747, include information regarding establishing independent study master agreements in a reasonable amount of time.

**A copy of the independent study plan, and if applicable, the state or local public health or public safety order that required school closure shall accompany the Form J-13A submitted to the California Department of Education.**

I hereby certify that the independent study plan accompanying this Form J-13A submission meets the requirements described above and is true and correct to the best of my knowledge and belief.

### **Section B: Independent Study Offering Certification (For COVID-19 Closures only)**

Pursuant to *EC* Section 41422, from September 1, 2021, to June 30, 2022, inclusive, a school district, county office of education, or charter school may receive credit for instructional days and minutes that were scheduled for in-person instruction, as demonstrated by the governing board or body approved calendar in place before the event, on days in which the school district, county office of education, or charter school was prevented from maintaining school due to impacts from COVID-19 provided that instruction was offered to all eligible pupils through independent study pursuant to Article 5.5 (commencing with *EC* Section 51745) of Chapter 5 of Part 28 of Division 4 and implementing regulations adopted thereunder.

I hereby certify that instruction was offered to all eligible pupils through independent study pursuant to Article 5.5 (commencing with *EC* Section 51745) of Chapter 5 of Part 28 of Division 4 and implementing regulations adopted thereunder during the school closure dates resulting from impacts due to COVID-19 listed in the Form J-13A request accompanying this certification.

School District Superintendent, Charter School Administrator, or County Superintendent (or designee):

Nick Driver

(Typed Name)

see original

(Signature; wet signature only)

(Date)

**CALIFORNIA DEPARTMENT OF EDUCATION**  
SCHOOL FISCAL SERVICES DIVISION  
September 2021

## **Certification Form for Independent Study Instructions**

### **Why file:**

#### **Section A: Independent Study Plan Certification:**

Pursuant to California *Education Code (EC)* Section 46393, any Form J-13A submission that includes emergency dates occurring after September 1, 2021 must be submitted with a signed Independent Study Plan Certification and a certified plan to offer independent study within ten days of the first day of a school closure or material decrease.

**Note:** The Independent Study Certification and independent study plan is only necessary for the local educational agency's (LEA's) first Form J-13A submission that includes emergency dates after September 1, 2021. To the extent that there are no changes to the LEA's certified plan, all subsequent Form J-13A submissions do not need to include the certification and certified plan.

#### **Section B: Independent Study Offering Certification (For COVID-19 Closures only):**

Pursuant to *EC* Section 41422, for COVID-19 related school closure Form J-13A requests for events occurring from September 1, 2021 to June 30, 2022, not including closures due to COVID-19 related staffing shortages, all eligible local educational agencies (LEAs) must provide an Independent Study Offering Certification to obtain instructional time credit for the closure.

### **How to file:**

The Certification Form for Independent Study is available at <https://www.cde.ca.gov/fq/aa/pa/i13aforms.asp>. All applicable sections of the form must be completed. The executed certification form and certified independent study plan must be attached to the entire Form J-13A package and mailed to the California Department of Education (CDE).

### **Where to file:**

Mail the entire Form J-13A package to:

School Fiscal Services Division  
California Department of Education  
1430 N Street, Suite 3800  
Sacramento, CA 95814

#### **Section A: Independent Study Plan Certification:**

Complete Section A to certify that the independent study plan accompanying the Form J-13A submission for emergency dates occurring after September 1, 2021 meets the described requirements and is true and correct.

#### **Section B: Independent Study Offering Certification (For COVID-19 Closures only):**

Complete Section B to certify that instruction was offered to all eligible pupils through independent study during the school closure dates resulting from impacts due to COVID-19 listed in the Form J-13A request accompanying the certification.

### **Signature:**

The school district superintendent, charter school administrator, county superintendent, or a designee must sign the form. Only an original "wet" signature is acceptable for the Certification Form for Independent Study.

### Description of Independent Study Plan

As a consequence of the identification of emergency circumstances due to extensive subsurface mold revealed by destructive testing on Tuesday, November 9, 2021, Mare Island Technical Academy and MIT Academy's (the "Charter Schools") campus was closed effective Wednesday, November 10, 2021. Following a pre-scheduled holiday break on November 11 and 12, the Charter Schools transitioned to independent study programming on Monday, November 15, its governing board (the "Board") having previously adopted an independent study policy on August 10, 2021 in accordance with Education Code Section 51747 (the "Policy"), a copy of which is attached.

The specific independent study learning plan for students was to provide complete continuity for students in their courses through remote learning, i.e., instruction provided by students' same pre-closure teachers teaching the same pre-closure courses, through synchronous learning delivered to students via interactive Zoom sessions. The learning plan required that those Zoom sessions tracked students' pre-closure course schedules on a minute-for-minute basis. In other words, course content, scope, sequence, lessons, student supports, and access to teachers on a whole-group, small-group, and one-on-one basis remained the same as pre-closure, except that all student and teacher interactions occurred remotely using the same computer and internet connectivity devices that the Charter Schools had supplied to students during the prior pandemic-related closure. Administration at the time articulated the independent study plan to teachers, per the attached.

The plan satisfied the particular requirements of Education Code Section 46393(a) as follows:

*(1) Independent study is offered to any student impacted by any of the conditions listed in EC Section 46392 within 10 days of the first day of a school closure or material decrease in attendance.*

- As described above, independent study commenced on November 15, 2021, i.e., within 10 days of the November 10, 2021 campus closure due to the discovery of extensive subsurface mold through destructive testing.

*(2) Require reopening for in-person instruction as soon as possible unless prohibited under the direction of the local or state health officer.*

- The Charter Schools' plan to return students to in-person learning as soon as possible was two-fold.
  - First, the Charter Schools had retained a mold remediation firm and contractor to enable students to return to their campus as soon as possible, upon completion of the work. See attached summary from Educational Facilities Group.
  - Second, at the time of closure the Charter Schools' plan to return students to in-person learning as soon as possible was to work with its chartering authority, Vallejo City Unified School District (the "District") to utilize District-owned facilities at 425 Corcoran. See attached email from the Charter Schools' Superintendent at the time identifying that plan. Unfortunately, for reasons that are not material to this document, the Charter Schools were unable to utilize those



facilities as quickly as the Charter Schools had intended, and the alternative facilities offered to the Charter Schools by the District were not deemed to be operationally suitable by the Charter Schools' prior administration. In full transparency, the District has taken issue with the length of time that it actually took the Charter Schools' prior administration to return to in-person learning after the District made facilities available. However, notwithstanding any issues around actual execution of the return to in-person learning by prior administration, the plan was at all times to return to in-person learning as soon as possible as indicated in the attached email articulating the plan that was made contemporaneous with the campus closure in November 2021.

*3) Notwithstanding subdivision (c) of EC Section 51745 or subparagraph (F) of paragraph (9) of subdivision (g) of Section 51747, include information regarding establishing independent study master agreements in a reasonable amount of time.*

- The Board's Policy required that independent study agreements be collected from students within 30 days of the commencement of independent study. For transparency, although administration at the time did not collect independent study agreements within that timeline, the Policy required the collection of independent study agreements within 30 days, nonetheless. As of this time, 90% of independent study agreements have been collected for students who participated in independent study while the Charter Schools' campus was closed.

Curriculum and Instruction \

INDEPENDENT STUDY BOARD POLICIES

These policies apply to all students participating in independent study at Mare Island Technology Academy, MIT Academy, MIT Griffin Academy Middle School, and Griffin Academy High School (the “Schools”).

Each student’s independent study shall be coordinated, evaluated, and carried out under the general supervision of an assigned certificated employee or employees.

For students in all programs of independent study, the maximum length of time that may elapse between the time an assignment is made and the date by which the student must complete the assigned work shall be as follows:

- For students in grades six through eight, 20 days
- For students in grades nine through twelve, 30 days.

When special or extenuating circumstances justify a longer time for individual students, the director or their designee may approve a period not to exceed an additional 30 days.

***Missed Assignments and Level of Satisfactory Progress:*** When a student fails to complete  $\geq 30\%$  assignments during any period of 9 weeks or fails to make satisfactory progress (as defined below) the school will conduct an evaluation to determine whether it is in the best interests of the student to remain in independent study or to return to the regular school program. A written record of the findings of any evaluation made pursuant to this subdivision shall be maintained in the student’s permanent record and treated as a mandatory interim student record. The record shall be maintained for a period of three years from the date of the evaluation and, if the student transfers to another California public school, the record shall be forwarded to that school.

Satisfactory educational progress shall be based on all of the following indicators, as applicable:

- Student achievement and engagement, as measured by all of the following, as applicable:
  - Statewide assessments that are part of the California Assessment of Student Performance and Progress (a.k.a., “CAASPP”, or any other subsequent assessment as certified by the state board of education),
  - The percentage of students who have successfully completed courses that satisfy the requirements for entrance to the University of California and California State University,
  - The percentage of students who have successfully completed courses that satisfy

- the requirements for career technical education sequences or programs that align with state board-approved career technical education standards and frameworks,
- The percentage of students who have successfully completed both the university entrance and career technical courses specified above,
  - The percentage of English learner students who make progress toward English proficiency as measured by the English Language Proficiency Assessments for California (“ELPAC” or subsequent assessments of English proficiency certified by the state board),
  - The English learner reclassification rate,
  - The percentage of students who have passed an advanced placement exam with a score of “3” or higher, and
  - The percentage of students who demonstrate college preparedness pursuant to the Early Assessment Program (or any subsequent assessment of college preparedness).
- Student engagement, as measured by all of the following, as applicable:
- School attendance rates,
  - Chronic absenteeism rates,
  - Middle school dropout rates,
  - High school dropout rates, and
  - High school graduation rates.
- The completion of assignments, assessments, or other indicators that evidence that the student is working on assignments.
- Learning requirement concepts, as determined by the supervising teacher.
- Progressing toward successful completion of the course of study or individual course, as determined by the supervising teacher,

**Academic Content:** Independent study shall include the provision of content aligned to grade level standards that is provided at a level of quality and intellectual challenge substantially equivalent to in-person instruction.

Independent study shall include access to all courses offered by the Schools for graduation and approved by the University of California or the California State University as creditable under the A-G admission criteria.

**Tiered Reengagement:** For all students who

- are not generating attendance for more than three schooldays or 60 percent of the instructional days in a school week, or
- who are in violation of their written agreement, or
- who do not generate attendance for 10 percent of required instructional time for over four continuous weeks of a school's approved instructional calendar, or
- who are not participatory in mandated live interaction or synchronous instruction for more than three schooldays or for 60 percent of the scheduled days of synchronous instruction in a school month

the school shall have procedures including the following reengagement strategies:

- Verifying current contact information for the student,
- Notifying parents or guardians of lack of participation within one school day of the absence or lack of participation,
- A plan for outreach from the school to determine student needs, including a connection with health and social services, as necessary,
- A clear standard requiring a student-parent-educator conference, as defined below, to review the student's written agreement, reconsider the independent study program's impact on the student's achievement and well-being, consistent with the school's policies regarding the maximum amount of time allowed between the assignment and completion of student's assigned work, satisfactory educational progress, and the number of missed assignments allowed before an evaluation of whether the student should be allowed to continue in independent study,

For the purposes of this policy, "student-parent-educator conference" means a meeting involving, at a minimum, all parties who signed the student's written independent study agreement.

**Opportunities for Live Interaction and Synchronous Instruction:** The Schools shall plan to provide opportunities for live interaction and synchronous instruction as follows for all students engaged in independent study:

- For students in grades 6 to 8 inclusive, the Schools shall plan to provide opportunities for both daily live interaction and at least weekly synchronous instruction for all students throughout the year,
- For students in grades 9-12 inclusive, the Schools shall plan to provide opportunities for at least weekly synchronous instruction for all students throughout the year,

For the purposes of this policy, "live interaction" means interaction between the student and certificated or non-certificated staff, and may include peers, provided for the purpose of maintaining school connectedness, including but not limited to wellness checks, progress monitoring, provision of services, and instruction. This live interaction may take place in-person, or in the form of internet or telephonic communication.

For the purposes of this policy, “synchronous instruction” means classroom-style instruction or designated small group or one-on-one instruction delivered in person, or in the form of internet or telephonic communications, and involving live two-way communication between the teacher

**Return to In-Person Instruction:** For students whose families wish to return to in-person instruction from independent study, the Schools shall allow the student to return expeditiously, and in no case later than five instructional days,

**Written Agreements:** (5 C.C.R. § 11702) A current written agreement for each independent study student shall be maintained on file for each participating student. Each agreement shall be signed, dated, and in effect prior to the start of reporting attendance (ADA) pursuant to that agreement. The independent study agreement for a student will require and cover a study plan that represents the same amount of study that would be required of a student in the classroom and be consistent with the Schools’ curriculum and course of study of students participating in the regular classroom setting.

**Agreement Content:** Each independent study written agreement shall contain at least all of the following provisions:

- The manner, time, frequency, and place for submitting a student’s assignments, for reporting the student’s academic progress, and for communicating with a student’s parent or guardian regarding academic progress.
- The objectives and methods of study for the student’s work, and the methods used to evaluate that work.
- The specific resources, including materials and personnel that will be made available to the student. These resources shall include confirming or providing access for all students to the connectivity and devices adequate to participate in the academic program and complete assigned work.
- A statement of the policies adopted regarding the maximum length of time allowed between the assignment and the completion of a student’s assigned work, the level of satisfactory educational progress, and the number of missed assignments allowed prior to an evaluation of whether or not the student should be allowed to continue in independent study. The level of satisfactory educational progress and missed assignments shall conform to the requirements specified above in this policy.
- The duration of the independent study agreement, including the beginning and ending dates for participating in independent study, recognizing that no independent study agreement shall be valid for any period longer than one school year.
- A statement of the number and title of courses or other measures of academic accomplishment appropriate to the agreement, to be earned by the student upon completion.
- A statement detailing the academic and other supports that will be provided to address the needs of students who are not performing at grade level, or need support in other areas such as English learners, individuals with exceptional needs as required to be consistent

with the student's individualized education program or plan pursuant to Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. Sec. 794), students in foster care, students experiencing homelessness, and students requiring mental health supports.

- The inclusion of a statement in each independent study agreement that independent study is an optional educational alternative in which no student may be required to participate.

Written agreements shall be signed, prior to the commencement of independent study, by the student, the student's parent/guardian/caregiver if the student is less than 18 years of age, the certificated employee designated as responsible for the general supervision of independent study, and all persons who have direct responsibility for providing assistance to the student. Written agreements may be maintained electronically along with and may include subsidiary agreements, such as course contracts and assignment and work records. Written agreements may be signed using electronic signatures that comply with applicable state and federal standards and are intended by the signatory to have the same effect as a handwritten signature.

Before signing a written agreement pursuant to this section, upon the request of the parent or guardian of a student, the appropriate School shall conduct a phone, videoconference, or in-person student-parent-educator conference or other school meeting during which the student, parent or guardian, and, if requested by the student or parent, an education advocate, may ask questions about the educational options, including which curriculum offerings and nonacademic supports will be available to the student in independent study, before making the decision about enrollment or disenrollment in the various options for learning.

For the 2021-22 school year only, written agreements may be completed and signed as provided above no later than 30 days after the first day of instruction in an independent study program, or October 15, whichever date comes later.

Adopted: 8/10/2021

**Amended:10/12/2021**

On Nov 15, 2021, at 1:58 PM, Robert Martinez <[rmartinez@mitacademy.org](mailto:rmartinez@mitacademy.org)> wrote:

Please do not "reply all" to this email.

**GTA Board of Directors Update**

**Monday, November 15, 2021**

- The MIT campus is closed this week, however, Distance Learning continues, as well as Independent Studies for this week.
- GEA has been helpful in ensuring that MIT teachers are up and running with distance learning programs, and the site admin team has been monitoring the programs.

- Griffin Academy is up and running, with partial internet now covering the campus. They are close to full coverage.
- Indoor Restore was on the MIT site over the weekend conducting initial formal assessments of the H-Buildings (Admin), MPR, L- Offices (Site Admin), and EV Classes (those closer to the 425 Corcoran site). We do not anticipate having data from them for several days, however, we will be on the lookout for data starting on Tuesday. We do anticipate some level of mold abatement to the EV classrooms, however, not to the significant degree that was found in the other buildings. Our actions will be based on the data made available.
- Blackwell Construction has been redirected to work at 425 Corcoran in the meantime. They are working on fixing doors to the multi-purpose room, and the substructure flooring issue. In any case, these items must be repaired and are our responsibility to fix, so rather than to have them continue on the current MIT campus, working with Ed Facilities Group, we moved them over there.
- EFG is investigating the reported sewer issue at the 425 Corcoran location, and will be providing the CMO with options regarding this issue.
- GTA staff is working with the City of Vallejo on the issue of a homeless individual who has taken up residence in the land adjacent to the school.
- We have directed our legal team to proceed with the adjustments to the Amended Master Lease to be able to use the 425 Corcoran site for MIT Students. The lawyers are working on the agreements, but we are not ready to schedule a board meeting just yet.
- We are starting a physical move of the Middle School classrooms (desks/tables/activating internet) to 425 Corcoran, on Tuesday, 11/16/21. We are using movers to avoid delays and injury to GTA personnel or community. We anticipate being able to use some of the EV rooms once we receive test results, or remedy any needs there.
- We do not anticipate receiving additional information from VCUSD regarding any other temporary facilities they will make available until Thursday morning at the earliest, then we will be able to make a further decision regarding the high school



placement. We don't expect them to provide long-term housing due to their frustrations with the entire organization.

- We anticipate needing to fully demolish the MIT portables due to the significant level of mold penetration. Given the mold this must be accomplished with great care.
- We are investigating bringing new leased portables to the MIT site if we do not receive an offer from VCUSD that meets our needs. If we have Corcoran, and the EV Buildings, we may not need more than 14 leased rooms.
- We have received another resignation: [REDACTED] submitted a resignation from the organization, effective November 26, 2021.
- We met with the site admin today to walk them through all steps needed at this time, and we will have more folks on-site tomorrow, but we are cautious of expecting people to be on site.

As an aside, we continue in our efforts to respond to any and all requests from Eides Bailey, as they conduct the Forensic Audit on the last 3-years.

We are continuing our work with FCMAT, and preparing for the First Interim Budget, in addition to the audit work. We are also investigating options for coordination of Human Resources and the Fiscal Department.

Further, there have been grant applications that we are continuing to process and submit on the organization's behalf.

That's all for now. I'll continue to keep you all apprised of our collective efforts.

Rob Martinez

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**Dr. Robert A. Martinez**  
**Superintendent**  
**Griffin Technology Academies**  
[rmartinez@mitacademy.org](mailto:rmartinez@mitacademy.org)

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Additional Documentation from  
MIT Academy, Charter #0372

accs-dec22item01  
Attachment 3  
Page 25 of 156

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## MIT Repairs Memo

November 9, 2021

To: Dr. Robert Martinez  
Superintendent, GTA

Dr. Marguerite Williams  
Assistant Superintendent, GTA

From: Kathy Dominguez, & Frank Gonzalez  
Educational Facilities Group, Inc.

Re: MIT Repairs Update

### Update:

As of November 9, 2021, Blackwell Construction has completed work on the ramps, stairways and walkways of buildings P, K, J, and W. Blackwell began work on the ramps and walkways of buildings O, M, and N this week. On November 9, 2021, Indoor Restore, the mold abatement company, commenced mold remediation work in buildings O, M, and N.

Once carpet removal and the demolition of the floors and walls commenced, it became very evident that the presence of mold was much more than initially anticipated. Mold is not only present on floors, walls, ceiling tiles, and windows, but has actually penetrated into the walls, under the floor, and into the entire ceiling area above the roof tiles. Indoor Restore believes this will be the case for the majority or entirety of the campus.

This information highlights the heightened risk that is posed by mold to the health and safety of students and staff. Additionally, Indoor Restore's findings has significant implications for the remediation of the MIT campus, as follows:

### Schedule:

Blackwell initially estimated and committed to a total project timeline of approximately 12 weeks, with the completion of work being in late December. This timeline was created prior to the involvement and findings of Indoor Restore. The incorporation of the mold abatement work essentially doubles the timeline, as Blackwell cannot complete interior work until Indoor Restore has completed their abatement process and cleared the room via lab testing. While this doubles the timeline of repairs, Indoor Restore's additional findings on 11/9 will likely cause even further delay.

This new timeline poses a significant issue, as Blackwell has jobs and commitments in January and cannot extend the schedule further than previously discussed. Further, these scheduling issues are exacerbated by the lack of rooms for students to be moved to, which is limiting both abatement and remediation work.

Blackwell has a deadline to finish the work by the end of the calendar year. They are committed to other jobs in January 2022 and cannot extend the timeline.



Budget:

Due to what was discovered by Indoor Restore, they will be submitting change orders for the additional scope of work not covered in their original proposal and scope of work.

Similarly, Blackwell will have an increased scope of work to improve the interior of the classrooms including repairing walls, subfloors and flooring caused by the mold remediation work.

Exact amounts for the additional scope of work for both contractors is yet to be determined, as the assessment is still ongoing.

Recommendations:

In order to keep the work going and the project completed it is crucial that additional classrooms be vacated and made available so that both Indoor Restore and Blackwell can complete the mold remediation and the improvements of the interior and exterior of the classrooms in a timely manner.

In order to do this additional classrooms need to be freed up. The team has discussed the following two possibilities with the organizational leadership and school administration:

**Option A**

**Moving to Remote Learning for the final three weeks of the semester**

MIT will be closed during the weeks of November 22 - 26 and December 20 - 31 in observance of Thanksgiving and Winter Break. If the school is able to move the three weeks between Thanksgiving and Winter Break to remote learning this would allow for six weeks of uninterrupted work to take place in the entire campus.

**Option B**

**Moving to 425 Corcoran until the end of the year**

The site at 425 Corcoran can be utilized to provide the necessary swing space to allow the project to be completed.

Given the mold conditions that have been uncovered EFG recommends that students be moved off campus as soon as possible and either Option A, Option B or an alternate off site learning plan be adopted as soon as possible.



# Mold Inspection Report

## Microbial Investigation

**Date of Inspection:**

October 9, 2021

**Property Address:**

2 Positive Place  
Vallejo, CA 94589

**Prepared For:**

Marguerite Williams  
7072358238  
mwilliams@mitacademy.org

**Prepared By:**

Indoor-Restore Environmental Services  
10824 Olson Drive, Rancho Cordova, CA 95670  
projectservices@indoorrestore.com  
www.indoorrestore.com  
1-888-420-0009

**Inspector Name:**

Alex



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

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## Contents

Thank you for choosing Indoor-Restore Environmental Services. It is our mission to provide industry leading assessment services to you and your property.

Your mold inspection report is designed to help evaluate the indoor areas of your property for potential mold growth. The laboratory analysis is based on samples taken at the subject property and submitted to Nation Laboratories. The overall assessment is a result of the laboratory data and the visible conditions that were present at the time of the inspection.

The report contained herein is confidential, and given solely for the use and benefit of the client. It is not intended for the benefit of or to be relied upon by a third party. Do not duplicate this report without permission of its owner.

Please read the entire report to fully understand the results of this inspection and laboratory interpretation of testing performed.

The contents of this report include:

1. **Inspection Summary** – A detailed summary and explanation of the laboratory data resulting from the samples taken on-site and inspection conducted at the property.
2. **Inspection Details** – Details from the onsite findings of the inspector in terms of visual and equipment assessments performed at the time of the inspection.
3. **Laboratory Analysis Results** – See attached documents.
4. **Guidelines for Understanding Laboratory Results** – Information on interpreting laboratory results and other report information.
5. **Mold Information** – Information about mold, how it grows, how it enters a building and the potential health effects of exposure.
6. **Health Classification of Mold** – Information on how mold is classified by its affects on the human body.
7. **Glossary of Terms** – Definitions of frequently used industry terms that appear throughout the report.
8. **Common Types of Mold** – Information about the most common types of mold found indoors.
9. **Scope and Limitations** – Important information regarding the scope of this report.
10. **Resources** – Literature and website link recommendations that can provide more in-depth information about mold and indoor air quality.



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

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### **Surface Sample Analysis Summary**

Based on the analysis of the surface samples taken at the property, the following observations have been made:

- Fungal contaminants were found on the samples taken at the time of inspection.
- Some types of molds have species associated with an indoor environment are considered to be toxic and may cause serious health risks. If mold growth is in fact present, it should be remediated using appropriate controls and precautions by a trained professional and any associated water source that led to the problem should also be corrected.
- Please see the attached results for further details and recommendations.

### **Moisture Content Analysis Summary**

Based on the analysis of the equipment readings taken at the property, the following observations have been made:

- No elevated levels of moisture were identified at the time of the inspection.



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

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## General Property Information

### General Property Information

<b>Property Type:</b>	Other	<b>Property Use:</b>	Residential
<b>Floors:</b>	1	<b>Year Built:</b>	Unknown
<b>Square Footage:</b>	unknown	<b>Occupancy:</b>	Occupied

### Exterior Environmental Variables

<b>Exterior Relative Humidity:</b>	85%	<b>Exterior Temperature:</b>	50 ° F
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### Other Property Information:







Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

**Location #1 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

**Location #1 - Photographs**

**Photo #5-Additional Photo:**



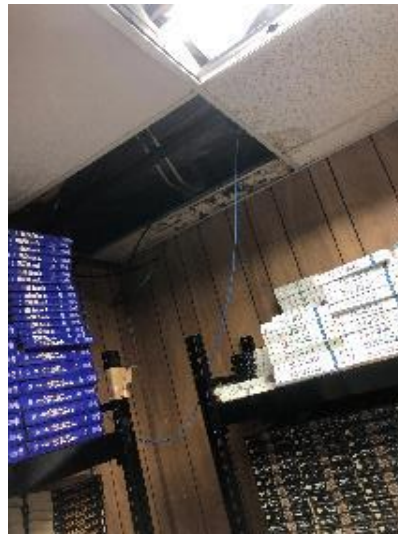
**Photo #6-Additional Photo:**



**Photo #7-Additional Photo:**



**Photo #8-Additional Photo:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



**Location #2 - Photographs**

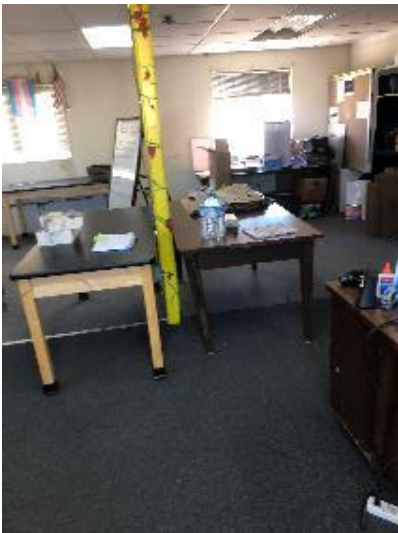
**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

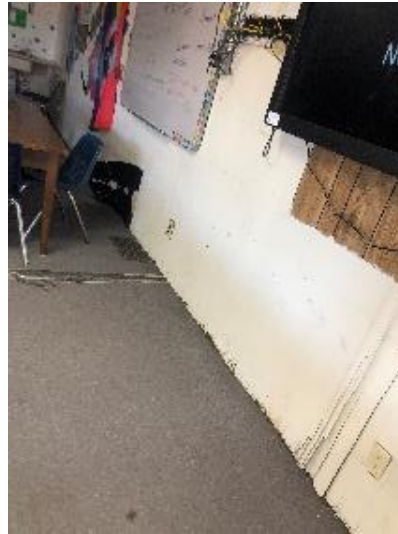
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**Location #2 - Photographs**

**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**



**Photo #7-Additional Photo:**



**Photo #8-Additional Photo:**



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



### Location #3 - Other Room – Room K

#### Sampling

Was Area Sampled? Yes      Sample Number: 11,10,9

#### General Information

Area of Concern:	Back wall, front wall, ceiling	Dimensions:	33 x 45
Level:	1	Room Furnished?	Yes
Wall Type:	Other	Flooring Type:	Carpet
Ceiling Type:	Acoustic Tiles / T-Bar	Sub-Floor Type:	Other
Ceiling Height:	8 feet	Window Type:	Sliding
No. of Windows:	6	Window Frame:	Metal

#### Interior Environmental Variables

Relative Humidity:	48 %	Temperature:	65° F
Moisture Detected:	Normal		
Suspected Source of Elevated Moisture:	N/A	Elevated Moisture Source Repaired?	N/A
Damage Duration:	N/A	Musty Odor?	Yes

#### Suspected Visible

Mold Growth? Yes – If yes, where:       Wall (s)       Ceiling       Floor       Other

#### Suspected Visible

Water Damage? Yes – If yes, where:       Wall (s)       Ceiling       Floor       Other

#### Description of Problem Area

- Visible water damage found on ceiling tiles.
- Suspect mold growth and visible water damage found on front and back wall. Precautionary surface samples taken to determine possible contamination.

Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



**Location #3 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**



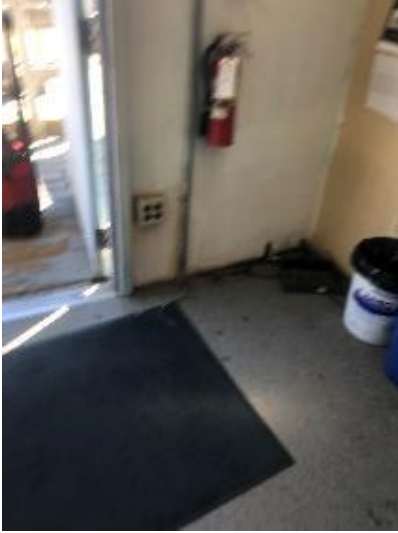


Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



**Location #3 - Photographs**

**Photo #5-Additional Photo:**



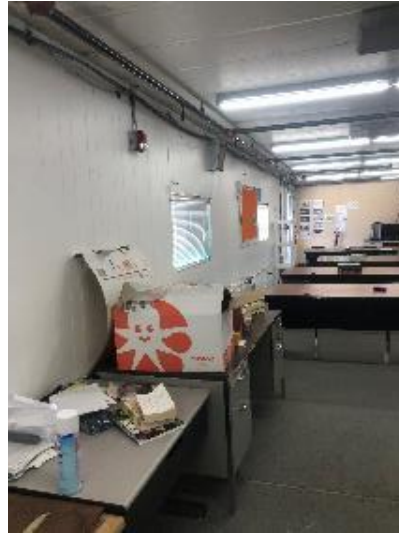
**Photo #6-Additional Photo:**



**Photo #7-Additional Photo:**



**Photo #8-Additional Photo:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

### Location #4 - Other Room – Science Room

#### Sampling

Was Area Sampled? Yes      Sample Number: 7,8

#### General Information

Area of Concern:	ceiling	Dimensions:	51 x 19
Level:	1	Room Furnished?	Yes
Wall Type:	Multiple	Flooring Type:	Carpet
Ceiling Type:	Acoustic Tiles / T-Bar	Sub-Floor Type:	Other
Ceiling Height:	8 feet	Window Type:	Sliding
No. of Windows:	5	Window Frame:	Metal

#### Interior Environmental Variables

Relative Humidity:	48 %	Temperature:	65° F
Moisture Detected:	Normal		
Suspected Source of Elevated Moisture:	N/A	Elevated Moisture Source Repaired?	N/A
Damage Duration:	N/A	Musty Odor?	No

Suspected Visible Mold Growth? Yes – If yes, where:       Wall (s)     Ceiling     Floor     Other

Suspected Visible Water Damage? Yes – If yes, where:       Wall (s)     Ceiling     Floor     Other

#### Description of Problem Area

Visible water damage found on ceiling tiles. Precautionary surface samples taken to determine possible contamination.



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

**Location #4 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

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**Location #4 - Photographs**

**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

### Location #5 - Other Room – Room W

#### Sampling

Was Area Sampled? Yes      Sample Number: 6, 5

#### General Information

Area of Concern:	Ceiling, walls	Dimensions:	29 X 38
Level:	1	Room Furnished?	Yes
Wall Type:	Multiple	Flooring Type:	Carpet
Ceiling Type:	Acoustic Tiles / T-Bar	Sub-Floor Type:	Other
Ceiling Height:	8 feet	Window Type:	Sliding
No. of Windows:	2	Window Frame:	Metal

#### Interior Environmental Variables

Relative Humidity:	49 %	Temperature:	65° F
Moisture Detected:	Normal		
Suspected Source of Elevated Moisture:	N/A	Elevated Moisture Source Repaired?	N/A
Damage Duration:	N/A	Musty Odor?	Yes

#### Suspected Visible

Mold Growth? Yes – If yes, where:       Wall (s)     Ceiling     Floor     Other

#### Suspected Visible

Water Damage? Yes – If yes, where:       Wall (s)     Ceiling     Floor     Other

#### Description of Problem Area

- Suspect mold growth and visible water damage found on walls. Precautionary surface samples taken to determine possible contamination.
- Visible water damage found on ceiling tiles.

Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



**Location #5 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



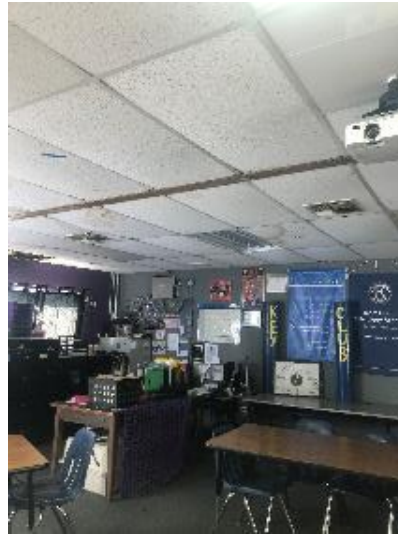
---

**Location #5 - Photographs**

**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**









Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

**Location #6 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

### Location #7 - Other Room – Room Y

#### Sampling

Was Area Sampled? Yes      Sample Number: 1

#### General Information

Area of Concern:	Back wall, carpet	Dimensions:	39x23
Level:	1	Room Furnished?	Yes
Wall Type:	Multiple	Flooring Type:	Carpet
Ceiling Type:	Acoustic Tiles / T-Bar	Sub-Floor Type:	Other
Ceiling Height:	8 feet	Window Type:	Sliding
No. of Windows:	2	Window Frame:	Metal

#### Interior Environmental Variables

Relative Humidity:	49 %	Temperature:	65° F
Moisture Detected:	Normal		
Suspected Source of Elevated Moisture:	N/A	Elevated Moisture Source Repaired?	N/A
Damage Duration:	N/A	Musty Odor?	No

Suspected Visible Mold Growth? No – If yes, where:       Wall (s)     Ceiling     Floor     Other

Suspected Visible Water Damage? Yes – If yes, where:       Wall (s)     Ceiling     Floor     Other

#### Description of Problem Area

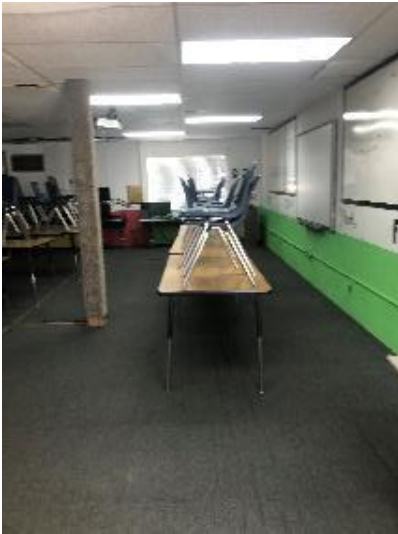
Visible water damage found on back wall .Precautionary surface samples taken to determine possible contamination.



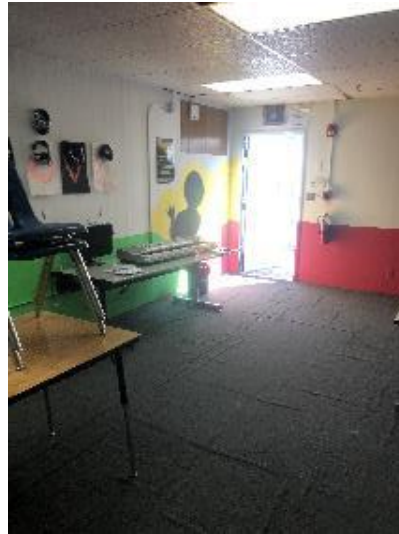
Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

**Location #7 - Photographs**

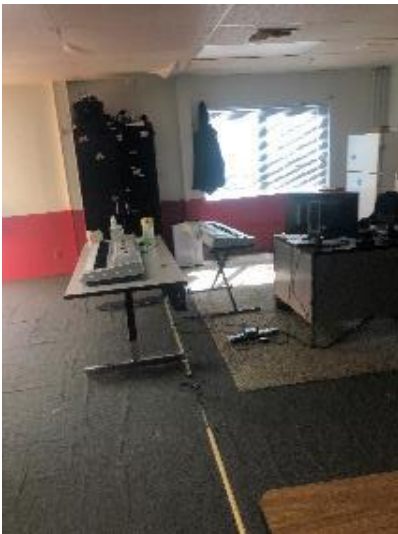
**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



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**Location #7 - Photographs**

**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**







Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

**Location # - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



**Location # 8 - Photographs**

**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**



**Photo #7-Additional Photo:**



**Photo #8-Additional Photo:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

**Location #9 - Other Room – Room Z**

**Sampling**

**Was Area Sampled?** Yes **Sample Number:** 29.28

**General Information**

<b>Area of Concern:</b>	Ceiling	<b>Dimensions:</b>	40 x 23
<b>Level:</b>	1	<b>Room Furnished?</b>	Yes
<b>Wall Type:</b>	Multiple	<b>Flooring Type:</b>	Carpet
<b>Ceiling Type:</b>	Acoustic Tiles / T-Bar	<b>Sub-Floor Type:</b>	Other
<b>Ceiling Height:</b>	8 feet	<b>Window Type:</b>	Sliding
<b>No. of Windows:</b>	2	<b>Window Frame:</b>	Metal

**Interior Environmental Variables**

<b>Relative Humidity:</b>	53 %	<b>Temperature:</b>	60° F
<b>Moisture Detected:</b>	Normal		
<b>Suspected Source of Elevated Moisture:</b>	N/A	<b>Elevated Moisture Source Repaired?</b>	N/A
<b>Damage Duration:</b>	N/A	<b>Musty Odor?</b>	No

**Suspected Visible Mold Growth?** Yes – If yes, where:  Wall (s)  Ceiling  Floor  Other

**Suspected Visible Water Damage?** Yes – If yes, where:  Wall (s)  Ceiling  Floor  Other

**Description of Problem Area**

-Suspect mold growth and visible water damage found on ceiling tiles. Precautionary surface samples taken to determine possible contamination.



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



**Location #9 - Photographs**

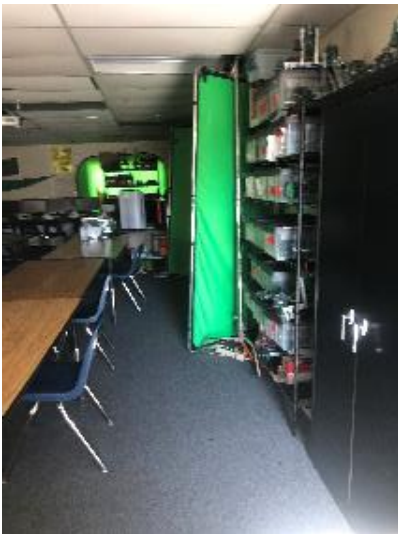
**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



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**Location # 9 - Photographs**

**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

### Location #10 - Other Room – Room V

#### Sampling

**Was Area Sampled?** Yes **Sample Number:** 27, 26

#### General Information

<b>Area of Concern:</b>	Back wall, left wall, front wall	<b>Dimensions:</b>	23 x 40
<b>Level:</b>	1	<b>Room Furnished?</b>	Yes
<b>Wall Type:</b>	Multiple	<b>Flooring Type:</b>	Carpet
<b>Ceiling Type:</b>	Acoustic Tiles / T-Bar	<b>Sub-Floor Type:</b>	Other
<b>Ceiling Height:</b>	8 feet	<b>Window Type:</b>	Sliding
<b>No. of Windows:</b>	4	<b>Window Frame:</b>	Metal

#### Interior Environmental Variables

<b>Relative Humidity:</b>	48 %	<b>Temperature:</b>	62° F
<b>Moisture Detected:</b>	Normal		
<b>Suspected Source of Elevated Moisture:</b>	N/A	<b>Elevated Moisture Source Repaired?</b>	N/A
<b>Damage Duration:</b>	N/A	<b>Musty Odor?</b>	Yes

#### Suspected Visible

**Mold Growth?** Yes – If yes, where:  Wall (s)  Ceiling  Floor  Other

#### Suspected Visible

**Water Damage?** Yes – If yes, where:  Wall (s)  Ceiling  Floor  Other

#### Description of Problem Area

Suspect mold growth and visible water damage found on back wall. Precautionary surface samples taken to determine possible contamination.  
-Visible water damage found on left and front wall.

Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



**Location #10 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**

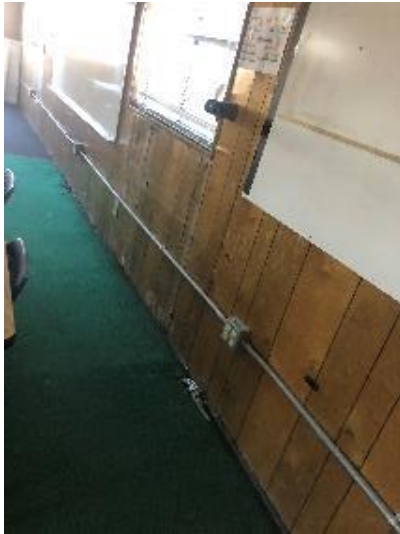


Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



**Location #10 - Photographs**

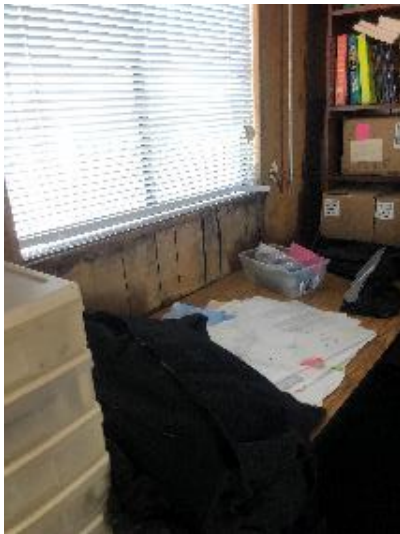
**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**



**Photo #7-Additional Photo:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

### Location #11 - Other Room – Room S

#### Sampling

Was Area Sampled? Yes      Sample Number: 25,24

#### General Information

Area of Concern:	Ceiling	Dimensions:	39 x 23
Level:	1	Room Furnished?	Yes
Wall Type:	Multiple	Flooring Type:	Carpet
Ceiling Type:	Acoustic Tiles / T-Bar	Sub-Floor Type:	Other
Ceiling Height:	8 feet	Window Type:	Sliding
No. of Windows:	4	Window Frame:	Metal

#### Interior Environmental Variables

Relative Humidity:	48 %	Temperature:	65° F
Moisture Detected:	Normal		
Suspected Source of Elevated Moisture:	N/A	Elevated Moisture Source Repaired?	N/A
Damage Duration:	N/A	Musty Odor?	No

#### Suspected Visible

Mold Growth? Yes – If yes, where:       Wall (s)     Ceiling     Floor     Other

#### Suspected Visible

Water Damage? Yes – If yes, where:       Wall (s)     Ceiling     Floor     Other

#### Description of Problem Area

-Suspect mold growth and visible water damage found on ceiling tiles. Precautionary surface samples taken to determine possible contamination.

Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



**Location #11 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



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**Location #11 - Photographs**

**Photo #5-Additional Photo:**







Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

### Location #12 - Other Room – Room 0

#### Sampling

Was Area Sampled? Yes      Sample Number: 23,22

#### General Information

Area of Concern:	Carpet, walls, window frame	Dimensions:	23 X 37
Level:	1	Room Furnished?	Yes
Wall Type:	Multiple	Flooring Type:	Carpet
Ceiling Type:	Other	Sub-Floor Type:	Other
Ceiling Height:	8 feet	Window Type:	Sliding
No. of Windows:	4	Window Frame:	Vinyl

#### Interior Environmental Variables

Relative Humidity:	48 %	Temperature:	65° F
Moisture Detected:	Normal		
Suspected Source of Elevated Moisture:	N/A	Elevated Moisture Source Repaired?	N/A
Damage Duration:	N/A	Musty Odor?	Yes

#### Suspected Visible

Mold Growth? Yes – If yes, where:       Wall (s)       Ceiling       Floor       Other

#### Suspected Visible

Water Damage? Yes – If yes, where:       Wall (s)       Ceiling       Floor       Other

#### Description of Problem Area

- Suspect mold growth and visible water damage found on front and back wall. Precautionary surface samples taken to determine possible contamination.
- Suspect mold growth and visible water damage found on ceiling.
- Visible water damage found around window frame.

Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



**Location #12 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

**Location #12 - Photographs**

**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**



**Photo #7-Additional Photo:**



**Photo #8-Additional Photo:**



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



**Location #13 - Other Room – Room 02**

**Sampling**

**Was Area Sampled?** Yes **Sample Number:** 21,20

**General Information**

<b>Area of Concern:</b>	Walls, carpet, ceiling	<b>Dimensions:</b>	23 X 30+
<b>Level:</b>	1	<b>Room Furnished?</b>	Yes
<b>Wall Type:</b>	Multiple	<b>Flooring Type:</b>	Carpet
<b>Ceiling Type:</b>	Other	<b>Sub-Floor Type:</b>	Other
<b>Ceiling Height:</b>	3 feet	<b>Window Type:</b>	Sliding
<b>No. of Windows:</b>	3	<b>Window Frame:</b>	Metal

**Interior Environmental Variables**

<b>Relative Humidity:</b>	48 %	<b>Temperature:</b>	65° F
<b>Moisture Detected:</b>	Normal		
<b>Suspected Source of Elevated Moisture:</b>	N/A	<b>Elevated Moisture Source Repaired?</b>	N/A
<b>Damage Duration:</b>	N/A	<b>Musty Odor?</b>	Yes

**Suspected Visible Mold Growth?** Yes – If yes, where:  Wall (s)  Ceiling  Floor  Other

**Suspected Visible Water Damage?** Yes – If yes, where:  Wall (s)  Ceiling  Floor  Other

**Description of Problem Area**

-Visible water damage found on ceiling tiles.  
-Suspect mold growth and visible water damage found on back, right and front wall. Precautionary surface samples taken to determine possible contamination.

Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



**Location #13 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



**Location #13 - Photographs**

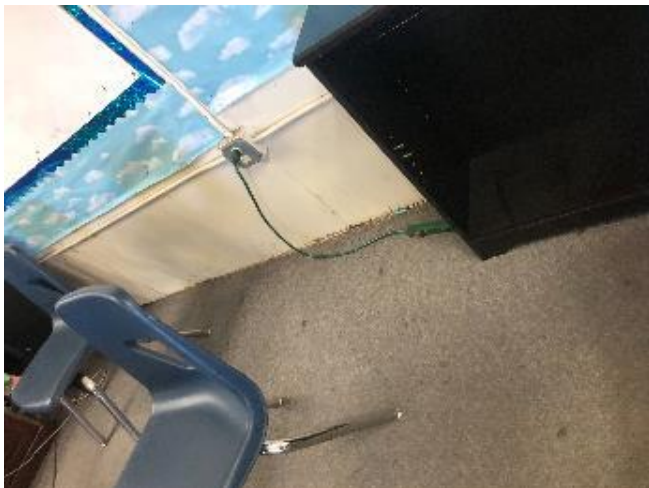
**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**



**Photo #7-Additional Photo:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

## Location #14 - Other Room – Room 01

### Sampling

**Was Area Sampled?** Yes **Sample Number:** 19,18

### General Information

<b>Area of Concern:</b>	Ceiling, front wall, left wall	<b>Dimensions:</b>	23 x 30
<b>Level:</b>	1	<b>Room Furnished?</b>	Yes
<b>Wall Type:</b>	Multiple	<b>Flooring Type:</b>	Carpet
<b>Ceiling Type:</b>	Acoustic Tiles / T-Bar	<b>Sub-Floor Type:</b>	Other
<b>Ceiling Height:</b>	8 feet	<b>Window Type:</b>	Sliding
<b>No. of Windows:</b>	3	<b>Window Frame:</b>	Metal

### Interior Environmental Variables

<b>Relative Humidity:</b>	48 %	<b>Temperature:</b>	65° F
<b>Moisture Detected:</b>	Normal		
<b>Suspected Source of Elevated Moisture:</b>	N/A	<b>Elevated Moisture Source Repaired?</b>	N/A
<b>Damage Duration:</b>	N/A	<b>Musty Odor?</b>	No

#### **Suspected Visible**

**Mold Growth?** Yes – If yes, where:  Wall (s)  Ceiling  Floor  Other

#### **Suspected Visible**

**Water Damage?** Yes – If yes, where:  Wall (s)  Ceiling  Floor  Other

### Description of Problem Area

- Visible water damage found on ceiling.
- Suspect mold growth and visible water damage found left and front wall. Precautionary surface samples taken to determine possible contamination.
- Suspect mold growth and visible water damage found on back wall.

Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



**Location #14 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**







Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

**Location #14 - Photographs**

**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**



**Photo #7-Additional Photo:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

### Location #15 - Other Room – Room N2

#### Sampling

Was Area Sampled? Yes      Sample Number: 17,16

#### General Information

Area of Concern:	Ceiling	Dimensions:	35 x 30
Level:	1	Room Furnished?	Yes
Wall Type:	Multiple	Flooring Type:	Carpet
Ceiling Type:	Acoustic Tiles / T-Bar	Sub-Floor Type:	Other
Ceiling Height:	7 feet	Window Type:	Sliding
No. of Windows:	3	Window Frame:	Metal

#### Interior Environmental Variables

Relative Humidity:	48 %	Temperature:	65° F
Moisture Detected:	Normal		
Suspected Source of Elevated Moisture:	N/A	Elevated Moisture Source Repaired?	N/A
Damage Duration:	N/A	Musty Odor?	Yes

#### Suspected Visible

Mold Growth? Yes – If yes, where:       Wall (s)     Ceiling     Floor     Other

#### Suspected Visible

Water Damage? Yes – If yes, where:       Wall (s)     Ceiling     Floor     Other

#### Description of Problem Area

-Suspect mold growth and visible water damage found on ceiling tiles. Precautionary surface samples taken to determine possible contamination.



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

**Location #15 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



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**Location #15 - Photographs**

**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



### Location #16 - Other Room – Room A3

#### Sampling

Was Area Sampled? Yes      Sample Number: 46

#### General Information

Area of Concern:	Ceiling, carpet	Dimensions:	29 X 30+
Level:	1	Room Furnished?	Yes
Wall Type:	Drywall/Sheetrock	Flooring Type:	Carpet
Ceiling Type:	Acoustic Tiles / T-Bar	Sub-Floor Type:	Other
Ceiling Height:	7 feet	Window Type:	Sliding
No. of Windows:	2	Window Frame:	Metal

#### Interior Environmental Variables

Relative Humidity:	51 %	Temperature:	60° F
Moisture Detected:	Normal		
Suspected Source of Elevated Moisture:	N/A	Elevated Moisture Source Repaired?	N/A
Damage Duration:	N/A	Musty Odor?	No

#### Suspected Visible

Mold Growth? Yes – If yes, where:       Wall (s)     Ceiling     Floor     Other

#### Suspected Visible

Water Damage? Yes – If yes, where:       Wall (s)     Ceiling     Floor     Other

#### Description of Problem Area

-Visible water damage found on ceiling tiles. Precautionary surface samples taken to determine possible contamination.

Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



**Location #16 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



**Location #16 - Photographs**

**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**



**Photo #7-Additional Photo:**









Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

**Location #17 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

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**Location #17 - Photographs**

**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

### Location #18 - Other Room – Room B

#### Sampling

**Was Area Sampled?** Yes      **Sample Number:** 43, 44

#### General Information

<b>Area of Concern:</b>	Right wall, left wall, ceiling, carpet	<b>Dimensions:</b>	23 X 40
<b>Level:</b>	1	<b>Room Furnished?</b>	Yes
<b>Wall Type:</b>	Multiple	<b>Flooring Type:</b>	Carpet
<b>Ceiling Type:</b>	Acoustic Tiles / T-Bar	<b>Sub-Floor Type:</b>	Other
<b>Ceiling Height:</b>	8 feet	<b>Window Type:</b>	Sliding
<b>No. of Windows:</b>	2	<b>Window Frame:</b>	Metal

#### Interior Environmental Variables

<b>Relative Humidity:</b>	50 %	<b>Temperature:</b>	60° F
<b>Moisture Detected:</b>	Normal		
<b>Suspected Source of Elevated Moisture:</b>	N/A	<b>Elevated Moisture Source Repaired?</b>	N/A
<b>Damage Duration:</b>	N/A	<b>Musty Odor?</b>	Yes

#### Suspected Visible

**Mold Growth?** – Yes If yes, where:       Wall (s)       Ceiling       Floor       Other

#### Suspected Visible

**Water Damage?** Yes – If yes, where:       Wall (s)       Ceiling       Floor       Other

#### Description of Problem Area

- Visible water damage found on ceiling tiles.
- Suspect mold growth and visible water damage found on left and right wall. Precautionary surface samples taken to determine possible contamination.



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

**Location #18 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



**Location #18 - Photographs**

**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**



**Photo #7-Additional Photo:**



**Photo #8-Additional Photo:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

### Location #19 - Other Room – Room C

#### Sampling

Was Area Sampled? Yes      Sample Number: 40,39

#### General Information

Area of Concern:	Left wall, right wall, carpet	Dimensions:	39 x 40
Level:	1	Room Furnished?	Yes
Wall Type:	Multiple	Flooring Type:	Carpet
Ceiling Type:	Acoustic Tiles / T-Bar	Sub-Floor Type:	Other
Ceiling Height:	8 feet	Window Type:	Sliding
No. of Windows:	6	Window Frame:	Metal

#### Interior Environmental Variables

Relative Humidity:	53 %	Temperature:	60° F
Moisture Detected:	Normal		
Suspected Source of Elevated Moisture:	N/A	Elevated Moisture Source Repaired?	N/A
Damage Duration:	N/A	Musty Odor?	Yes

#### Suspected Visible

Mold Growth? Yes – If yes, where:       Wall (s)     Ceiling     Floor     Other

#### Suspected Visible

Water Damage? Yes – If yes, where:       Wall (s)     Ceiling     Floor     Other

#### Description of Problem Area

- Suspect mold growth and visible water damage found on right wall. Precautionary surface samples taken to determine possible contamination.
- Visible water damage found on left wall.



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

**Location #19 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



**Location #19 - Photographs**

**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**



**Photo #7-Additional Photo:**



**Photo #8-Additional Photo:**







Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

### Location #20 - Other Room – Room D

#### Sampling

Was Area Sampled? Yes      Sample Number: 38, 37

#### General Information

Area of Concern:	Ceiling, walls	Dimensions:	40 x 23
Level:	1	Room Furnished?	Yes
Wall Type:	Multiple	Flooring Type:	Carpet
Ceiling Type:	Acoustic Tiles / T-Bar	Sub-Floor Type:	Other
Ceiling Height:	8 feet	Window Type:	Sliding
No. of Windows:	4	Window Frame:	Metal

#### Interior Environmental Variables

Relative Humidity:	51 %	Temperature:	60° F
Moisture Detected:	Normal		
Suspected Source of Elevated Moisture:	N/A	Elevated Moisture Source Repaired?	N/A
Damage Duration:	N/A	Musty Odor?	No

#### Suspected Visible

Mold Growth? Yes – If yes, where:       Wall (s)       Ceiling       Floor       Other

#### Suspected Visible

Water Damage? Yes – If yes, where:       Wall (s)       Ceiling       Floor       Other

#### Description of Problem Area

- Visible water damage found on ceiling tiles.
- Suspect mold growth and visible water damage found on left and right wall. Precautionary surface samples taken to determine possible contamination.
- Visible water damage found on front wall.



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

**Location #20 - Photographs**

**Photo #1:**



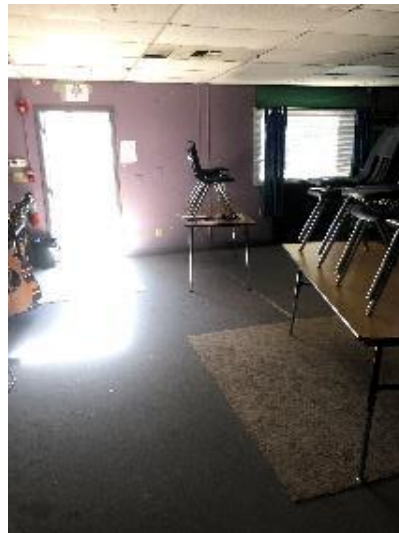
**Photo #2:**



**Photo #3:**



**Photo #4:**



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



**Location #20 - Photographs**

**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**



**Photo #7-Additional Photo:**



**Photo #8-Additional Photo:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

### Location #21 - Other Room – Room E1

#### Sampling

Was Area Sampled? Yes      Sample Number: 41

#### General Information

Area of Concern:	Precautionary surface sample	Dimensions:	39 x 23
Level:	1	Room Furnished?	Yes
Wall Type:	Drywall/Sheetrock	Flooring Type:	Carpet
Ceiling Type:	Acoustic Tiles / T-Bar	Sub-Floor Type:	Other
Ceiling Height:	8 feet	Window Type:	Sliding
No. of Windows:	4	Window Frame:	Metal

#### Interior Environmental Variables

Relative Humidity:	46 %	Temperature:	72° F
Moisture Detected:	Normal		
Suspected Source of Elevated Moisture:	N/A	Elevated Moisture Source Repaired?	N/A
Damage Duration:	N/A	Musty Odor?	No

Suspected Visible Mold Growth? No – If yes, where:       Wall (s)       Ceiling       Floor       Other

Suspected Visible Water Damage? No – If yes, where:       Wall (s)       Ceiling       Floor       Other

#### Description of Problem Area

No visible suspect mold growth or elevated moisture found at the time of inspection. Precautionary surface samples taken to determine possible contamination.

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**Location #21 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**



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Property Address: 2 Positive Place , Vallejo, CA 94589



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**Location #21 - Photographs**

**Photo #5-Additional Photo:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



**Location #22 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



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**Location #22 - Photographs**

**Photo #5-Additional Photo:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



**Location #23 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



## Location #24 - Other Room – Room G1

### Sampling

**Was Area Sampled?** Yes      **Sample Number:** 60,59

### General Information

<b>Area of Concern:</b>	Front wall, back wall, ceiling, floor	<b>Dimensions:</b>	30 X 22
<b>Level:</b>	1	<b>Room Furnished?</b>	Yes
<b>Wall Type:</b>	Multiple	<b>Flooring Type:</b>	Carpet
<b>Ceiling Type:</b>	Acoustic Tiles / T-Bar	<b>Sub-Floor Type:</b>	Other
<b>Ceiling Height:</b>	8 feet	<b>Window Type:</b>	Sliding
<b>No. of Windows:</b>	4	<b>Window Frame:</b>	Metal

### Interior Environmental Variables

<b>Relative Humidity:</b>	56 %	<b>Temperature:</b>	60° F
<b>Moisture Detected:</b>	Normal		
<b>Suspected Source of Elevated Moisture:</b>	N/A	<b>Elevated Moisture Source Repaired?</b>	N/A
<b>Damage Duration:</b>	N/A	<b>Musty Odor?</b>	No

#### **Suspected Visible**

**Mold Growth?** Yes – If yes, where:       Wall (s)       Ceiling       Floor       Other

#### **Suspected Visible**

**Water Damage?** Yes – If yes, where:       Wall (s)       Ceiling       Floor       Other

### Description of Problem Area

- Visible water damage found on various areas of ceiling tiles.
- Suspect mold growth and visible water damage found on front wall. Precautionary surface samples taken to determine possible contamination.
- Suspect mold growth and visible water damage found on back wall.
- Visible water damage found around window frames.

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**Location #24 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



**Location #24 - Photographs**

**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**



**Photo #7-Additional Photo:**



**Photo #8-Additional Photo:**







Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

**Location #25 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



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**Location #25 - Photographs**

**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**



**Photo #7-Additional Photo:**



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



## Location #26 - Other Room – Room G2

### Sampling

**Was Area Sampled?** Yes **Sample Number:** 56, 55

### General Information

**Area of Concern:** Carpet, ceiling, walls, windows **Dimensions:** 30 X 22  
**Level:** 1 **Room Furnished?** Yes  
**Wall Type:** Multiple **Flooring Type:** Carpet  
**Ceiling Type:** Acoustic Tiles / T-Bar **Sub-Floor Type:** Other  
**Ceiling Height:** 8 feet **Window Type:** Sliding  
**No. of Windows:** 4 **Window Frame:** Metal

### Interior Environmental Variables

**Relative Humidity:** 54 % **Temperature:** 60° F  
**Moisture Detected:** Normal  
**Suspected Source of Elevated Moisture:** N/A **Elevated Moisture Source Repaired?** N/A  
**Damage Duration:** N/A **Musty Odor?** Yes

#### **Suspected Visible**

**Mold Growth?** Yes – If yes, where:  Wall (s)  Ceiling  Floor  Other

#### **Suspected Visible**

**Water Damage?** Yes – If yes, where:  Wall (s)  Ceiling  Floor  Other

### Description of Problem Area

- Suspect mold growth and visible water damage found on back wall. Precautionary surface sample taken to determine possible contamination.
- Suspect mold growth and visible water damage found around window frames.
- Suspect mold growth and visible water damage found on front wall.
- Visible water damage found on right wall.
- Suspect mold growth and visible water damage found around window frames.
- Visible water damage found on ceiling tiles.

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**Location #26 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

**Location #26 - Photographs**

**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**



**Photo #7-Additional Photo:**



**Photo #8-Additional Photo:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

### Location #27 - Office – A7

#### Sampling

Was Area Sampled? Yes      Sample Number: 54,53

#### General Information

Area of Concern:	Ceiling, carpet	Dimensions:	30 x 30
Level:	1	Room Furnished?	Yes
Wall Type:	Drywall/Sheetrock	Flooring Type:	Carpet
Ceiling Type:	Acoustic Tiles / T-Bar	Sub-Floor Type:	Other
Ceiling Height:	8 feet	Window Type:	Sliding
No. of Windows:	2	Window Frame:	Metal

#### Interior Environmental Variables

Relative Humidity:	51 %	Temperature:	60° F
Moisture Detected:	Normal		
Suspected Source of Elevated Moisture:	N/A	Elevated Moisture Source Repaired?	N/A
Damage Duration:	N/A	Musty Odor?	Yes

#### Suspected Visible

Mold Growth? Yes – If yes, where:       Wall (s)     Ceiling     Floor     Other

#### Suspected Visible

Water Damage? Yes – If yes, where:       Wall (s)     Ceiling     Floor     Other

#### Description of Problem Area

-Suspect mold growth and visible water damage found on ceiling tiles. Precautionary surface samples taken to determine possible contamination.

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**Location #27 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**



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**Location #27 - Photographs**

**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**



Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



## Location #28 - Other Room – AG 13

### Sampling

Was Area Sampled? Yes      Sample Number: 52

### General Information

Area of Concern:	Carpet, ceiling	Dimensions:	29 X 15
Level:	1	Room Furnished?	Yes
Wall Type:	Drywall/Sheetrock	Flooring Type:	Carpet
Ceiling Type:	Acoustic Tiles / T-Bar	Sub-Floor Type:	Other
Ceiling Height:	8 feet	Window Type:	Multiple
No. of Windows:	2	Window Frame:	Metal

### Interior Environmental Variables

Relative Humidity:	51 %	Temperature:	60° F
Moisture Detected:	Normal		
Suspected Source of Elevated Moisture:	N/A	Elevated Moisture Source Repaired?	N/A
Damage Duration:	N/A	Musty Odor?	No

#### Suspected Visible

Mold Growth? Yes – If yes, where:       Wall (s)     Ceiling     Floor     Other

#### Suspected Visible

Water Damage? Yes – If yes, where:       Wall (s)     Ceiling     Floor     Other

### Description of Problem Area

Visible water damage found on ceiling. Precautionary surface sample taken to determine possible contamination.



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**Location #28 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**



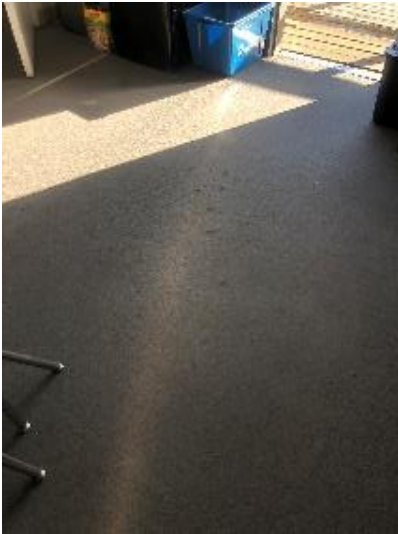
Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589



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**Location #28 - Photographs**

**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**





Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

### Location #29 - Other Room – Room A6A

#### Sampling

Was Area Sampled? Yes      Sample Number: 51,50

#### General Information

Area of Concern: Ceiling, carpet      Dimensions: 14 X 30  
Level: 1      Room Furnished? Yes  
Wall Type: Drywall/Sheetrock      Flooring Type: Carpet  
Ceiling Type: Acoustic Tiles / T-Bar      Sub-Floor Type: Other  
Ceiling Height: 8 feet      Window Type: Sliding  
No. of Windows: 1      Window Frame: Metal

#### Interior Environmental Variables

Relative Humidity: 51 %      Temperature: 60° F  
Moisture Detected: Normal  
Suspected Source of Elevated Moisture: N/A      Elevated Moisture Source Repaired? N/A  
Damage Duration: N/A      Musty Odor? Yes

#### Suspected Visible

Mold Growth? Yes – If yes, where:       Wall (s)       Ceiling       Floor       Other

#### Suspected Visible

Water Damage? Yes – If yes, where:       Wall (s)       Ceiling       Floor       Other

#### Description of Problem Area

-Visible water damage found on ceiling. Precautionary surface sample taken to determine possible contamination.



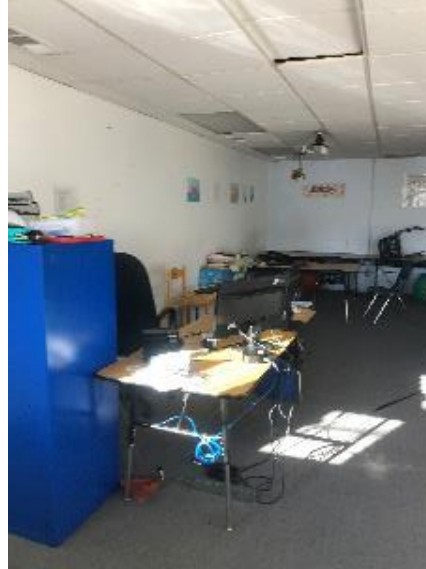
Client Name: Marguerite Williams  
Property Address: 2 Positive Place , Vallejo, CA 94589

**Location #29 - Photographs**

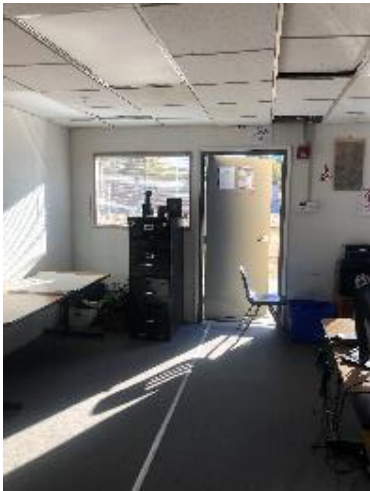
**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**





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**Location #29 - Photographs**

**Photo #5-Additional Photo:**





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**Location #30 - Photographs**

**Photo #1:**



**Photo #2:**



**Photo #3:**



**Photo #4:**





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**Location #30 - Photographs**

**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**



**Photo #7-Additional Photo:**



**Photo #8-Additional Photo:**







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**Location #31 - Photographs**

**Photo #1:**



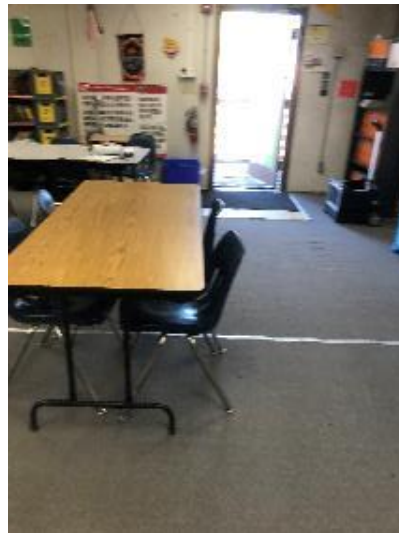
**Photo #2:**



**Photo #3:**



**Photo #4:**



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Property Address: 2 Positive Place , Vallejo, CA 94589



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**Location #31 - Photographs**

**Photo #5-Additional Photo:**



**Photo #6-Additional Photo:**



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## Guidelines for Understanding Laboratory Results

*Provided by Nation Laboratories*

### Air Testing Result Interpretation

Air testing is one of the most common and grounded method for analyzing indoor air quality for the presence of contaminants that could adversely affect the health of a building's occupants. Specially calibrated air testing equipment is used to sample the air. Spore traps are the media used with this testing equipment to rapidly capture airborne particles on an adhesive slide. Air is sucked through a device using a vacuum pump; fungal spores, as well as other airborne particulates, gather on the adhesive slide.

The slides are then analyzed for total spore counts under a direct light microscope at 600X magnification, which does not entail culturing or growing the fungi. The entire (100%) slide is analyzed for particles unless specified otherwise. Some fungal groups produce similar spore types that cannot be distinguished by direct microscopic examination alone, such as *Penicillium/Aspergillus*. Other spore types lack distinguishing features that aid in their identification and are therefore grouped into larger categories such as Ascospores or Basidiospores.

Air samples are evaluated by means of fungal type identification and by comparing indoor and outdoor concentrations. Typically, indoor spore counts should be at or below outdoor spore counts. Higher levels of overall spore counts and/or a specific spore generally indicate independent mold growth in the indoor environment. It is important to note that airborne spore counts are largely influenced by location, season and biotic/abiotic outside conditions; meaning outdoor – and in turn indoor – airborne spore counts will fluctuate from day to day.

It's important to note that rain washes the air clean of many spore types while it assists in the dispersion of others. Sampling on rainy, foggy, or very humid days may result in outdoor counts which are low or have a significantly different distribution of spore types. Generally, rainy day microflora differs from dry, sunny microflora in that levels of ascospores and basidiospores may be increased (sometimes greatly increased). Non-viable methods will reflect this directly with increased counts of ascospores and basidiospores. Culturable (Andersen) sampling may result in increased counts of "non-sporulating" colonies since many ascospores and basidiospores will not sporulate in culture. Sampling on days when there are strong winds also creates problems. Outside counts may be significantly higher than on non-windy days. High outdoor counts may mask small to moderate indoor mold problems since the interpretation is made on the basis of a ratio of indoor/outdoor spore counts.

**Raw Count** – The physical count of the mold spores present on the air sample slide.

**Spores Per Cubic Meter (cts/m<sup>3</sup>)** – is determined by:  $\text{Total Spore Count} \times (1000 / (\text{sampling rate}) \times (\text{sampling time}))$

**Background Debris** – This consists of particulate debris, skin fragments and pollen; is an indication of visibility for the analyst and can result in difficulty reading the slide. High background debris may obscure small spores such as *Penicillium/Aspergillus*. The chart below quantifies the scale of background debris used for both air and surface samples.



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**Background Debris Interpretation Chart**

<b>Non-Microbial Particulate Debris</b>	<b>Description</b>	<b>Interpretation</b>
None Found (0)	No particles detected.	No particulates on slide.
Rare	Minimal particulate debris, skin fragments or pollen.	Reported values are not affected by debris.
1+	Up to 25% of the slide occluded with particulate debris, skin fragments or pollen.	Non-microbial particulates can mask the presence of fungal spores. As a result, actual values could be higher than the numbers reported. Higher debris ratings increase the probability of this bias.
2+	Up to 50% of the slide occluded with particulate debris, skin fragments or pollen.	
3+	Up to 75% of the slide occluded with particulate debris, skin fragments or pollen.	
4+	Over 75% of the slide occluded with particulate debris, skin fragments or pollen.	Sample could not be read due to excessive debris.

**Background Debris** – Particulate debris, skin fragments and pollen are all considered background debris that can be found when taking surface samples. Background debris is an indication of the amount of non-biological particulate matter present on the sample. This background material is also an indication of visibility for the analyst and resultant difficulty reading the slide. For example, high background debris may obscure the small spores such as the Penicillium/Aspergillus group. Counts from areas with 4+ background debris are mostly reported as inconclusive due to the limited to zero visibility of fungal structures (if present). Review chart 1-a above for further explanation.



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**Direct (Surface) Testing Result Interpretation**

Surface samples are taken directly, either by tape, swab or bulk sampling and analyzed directly via light microscope at 600X magnification. Some fungal groups produce similar spore types that cannot be distinguished by direct microscopic examination alone, such as *Penicillium/Aspergillus*. Other spore types lack distinguishing features that aid in their identification and are therefore grouped into larger categories such as *Ascospores* or *Basidiospores*.

Mold spores on surface samples are reported on a rare to 4+ scale based on the percentage of the slide each individual spore type covers. Review the chart below for specification.

**Surface Sample Laboratory Result Interpretation Chart**

Fungal Spore Result	Description	Interpretation
Rare	Minimal mycelial and/or sporulating structures were identified on the sample.	Fungal spores below contamination levels were identified.
1+	Up to 25% of the slide occluded with mycelial and/or sporulating structures.	Any reading 1+ or above indicates mold growth/contamination and will require professional mold remediation.
2+	Up to 50% of the slide occluded with mycelial and/or sporulating structures.	
3+	Up to 75% of the slide occluded with mycelial and/or sporulating structures.	
4+	Over 75% of the slide occluded with mycelial and/or sporulating structures.	

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## Mold Information

Mold and mold spores are found both indoors and outdoors in the air and on surfaces. They are decomposers of organic matter such as wood, plants, fabric and animals. Where there is decaying organic matter you will find greater concentrations of mold spores.

Outdoor mold spores commonly can enter a building through the air or by becoming attached to people, animals, or other materials that are moved into a building. Mold spores are very small and cannot be seen with the naked eye. A spore is a mold colony's "seed" and is released naturally into the environment to colonize. Spores are resilient and are built to withstand extreme environments so the spread of colonization reaches a larger area. Once the mold spores settle on to a viable substrate they will grow into a mold colony. A visible mold colony can house millions of spores. This is more than enough to potentially spread across the interior of a property and cause mold growth where conditions are ideal.

Moisture (water) is the key to mold growth. Moisture in homes is usually caused by high humidity, plumbing problems, flooding or building envelope failures (leaks in the roof, windows and walls). Several other factors, including building design, the local climate, ground moisture, lifestyle of the occupants and the number of occupants, can affect it as well.

Preventing water damage, high humidity and condensation will prevent mold growth. Water damage that is present between 24-48 hours can begin to grow mold. Once severe growth or growth of potentially harmful mold has started, professional removal of the affected materials is recommended to properly remediate the property of mold and prevent cross contamination. If materials are improperly removed, or an area is simply wiped clean or painted over on the surface, the spores often will become airborne causing further contamination and become a health hazard for those occupying the property.

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### Health Concerns in Regards to Mold Exposure

Everyone is exposed to some mold on a daily basis without evident harm. Whether or not symptoms develop in people exposed to mold depends on the nature of the mold (allergenic, toxigenic or infectious), the exposure level, and the susceptibility of exposed persons. Mold spores primarily cause health problems when they enter the air and are inhaled in large numbers. People can also be exposed to mold through skin contact or ingestion. Susceptibility varies with the genetic predisposition (allergies), age, pre-existing medical conditions, use of immunosuppressive drugs and degree of exposure. The following groups are among those with a higher risk for adverse health effects of mold:

- Infants
- Children
- Elderly
- Pregnant women
- Those with allergies
- Individuals with existing respiratory problems (chemical sensitivity, asthma and others)
- Immune-compromised individuals (those with cancer, AIDS, and other illnesses)
- Individuals recovering from surgery

Common symptoms associated with mold exposure:

- Coughing and Wheezing
- Shortness of Breath/Breathing Difficulties
- Scratchy, Sore or Itchy Throat
- Nasal Congestion
- Runny Nose
- Sneezing
- Asthma Flares
- Itchy, Burning or Watery Eyes
- Headaches
- Sensitive or Itchy Skin
- Skin Rash
- Aches and Pains
- Psychological – Memory Loss/Changes in Mood.





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### Toxigenic/Hazardous Molds

Certain types of molds can produce toxins, called mycotoxins that the mold uses to inhibit or prevent the growth of other organisms. Mycotoxins are found in both living and dead mold spores. Common genera of mold considered to be a mycotoxin is *Stachybotrys*, *Penicillium* and *Aspergillus*. Materials permeated with mold need to be removed, per industry standards. Allergic and toxic effects can remain in dead spores. Exposure to mycotoxins may present a greater hazard than that of allergenic or irritative molds. Mycotoxins have been found in homes, agricultural settings, food and office buildings. Usually mycotoxins are found on water damaged building materials that have been neglected or have existed over a prolonged period of time.

Read more about the health classification of mold in the following section.

## Health Classification of Mold

When it comes to human health, mold is often classified by the common effects a particular mold has on the health of humans exposed to it. These categories are: Allergenic, Toxigenic and Infectious. Some mold fall into more than one category.

**Allergenic** - Is the most common effect and can range from hay fever and asthma all the way to very particular reactions and diseases in certain organs or tissues. Hay fever like symptoms are probably the most common health effects attributed to mold in indoor environments.

Major indoor allergenic mold include: *Cladosporium*, *Alternaria*, *Ulocladium*

**Toxigenic** – Mold in this category can manifest themselves in a very wide variety of ways. Most research up to now has been directed at effects that have to do with ingestion (such as by eating contaminated grain), and comparatively little has been studied about inhaled effects. A particular species of *Stachybotrys* (*S. chartarum*) produces a toxin that has been linked to bleeding lung deaths of ten infants in Cleveland. A host of other severe health effects has since been attributed to this toxin, and currently this and very similar toxins produced by other molds (*Memnoniella* and *Trichoderma*) are where much interest has been directed in terms of inhaled toxins.

Major indoor toxin producing mold: *Stachybotrys*, *Memnoniella*, *Trichoderma*, *Aspergillus*, *Penicillium*, *Fusarium*

**Infectious** - Are potentially the most dangerous and deadly of mold health effects, but mold in general has an inherently difficult time infecting an uncompromised immune system. Many molds won't even grow at normal body temperature. While these infections are rare, infections in compromised individuals are much more common and can be very dangerous and problematic do to the lack of treatment options. Compromised individuals include those whose immune



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system systems are weakened such as (but not limited to) those with AIDS, certain cancers, the very old, the very young, and those undergoing certain drug therapies.

Major infectious indoor mold: *Aspergillus*, *Fusarium*, *Zygomycetes* (includes *Mucor* / *Rhizopus*)

#### **Notes on Identification and Classification**

Certain molds, particularly *Chaetomium* and *Arthrinium* (and to a lesser degree *Pithomyces*, *Stemphyllium*, *Torula*, and *Ulocladium*), are important as warning markers. These molds can grow under the same conditions as *Stachybotrys*, and when they are detected in amplified quantities in the indoor air it might be a sign that conditions exist conducive to *Stachybotrys* growth.

Large classes of molds that are reported such as "*Ascospores*" and "*Myxomycetes* / *Rust* / *Smut*" are generally used to indicate common "outdoor" or plant molds that are currently believed to have little effect on human health. "*Basidiospores*" are similar, but they are of a little more concern when observed indoors (due to more frequent allergenic properties and as an indicator of water damage or an overly humid environment).

*Disclaimer: Diagnosis of a particular health effect should be left to a medical professional. Health effects of mold, in general, are not thoroughly studied, and dosage, exposure, and sensitivity thresholds are not well known and can vary depending on various conditions and on the health and body of particular individuals. Effects will also vary from species to species within a particular mold genus. Many of the negative effects of mold that have been observed recently are the result of modern building design and its lacking adequate ventilation (which can vary from room to room).*



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## Glossary of Terms

When describing situations involving mold indoor air quality we often use terms that can seem technical or industry-specific. To help you better understand some of the terms we use, please refer to the glossary below. Please note, this glossary is intended to provide general information about commonly occurring molds, and is not intended to be a complete source. If you require any further assistance in interpreting your laboratory report, please e-mail [projectservices@envirocsm.com](mailto:projectservices@envirocsm.com) or call 1-888-420-0009.

**Air Sampling** – Also known as "indoor air quality (IAQ) testing", "air testing", "mold testing" or similar, refers to the process of collecting samples of ambient air and its contents from a selected indoor area of a property. The most commonly accepted method of open-area air sampling involves a specially calibrated air pump machine that regulates air flow across special sampling media that captures (collects) contents from the air. Inner-wall air sampling is another method and involves drilling small holes into a wall. A tube can then be inserted into the wall cavity for the purpose of drawing out air so that its contents can be collected on the sampling media. The sampling media is then analyzed by a laboratory to determine the type of and concentrations of any contents (biological or non-biological) present in the air taken from that area of the property.

**Allergen** – Any substance that induces an allergy and/or causes hypersensitivity: common allergens include pollen, grasses, dust, and some medications.

**Air Testing** – See *Air Sampling*

**Anti-Fungal** – Also group into anti-microbial, anti-fungal refers to the prevention of the growth and spreading of fungi (mold) and its spores. This often involves the use of solvents or chemicals applied to building materials for the prevention of such growth.

**Background Debris** – Material(s) found on the air sample other than mold spore(s) or mycelia. Examples include skin cells, insect parts, and fibers.

**Conidiophore** – complex structure that some types of mold spores grow out from. It is somewhat analogous to a flower in plants where the spores would be analogous to seeds. Differentiation between *Aspergillus* and *Penicillium* requires the presence of their conidiophores.

**Contaminant** – Something that is present in the area that can make an environment or substance impure, unclean or uninhabitable.

**Cross-Contamination** – Is the transfer of a contamination from one area to another area through either physical contact or air exchange. Cross-contamination involving mold can occur when it is on a surface or airborne. Surface cross-contamination occurs when the mold directly touches a person or object that then transfers to a different area of the property. Air cross-contamination occurs when the air in an area contaminated with airborne mold spores exchanges with an area of low or no airborne mold spores. Once occupying a new area, the cross-contaminated mold may come

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into contact with the resources it needs to begin new growth (a new colony) or a person who could suffer from adverse health effects.

**Fibers** – Fibers from non-biological sources such as carpets or clothing.

**Fungi** – Also known as "fungus" or "mold", fungi is a diverse group of single-celled organisms that also include mushroom, smuts, rusts and yeasts. They are decomposers of organic matter such as wood, plants, fabric and animals and can be found both indoors and outdoors. To survive, fungi basically need organic nutrients, moisture and oxygen.

**HVAC** – Heating, Ventilation, and Air Conditioning (HVAC) systems are possible reservoirs for mold growth.

**Hyphal-like fragments** (*high-full*) - filamentous, branched structures with cell walls. Hyphae are somewhat analogous to roots or stems in plants whereas the spores would be analogous to the seeds. (A conidiophore would be somewhat analogous to the flower).

**IAQ** – See *Indoor Air Quality*

**Immunocompromised** – Individuals whose immune systems are weakened and susceptible to opportunistic pathogens, including but not limited to those with AIDS, certain cancers, the very old, the very young, or those undergoing immunosuppressive drug therapy.

**Indoor Air Quality** – Or IAQ, refers to the air quality within (and sometimes around) a building or enclosed structure, as it relates to the health, safety and comfort to the building's occupants. Having poor indoor air quality is also referred to having indoor air pollution. Air that is unclean or contains contaminants that are allergenic, pathogenic, carcinogenic or toxigenic are known to reduce the quality of air when they become airborne. The most common of these contaminants include mold, dust and dust mites, pollens and other plant matter, asbestos fibers, lead particles, radon gas, carbon monoxide gas and volatile organic compounds. There are a variety of causes for poor indoor air quality, some being building materials used for a property, building design and age, environmental factors such as temperature and humidity that can breed mold or other biological contaminants, geographic location, outside pollution, poor ventilation and lack of building cleanliness.

**Indoor Air Quality Testing** – See *Air Sampling*

**Industrial Hygienist** – A professional who monitors exposure to environmental factors that can affect human health. Examples of environmental factors include chemicals, heat, asbestos, noise, radiation, and biological hazards.

**Infrared Thermal Imaging** – The use of specialized digital infrared imaging equipment to detect variances in the infrared light spectrum that can indicate the presence of moisture, mold or water damaged building material.

**Marker Spores/Mold** - Mold types, such as *Chaetomium* and *Stachybotrys*, that when found indoors, even in moderate numbers are an indication of indoor mold growth.



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Property Address: 2 Positive Place , Vallejo, CA 94589

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**Mold Remediation** – The process of removing, cleaning and treating fungi (mold) that has grown on building material and/or furniture inside of a property. This process often involves the use of special anti-fungal solutions and commercial-grade equipment. To learn more about mold remediation, visit our [Mold Remediation Services Page](#).

**Mold Testing** – See *Air Sampling* or *Surface/Direct Sampling*

**Morphology** – identification characteristics based only on form and appearance such as "clear and round." When a better identification is not possible, morphology can sometimes place a spore into a certain broader category while excluding it from others. For example, "Brown, round" tends to point to the *Myxomycetes / Smut / Periconia* group of spores while excluding it from various other important groups like *Stachybotrys* and *Aspergillus/Penicillium*. In the same respect, *Aspergillus* and *Penicillium* spores generally have the same morphology and can only be distinguished by the morphology of the conidiophore (when it is present).

**Mycosis** – disease caused by fungus.

**Non-sporulating colonies** – colonies that do not produce spores.

**Opportunistic Pathogen** – causes infections only when the weak or injured condition of the person gives the agent opportunity to infect; rarely infect patients who are otherwise healthy.

**Pathogen** – disease causing.

**Skin** – The natural external covering of the human body. Skin cells are a source of food for dust mites (an allergen).

**Surface/Direct Sampling** – Also known as "source sampling", involves taking a sample from a surface using a swab, microscope slide, tape, bulk or equivalent for analysis by a microbiologist to determine the presence and concentration of dusts, allergens, mold and other particulates. This method is often combined with an air testing method to obtain an accurate assessment of a mold or allergen situation within a property.

**Toxic Mold** – Also known as "black mold" or "toxic black mold", are popular terms used to describe dark or black colored mold that may or may not produce toxic byproducts. These terms became highly publicized in the late 1990s and early 2000s when the potentially toxic and black colored species of mold called *Stachybotrys* was found at a number of properties with the occupants experiencing associated health problems. In actuality, there are only a few species of mold that are potentially harmful in the toxic sense. It's important to note that while any mold is potentially harmful to those with allergies or who have weakened immune systems, not all mold is toxic and not all toxic mold is black. *Stachybotrys* is a type of mold that is considered toxic. There are also other types of molds that secrete mycotoxins that do not have a dark or "black" appearance.



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## Common Types of Mold

Below is a list of the most common types of mold found in the United States. This is not a complete list of mold species, nor all of the types that are present in the US. They are the most dominant types found in nature and in properties.

**Beauveria** (*bow-vary-uh*) – contaminant, known to be pathogenic in animals and insects. Rarely involved in human infection.

**Botrytis** (*bow-try-tus*) – contaminant, parasitic on plants and fruits. Rarely involved in human infection, but it is reported to be allergenic.

**Chaetomium** (*k-toe-me-um*) – contaminant, rarely involved in systemic and cutaneous disease and sometimes reported to be allergenic. Some species can produce toxins, and there is some research interest on whether these toxins can cause cancer. Primary IAQ importance is currently related to that it will grow in the same conditions as *Stachybotrys* (wet cellulose) and amplified amounts in indoor air could be a warning that conditions do exist for *Stachybotrys* growth. Many times on damp sheetrock paper, colonies of *Chaetomium* and *Stachybotrys* will be growing on top of one another or side by side (this can also be an important consideration when doing tape lifts of sheetrock because most of the time the colonies are not distinguishable by the naked eye – the small area that is sampled might be a pure colony of just *Chaetomium* even though numerous colonies of *Stachybotrys* might exist.)

**Chrysonilia** (*kris -o-nil-ee-a*) – contaminant, brightly colored, fast growing mold, which spreads easily through contamination. Health effects are not yet known. It is found in soil, breads, and contaminated laboratory cultures.

**Cladosporium** (*clad-oh-spore-ee-um*) – common allergen / contaminant / very rarely pathogenic, found everywhere, many times the most common and numerous mold found in outdoor air. Indoor concentrations are usually not as high, but it is an important airborne allergen and common agent for hay fever, asthma, and other allergy related symptoms. Chronic cases may develop emphysema. It can thrive in various indoor environments, appearing light green to black.

**Curvularia** (*curve-you-lair'-ee-uh*) – contaminant / opportunistic pathogen, found in air, soil and textiles. Reported to be allergenic. Rare infections of corneas, nails, and sinuses, primarily in immunocompromised individuals.

**Dematiaceous** mold (*dim-ah-tie-ay-shush*) – a very generic morphological description used for various brown molds (mainly on tape-lifts) that cannot be identified because of undistinguishable spores \ structures or because of too much environmental damage to the mold structures. This identification generally excludes many of the common toxic and more infectious molds found indoors, but on some occasions when the mold is very weathered or damaged, this category could potentially include mold from *Alternaria*, *Epicoccum*, *Ulocladium* or others.

**Drechslera** (*dresh-lair'-uh*) / **Bipolaris** (*by-pole-air'-us*) – contaminant/opportunistic pathogen, found in soil. Allergenic and the most common agent for allergic fungal sinusitis. Various but uncommon infections of the eye, nose, lungs and skin.

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**Epicoccum** (*epp-ee-cock'-um*) – contaminant / opportunistic pathogen, found in soil, air, water and rotting vegetation and can be commonly found in outdoor air. It is a common allergen, and rarely it can cause an infection in the skin.

**Exophiala** (*ex-oh-fy'-all-uh*) – contaminant / opportunistic pathogen. Commonly found in soil, decaying wood, and various other wet materials because it thrives in water laden environments. Indoors it can be found in air conditioning systems, humidifiers, and other surfaces in frequent contact with moisture. Some species linked to occasional skin infections and various other subcutaneous lesions. Allergenic effects and toxicity are not well studied.

**Fusarium** (*few-sarh-ee-um*) – contaminant / opportunistic pathogen, found on fruit, grains and is common in soil. Indoors it sometimes contaminates humidifiers. Associated with as eye and various other infections in immunocompromised individuals and particularly burn patients. Produces a variety of toxins mainly important when ingested, particularly thru contaminated grain products.

**Geotrichum** (*gee-oh-trick-um*) – contaminant, commonly found in dairy products and found as a normal part of human flora. There are some reports of infection in compromised hosts, but most of these are not well documented.

**Gliocladium** (*glee-oh-clay'-dee-um*) – contaminant, found widespread in soil and decaying vegetation. Similar to Pencillium, but there are no reports of infections in humans or animal. There are some reports of allergies.

**Memnoniella** (*mem-non-ee-el-la*) – contaminant, found most often with Stachybotrys on wet cellulose. Forms in chains, but it is very similar to Stachybotrys and sometimes is considered to be in the Stachybotrys family. Certain species do produce toxins very similar to the ones produced by Stachybotrys chartarum and many consider the IAQ importance of Memnoniella to be on par with Stachybotrys. Allergenic and infectious properties are not well studied.

**Mucor** (*mhew'core*) – contaminant / opportunistic pathogen, found in soil, decaying vegetation, and animal dung. It is common to find some spores in normal house dust. It's a minor allergen and can cause Zygomycoses and lung infections in compromised individuals.

**Myxomycete** (*mix-oh'-my-seat*) / **Rust** / **Smut** – general category for commonly found genera usually associated with living and decaying plants as well as decaying wood. Sometimes can be found indoors. Some allergenic properties reported, but generally pose no health concerns to humans or animals.

**Paecilomyces** (*pay-sill-oh-my-sees*) – contaminant / opportunistic pathogen, found worldwide in soil and decaying vegetation, associated with pulmonary and sinus infections in those who had organ transplants, as well as inflammation of the cornea. Some reports of allergies, humidifier associated illnesses, and pneumonia.

**Penicillium** (*pen-uh-sill'-ee-um*) – contaminant / opportunistic pathogen, one of the most common genera found worldwide in soil and decaying vegetation and indoors in dust, food, and various building materials. Common bread mold is a species of Penicillium. Spores usually cannot be distinguished from Aspergillus on non-cultured samples (like tape-lifts and air-o-cells). It is reported to be allergenic, to cause certain infections in compromised individuals, and some species do produce toxins unhealthy to humans.

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**Phoma** (*fo'-mah*) – contaminant / opportunistic pathogen, found on plant material and soil. Reported to be a common allergen found indoors on painted walls (including the shower) and on a variety of other surfaces including cement, rubber, and butter. Some believe its effect on indoor air is not that significant because its spores do not travel well via air currents. Some species are linked to occasional eye, skin, and subcutaneous infections.

**Pithomyces** (*pith-oh-my-sees*) – contaminant, found on decaying plants, especially leaves and grasses. Rarely found indoors, but it can grow on paper. No reports of allergies or infections, but some species produce a toxin that causes facial eczema in sheep.

**Rhizopus** (*rye-zo-puss*) – contaminant / opportunistic pathogen, found in soil, decaying vegetation, and animal dung. It is reported to be allergenic, and some consider it a major allergen often linked to occupational allergy. It can cause Zygomycoses and other infections in compromised individuals.

**Scopulariopsis** (*scope-you-lair-ee-op'-siss*) – contaminant / opportunistic pathogen, found world wide in soil and decaying vegetation and often be found indoors on various materials. Usually is only a contaminant but some reports of allergies and an as agent for certain types of nail infections.

**Stachybotrys** (*stack-ee-bought-ris*) – contaminant, found indoors primarily on wet cellulose containing materials. It is the "toxic black mold" that has garnered much media attention. Stachybotrys is sometimes difficult to detect indoors because many times it will grow unseen on the back of walls or in the wall cavity with little disturbance that would cause it to be detected. This is potentially also when it is of most health concern: when it covers entire wall areas and constantly produces toxins undetected. Areas with relative humidity of 55% that are subject to temperature fluctuations are ideal for toxin production. Individuals with chronic exposure to the toxin produced by this fungus reported cold and flu symptoms including sore throats, diarrhea, headaches, fatigue, dermatitis, intermittent hair loss and generalized malaise. Exposure to the toxin may also exacerbate allergic type symptoms, especially in persons who have a history of hypersensitivity diseases such as asthma, pneumonitis and severe sinusitis. Allergic rhinitis and conjunctivitis may be other conditions exhibited. The toxin produced by this fungus may suppress the immune system. Species of Stachybotrys earned considerable notoriety in recent years due to their production of potent toxins in indoor environments. They have been linked to some cases of infant deaths in moldy buildings. A host of other toxic reactions in humans are also linked to it. Symptoms usually disappear after all contaminated materials are removed. This mold is rarely pathogenic for humans. Ref: Jong and Davis, 1976.

**Stemphylium** (*stem-fill-ee-um*) – contaminant, reported to be an allergen. Rarely grows indoors, but can grow on cellulose materials like paper.

**Syncephalastrum** (*sin-sef-al-os-trum*) – primarily a contaminant, often found in the soil of warm, moist climates. Very rarely involved in infections.

**Taeniolella** (*tan-o-ee-el-la*) – contaminant, little is known concerning allergenic properties or toxicity. Primarily grows on wood.



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**Trichoderma** (*trick-oh-derm-uh*) – contaminant / opportunistic pathogen, found in soil. Can be found indoors on cellulose materials like paper and in kitchens on various ceramic items. Human infections are rare but some have been reported in immune suppressed patients. It is reported to be allergenic though some report these effects to be rare. It can produce toxins very similar to those produced by *Stachybotrys chartarum*, and because of this it is considered an important mold in IAQ investigations.

**Torula** (*tore-you-law*) – primarily a contaminant, but it is reported to be allergenic. Can be found indoors on cellulose containing material.

**Ulocladium** (*you-low-clay-dee-um*) - contaminant, found everywhere. Can grow indoors on various materials including paper, but requires more water than some other molds. It is reported to be a major allergen.

**Verticillium** (*ver-ti-sill-ee-um*) – primarily a contaminant found in soil and decaying plants. Health effects are not well studied. A few sources report it as a very rare cause of cornea infections.

**Zygomycetes** (*zy-go-my-seets*) – large class of genera that includes *Mucor* and *Rhizopus*. Some species may cause infections and zygomycosis in compromised individuals, and some species may be major allergens. The category Zygomycete on reports is a morphological identification when the particular genus cannot be identified. Particularly on non-cultured samples such as tape-lifts and air-o-cells, many Zygomycete spores and even other clear round spores are indistinguishable by genus.

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Property Address: 2 Positive Place , Vallejo, CA 94589



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## Scope and Limitations

The report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, please request clarification. It is recommended that you obtain as much history as is available concerning this property when drawing conclusions about the meaning this report. This historical information may include copies of any seller's disclosures, previous inspection engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector or technician to perform tests or inspections to meet their specific needs and obtain current information concerning this property. All information contained within this report is presented as in based upon the observations of the inspector and subsequent laboratory analysis.

This report is not intended to provide medical advice or advice concerning the relative safety of an indoor environment. An experienced occupational or environmental health professional should be consulted for any medical advice concerning mold and your health.



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Property Address: 2 Positive Place , Vallejo, CA 94589

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## Resources

[www.cdc.gov/mold/faqs.htm](http://www.cdc.gov/mold/faqs.htm)

Center for Disease Control and Prevention (CDC) – Mold resources

[www.calepa.ca.gov](http://www.calepa.ca.gov)

California Environmental Protection Agency – California IAQ resources

[www.indoorea.org](http://www.indoorea.org)

Indoor Environmental Association (IEA) – Industry guidelines and IAQ information

[www.health.state.ny.us](http://www.health.state.ny.us)

New York State Department of Health – New York IAQ resources

[www.nih.gov](http://www.nih.gov)

National Institutes of Health – Information regarding environmental health issues, including IAQ

[www.indoorrestore.com/resources/renters-rights/](http://www.indoorrestore.com/resources/renters-rights/)

Renter's Rights with Mold – Articles on the rights of tenants with mold issues

12/10/21, 3:38 PM

Griffin Technology Academies Mail - Fwd: Fungal Report and Estimate for 2 Positive Place

Date: Wed, Oct 20, 2021 at 3:23 PM  
Subject: FW: Fungal Report and Estimate for [2 Positive Place](#)  
To: Marguerite Williams <[mwilliams@mitacademy.org](mailto:mwilliams@mitacademy.org)>

**From:** Kelly Schernetsky <[reports@indoorrestore.com](mailto:reports@indoorrestore.com)>  
**Sent:** Tuesday, October 19, 2021 4:28 PM  
**To:** [Mwilliams@mitacademy.org](mailto:mwilliams@mitacademy.org)  
**Cc:** Jack Morris <[jack@indoorrestore.com](mailto:jack@indoorrestore.com)>  
**Subject:** Fungal Report and Estimate for 2 Positive Place  
**Importance:** High

Hello Marguerite Williams,

Attached is the report and estimate for the property located at [2 Positive Place](#).

The report showed fungal contamination in the outlined areas – please see the attached report.

Also included is an estimate for remediation work based on the inspection and testing performed.

The estimate also includes clearance testing, certification, and a 10 year warranty on all remediation work. Indoor-Restore Environmental Services uses the most advanced equipment and technology in air purification and remediation procedures to offer you quality work that we are proud to stand behind. You won't find a guarantee like this from many other companies in the business.

With over 20 years of experience in the industry, our well-trained crew provides top of the line service to remediate your home or business with efficiency and excellence. We service properties from residential homes to some of the largest property managers, corporations, casinos, State and Federal Government buildings, etc.

Our pricing is competitive and we guarantee it to be the lowest. We back this by offering a 5% discount off of any other comparable estimate.

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**Scheduling the Mold Remediation Work:**

If you would like to schedule the mold remediation work to be completed by our certified technicians please follow steps A, B, and C below:

**A) In order to schedule the remediation work, we require the signed estimate to be sent via:**

12/10/21, 3:38 PM

Griffin Technology Academies Mail - Fwd: Fungal Report and Estimate for 2 Positive Place

1. Mail: **Indoor Restore** at [10824 Olson Drive, Suite C-328, Rancho Cordova, CA 95670](#)
2. Fax: 1-888-390-7502
3. E-mail: [projectservices@indoorrestore.com](mailto:projectservices@indoorrestore.com)

**B) And the starting payment (50% of the estimate), which can be paid the following ways:**

1. Check (mailed or Fed-ex)
2. Credit card payment (NO charge to the customer - must fill out and sign an authorization form)
3. E-check (NO charge to the customer) Email the Remediation Department at [projectservices@indoorrestore.com](mailto:projectservices@indoorrestore.com) to request the e-check link, after sending in the signed estimate.
4. Special accommodations can also be made for established clients that have done business with us in the past.

**C) Once the signed estimate has been received our Remediation Department will contact you with the available start dates.**

We can typically start the project within 3-5 business days from receiving the signed estimate.

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**Questions:**

A PDF document is attached that contains many of the most Frequently Asked Questions (FAQ) regarding the mold report, lab data, estimate, and remediation procedures. If you still have questions after thoroughly reading all of the attachments please contact us using the information below:

For questions regarding the report, estimate or remediation procedures please e-mail:

Project Coordination Department - [projectservices@indoorrestore.com](mailto:projectservices@indoorrestore.com)

You can also visit our website by clicking the following link: [www.indoorrestore.com](http://www.indoorrestore.com)

Thank you for choosing Indoor-Restore. Please take a moment to let us know how we did:  
[www.indoorrestorerreviews.com](http://www.indoorrestorerreviews.com).

**Reports Department**

Indoor-Restore Environmental Services

[reports@indoorrestore.com](mailto:reports@indoorrestore.com)

Main: (888) 544-4449

Fax: (866) 212-3749

Hours: Mon-Fri, 9:00am-6:00pm PST

[www.IndoorRestore.com](http://www.IndoorRestore.com)

12/10/21, 3:38 PM

Griffin Technology Academies Mail - Fwd: Fungal Report and Estimate for 2 Positive Place

Fax: (866) 212-3749

Hours: Mon-Fri, 9:00am-6:00pm PST

[www.IndoorRestore.com](http://www.IndoorRestore.com)

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**7 attachments**

-  **2 Positive Place ESTIMATE 44996 10.19.2021.pdf**  
5650K
-  **2 Positive Place FUNGAL REPORT 10.19.2021.pdf**  
3642K
-  **2 Positive Place LAB REPORT 10.13.2021.pdf**  
675K
-  **Lab Information.pdf**  
693K
-  **Lab Report FAQ.pdf**  
257K
-  **Company Information.pdf**  
2377K
-  **Estimate Info.pdf**  
221K



# Estimate

10824 Olson Dr., #C-328  
Rancho Cordova, CA 95670

www.indoorrestore.com  
projects@indoorrestore.com

Phone: (888) 420-0009  
Fax: (888) 390-7502

Certified Mold Remediation Consultant (CMC) MICRO - 81081

Date	Invoice #
10/19/2021	44996

**Property Address**

Marguerite Williams  
2 Positive Place  
Vallejo, CA 94589  
707-235-8238  
Mwilliams@mitacademy.org

**Bill To**

Marguerite Williams  
2 Positive Place  
Vallejo, CA 94589

Description	Total
<b>GUARANTEE</b>	0.00
We guarantee our prices to beat any comparable estimate. We will reduce our cost estimate by an additional 5% below any comparable estimate from another environmental company.	
<b>WARRANTY:</b>	0.00
Clearance testing and certification with a 10 year warranty - All remediation work performed (products and services) that receives a clearance certificate, comes with a 10 year guarantee that no mold growth will occur in the work areas. See below for more information about the warranty.	
<b>WORK AREA</b>	0.00
Room N1, Room M, Room K, Science Room, Room W, Room X, Room F, Room Z, Room V, Room S, Room O, Room O1, Room O1, Room N2, Room A2, Room B, Room C, Room D, Room E1, Room E2, Room E3, Room G1, Room G 1.5, Room G 2, Room A7, Room AG, Room A6A, Room A6, Room A4 -	
<b>NOTE:</b> All appliances present in the work area(s) that prevent access to the scope of work outlined below, must be removed prior to the start of remediation. Items include water heaters, furnaces, refrigerators, dishwashers, washers, dryers, water purifier systems, floor/wall/window AC units, radiators, etc. Additional charges will apply for removal/alteration of items or rescheduling, if necessary appliances are not moved prior to arrival.	0.00
1. Room N1: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.	0.00
1A. Ceiling (8 ft. high): The acoustic ceiling tiles will be removed up to 150 sq. ft. All exposed inner ceiling cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner ceiling surfaces will have an antifungal mold inhibitor applied.	
1B. Back Wall (Including Closet): The plywood/insulation/baseboard will be removed from the lower 3 ft, 84 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.	
<b>Total</b>	

Signature for Approval \_\_\_\_\_ Date \_\_\_\_\_



# Estimate

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Certified Mold Remediation Consultant (CMC) MICRO - 81081

Date	Invoice #
10/19/2021	44996

<b>Property Address</b>	<b>Bill To</b>
Marguerite Williams 2 Positive Place Vallejo, CA 94589 707-235-8238 Mwilliams@mitacademy.org	Marguerite Williams 2 Positive Place Vallejo, CA 94589

Description	Total
<p>2. Room M: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.</p> <p>2A. Back Wall: The plaster/insulation/baseboard will be removed 408 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.</p> <p>2B. Front Wall: The plaster/insulation/baseboard will be removed 408 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.</p> <p>2C. Left Wall Around Window: The drywall/insulation/baseboard will be removed 32 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.</p> <p>2D. Ceiling (8 ft. high): The acoustic ceiling tiles/insulation will be removed 40 sq. ft. All exposed inner ceiling cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner ceiling surfaces will have an antifungal mold inhibitor applied.</p> <p>2E. Window (6): All accesible window surfaces (sill, frame, pane, track, etc.) will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes).</p> <p>2F. Carpet: The carpet and pad will be removed 1,173 sq ft. The carpet tack strip will be removed as required. The exposed subfloor will have remediation procedures performed per the protocol below. All exposed floor cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed subfloor areas will have an antifungal mold inhibitor applied, as needed, 1,173 sq ft.</p>	0.00
<b>Total</b>	

Signature for Approval \_\_\_\_\_ Date \_\_\_\_\_





# Estimate

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Rancho Cordova, CA 95670

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projects@indoorrestore.com

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Certified Mold Remediation Consultant (CMC) MICRO - 81081

Date	Invoice #
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Vallejo, CA 94589  
707-235-8238  
Mwilliams@mitacademy.org

Bill To

Marguerite Williams  
2 Positive Place  
Vallejo, CA 94589

Description	Total
<p>3. Room K: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.</p> <p>3A. Front Wall: The plywood/insulation/baseboard will be removed from the lower 3 ft, 144 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.</p> <p>3B. Back Wall: The plywood/insulation/baseboard will be removed from the lower 3 ft, 117 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.</p> <p>3C. Ceiling (8 ft. high): The acoustic ceiling tiles/insulation will be removed 1,485 sq. ft. All exposed inner ceiling cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner ceiling surfaces will have an antifungal mold inhibitor applied.</p> <p>3D. Carpet: The carpet and pad will be removed 1,485 sq ft. The carpet tack strip will be removed as required. The exposed subfloor will have remediation procedures performed per the protocol below. All exposed floor cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed subfloor areas will have an antifungal mold inhibitor applied, as needed, 1,485 sq ft.</p>	0.00
<p>4. Science Room: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.</p>	0.00
<p>5. Room W: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.</p>	0.00
<p>6. Room X: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.</p>	0.00
<b>Total</b>	

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# Estimate

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Certified Mold Remediation Consultant (CMC) MICRO - 81081

Date	Invoice #
10/19/2021	44996

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<p>7. Room F: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.</p> <p>7A. Ceiling (8 ft. high): The acoustic ceiling tiles/insulation will be removed 35 sq. ft. All exposed inner ceiling cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner ceiling surfaces will have an antifungal mold inhibitor applied.</p> <p>7B. Right Wall: The plywood/insulation/baseboard will be removed 304 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.</p> <p>7C. Left Wall: The plywood/insulation/baseboard will be removed from 304 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.</p> <p>7D. Carpet: The carpet and pad will be removed 874 sq ft. The carpet tack strip will be removed as required. The exposed subfloor will have remediation procedures performed per the protocol below. All exposed floor cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed subfloor areas will have an antifungal mold inhibitor applied, as needed, 874 sq ft.</p>	0.00
<p>8. Room Z: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.</p>	0.00
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<p>9. Room V: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.</p> <p>9A. Back Wall: The plywood/insulation/baseboard will be removed 320 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.</p> <p>9B. Front Wall: The plywood/insulation/baseboard will be removed from the lower 3 ft, 114 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.</p> <p>9C. Left Wall: The plywood/insulation/baseboard will be removed from the lower 4 ft, 92 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.</p> <p>9D. Carpet: The carpet and pad will be removed 920 sq ft. The carpet tack strip will be removed as required. The exposed subfloor will have remediation procedures performed per the protocol below. All exposed floor cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed subfloor areas will have an antifungal mold inhibitor applied, as needed, 920 sq ft.</p>	0.00
<p>10. Room S: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.</p>	0.00
<p>11. Room O: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.</p> <p>11A. Back Wall: The plywood/insulation/baseboard will be removed 296 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.</p> <p>11B. Front Wall: The plywood/insulation/baseboard will be removed 296 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.</p> <p>11C. Window (4): All accesible window surfaces (sill, frame, pane, track, etc.) will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes).</p>	0.00

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12. Room O2: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.	0.00
12A. Back, Front and Right Walls: The plywood/insulation/baseboard will be removed from the lower 4 ft, 276 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.	
13. Room O1: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.	0.00
13A. Back Wall: The plywood/insulation/baseboard will be removed 240 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.	
13B. Front and Left Walls: The plywood/insulation/baseboard will be removed from the lower 3 ft, 159 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.	
14. Room N2: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.	0.00
15. Room A2: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.	0.00
15A. Righth Wall (Facing Bathroom): The drywall/insulation/baseboard will be removed from the lower 2 ft, up to 12 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.	
15B. Ceiling (8 ft. high): The acoustic ceiling tiles/insulation will be removed 50 sq. ft. All exposed inner ceiling cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner ceiling surfaces will have an antifungal mold inhibitor applied.	
15C. Carpet: The carpet and pad will be removed 841 sq ft. The carpet tack strip will be removed as required. The exposed subfloor will have remediation procedures performed per the protocol below. All exposed floor cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed subfloor areas will have an antifungal mold inhibitor applied, as needed, 841 sq ft.	

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<p>16. Room B: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.</p> <p>16A. Right Wall: The plywood/insulation/baseboard will be removed 320 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.</p> <p>16B. Left Wall: The plywood/insulation/baseboard will be removed 320 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.</p> <p>16C. Ceiling (8 ft. high): The acoustic ceiling tiles/insulation will be removed 920 sq. ft. All exposed inner ceiling cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner ceiling surfaces will have an antifungal mold inhibitor applied.</p> <p>16D. Carpet: The carpet and pad will be removed 920 sq ft. The carpet tack strip will be removed as required. The exposed subfloor will have remediation procedures performed per the protocol below. All exposed floor cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed subfloor areas will have an antifungal mold inhibitor applied, as needed, 920 sq ft.</p>	0.00
<p>17. Room C: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.</p> <p>17A. Right Wall: The plywood/insulation/baseboard will be removed 320 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.</p> <p>17B. Left Wall: The plywood/insulation/baseboard will be removed 320 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.</p> <p>17C. Carpet: The carpet and pad will be removed 1,560 sq ft. The carpet tack strip will be removed as required. The exposed subfloor will have remediation procedures performed per the protocol below. All exposed floor cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed subfloor areas will have an antifungal mold inhibitor applied, as needed, 1,560 sq ft.</p>	0.00
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18. Room D: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.	0.00
18A. Right Wall: The plywood/insulation/baseboard will be removed 320 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.	
18B. Front Wall: The plywood/insulation/baseboard will be removed 184 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.	
18C. Left Wall: The plywood/insulation/baseboard will be removed 320 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.	
18D. Ceiling (8 ft. high): The acoustic ceiling tiles/insulation will be removed 60 sq. ft. All exposed inner ceiling cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner ceiling surfaces will have an antifungal mold inhibitor applied.	
19. Room E1: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.	0.00
20. Room E2: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.	0.00
20A. Carpet: The carpet and pad will be removed 920 sq ft. The carpet tack strip will be removed as required. The exposed subfloor will have remediation procedures performed per the protocol below. All exposed floor cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed subfloor areas will have an antifungal mold inhibitor applied, as needed, 920 sq ft.	
21. Room E3: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.	0.00

**Total**

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<p>22. Room G1: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.</p> <p>22A. Back Wall: The drywall/insulation/baseboard will be removed 176 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.</p> <p>22B. Front Wall: The plywood/drywall/insulation/baseboard will be removed 136 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.</p> <p>22C. Ceiling (8 ft. high): The acoustic ceiling tiles/insulation will be removed 770 sq. ft. All exposed inner ceiling cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner ceiling surfaces will have an antifungal mold inhibitor applied.</p> <p>22D. Carpet: The carpet and pad will be removed 770 sq ft. The carpet tack strip will be removed as required. The exposed subfloor will have remediation procedures performed per the protocol below. All exposed floor cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed subfloor areas will have an antifungal mold inhibitor applied, as needed, 770 sq ft.</p> <p>22E. Window (4): All accesible window surfaces (sill, frame, pane, track, etc.) will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes).</p>	0.00
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Description	Total
24. Room G2: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.	0.00
24A. Back Wall: The drywall/insulation/baseboard will be removed 176 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.	
24B. Right Wall: The drywall/insulation/baseboard will be removed 280 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.	
24C. Front Wall: The drywall/insulation/baseboard will be removed 176 sq.ft. All exposed inner wall cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner wall surfaces will have an antifungal mold inhibitor applied.	
24D. Ceiling (8 ft. high): The acoustic ceiling tiles/insulation will be removed 770 sq. ft. All exposed inner ceiling cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner ceiling surfaces will have an antifungal mold inhibitor applied.	
24E. Carpet: The carpet and pad will be removed 770 sq ft. The carpet tack strip will be removed as required. The exposed subfloor will have remediation procedures performed per the protocol below. All exposed floor cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed subfloor areas will have an antifungal mold inhibitor applied, as needed, 770 sq ft.	
24F. Window (4): All accesible window surfaces (sill, frame, pane, track, etc.) will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes).	
25. Room A7: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.	0.00
25A. Ceiling (8 ft. high): The acoustic ceiling tiles/insulation will be removed 47 sq. ft. All exposed inner ceiling cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner ceiling surfaces will have an antifungal mold inhibitor applied.	
25B. Carpet: The carpet and pad will be removed 900 sq ft. The carpet tack strip will be removed as required. The exposed subfloor will have remediation procedures performed per the protocol below. All exposed floor cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed subfloor areas will have an antifungal mold inhibitor applied, as needed, 900 sq ft.	
<b>Total</b>	

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<p>26. Room AG 13: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.</p> <p>26A. Ceiling (8 ft. high): The acoustic ceiling tiles/insulation will be removed out from the front wall, 30 sq. ft. All exposed inner ceiling cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner ceiling surfaces will have an antifungal mold inhibitor applied.</p> <p>26B. Carpet: The carpet and pad will be removed 435 sq ft. The carpet tack strip will be removed as required. The exposed subfloor will have remediation procedures performed per the protocol below. All exposed floor cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed subfloor areas will have an antifungal mold inhibitor applied, as needed, 435 sq ft.</p>	0.00
<p>27. Room A6A: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.</p> <p>27A. Ceiling (8 ft. high): The acoustic ceiling tiles/insulation will be removed out from the front wall, 28 sq. ft. All exposed inner ceiling cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner ceiling surfaces will have an antifungal mold inhibitor applied.</p> <p>27B. Carpet: The carpet and pad will be removed 420 sq ft. The carpet tack strip will be removed as required. The exposed subfloor will have remediation procedures performed per the protocol below. All exposed floor cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed subfloor areas will have an antifungal mold inhibitor applied, as needed, 420 sq ft.</p>	0.00
<p>28. Room A6: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.</p> <p>28A. Ceiling (8 ft. high): The acoustic ceiling tiles/insulation will be removed up to 12 sq. ft. All exposed inner ceiling cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed wood members and inner ceiling surfaces will have an antifungal mold inhibitor applied.</p> <p>28B. Carpet: The carpet and pad will be removed 750 sq ft. The carpet tack strip will be removed as required. The exposed subfloor will have remediation procedures performed per the protocol below. All exposed floor cavities will be decontaminated as described in the remediation description and remediation procedures below. All exposed subfloor areas will have an antifungal mold inhibitor applied, as needed, 750 sq ft.</p>	0.00
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Bill To

Marguerite Williams  
2 Positive Place  
Vallejo, CA 94589  
707-235-8238  
Mwilliams@mitacademy.org

Marguerite Williams  
2 Positive Place  
Vallejo, CA 94589

Description	Total
29. Room A4: The area will be contained and put under negative air pressurization and HEPA purification as described in the remediation description as required. All accessible surfaces (walls, floors, ceilings, ledges) in the Room will be decontaminated (HEPA vacuumed, biocide treatments, antifungal agent wipes). HEPA air filtration will run for the duration of the project to remove all airborne mold spore contamination.	0.00
REMEDIATION STEPS PERFORMED	0.00
Each area of concern will have a containment chamber set up and will be put under negative air pressure and purification as required. A decontamination chamber will also be set up as needed for entrances into the contained areas. All contaminated building materials will be bagged or sealed where required and discarded. All debris will be disposed of properly to meet all county and state laws. All exposed wood members and cavities will be sanded, scrubbed, wire, brushed, and HEPA vacuumed as required per the Five Step Protocol. All wood members and surfaces in the contained areas will be HEPA vacuumed and treated with a biocide solution and/or wet wiped with a biocide solution. If required all wood members in the exposed cavities will be coated with an anti-fungal encapsulant. All workers will be outfitted in OSHA approved, full body Tyvek suits and face respirators with eye protection. Each area will have a minimum of one air scrubber / neg air machine and one HEPA filter vacuum. All contained areas of concern will be air scrubbed for the duration of the project. All containment chambers should remain up until the clearance results are released from the laboratory with readings that are within normal ranges. Only persons approved by Environmental Services should enter the containment chambers until clearance results are available.	
EQUIPMENT-SITE SPECIFIC	0.00
All equipment is included in price - HEPA vacs, filters, air scrubbers, air blowers, spray rig, containment walls, personal protection equipment, masks, cartridges, respirators, tyvek suits, gloves, chemicals, encapsulant, HEPA saws, dehumidifiers, hand tools, disposal units, decon chambers, etc	
PRE-JOB TESTING	0.00
On the start date of the remediation work additional testing will be performed. This includes an inspection of work areas and non-work areas, sampling, laboratory analysis, and a lab report with the results. Prior to the start of remediation, samples (surface and/or air) will be taken in all non-work areas throughout the property, at the discretion of Environmental Services. NO charge to the customer.	
NON-WORK AREA INFORMATION	0.00
The work in this estimate is based on a visual inspection of the property, including the analysis of the samples collected by the inspector and paid for by the client. The estimate is based only on lab results and other instruments, such as moisture meters, which show contamination or areas of concern. However, due to the nature of microscopic airborne mold spores and the possibility of their elevated presence inside the property, please let us know if at any point you would like to schedule additional testing with us. With your permission, we can also assume contamination in any or all remaining non-work areas in your property. Please note that the estimate does include additional pre-job testing at no additional charge to you. These tests are included as a courtesy to determine if any other areas of concern exist, which will require additional work, or that may cause our work areas to fail clearance and void the warranty.	

Total

Signature for Approval \_\_\_\_\_ Date \_\_\_\_\_



10824 Olson Dr., #C-328  
Rancho Cordova, CA 95670

www.indoorrestore.com  
projects@indoorrestore.com

Phone: (888) 420-0009  
Fax: (888) 390-7502

Certified Mold Remediation Consultant (CMC) MICRO - 81081

# Estimate

Date	Invoice #
10/19/2021	44996

<b>Property Address</b>	<b>Bill To</b>
Marguerite Williams 2 Positive Place Vallejo, CA 94589 707-235-8238 Mwilliams@mitacademy.org	Marguerite Williams 2 Positive Place Vallejo, CA 94589

Description	Total
<b>START DATE AND COMPLETION</b>	0.00
Project Start Date: _____	
Please allow up to 2 days for proper completion of all steps and processes involved with the remediation, decontamination, clearance testing, and final report preparation for the work areas stated in the contract. Standard laboratory turnaround time for clearance samples is 5-7 business days from when the final payment is received. A separate Rush fee can be paid to guarantee lab results within 1 or 2 business days.	
Start date is subject to estimate approval with signature by client. Estimate must be received by us at least two business days prior to job start date in order to begin work at on the start date. A 50% starting payment is due with the signed contract. The balance is due upon completion on the final day of work. The clearance report, certification, and warranty will be released upon final payment being received and processed.	
<b>TOTAL FOR ABOVE SERVICES</b>	137,798.98
<b>CLEARANCE TESTING</b>	1,600.00
After mold remediation is complete, clearance testing will be performed. This includes an inspection of work areas and non-work areas, with up to 60 samples, and laboratory analysis. A clearance certification and 10 year warranty will be issued for all work areas that receive passing clearance samples. All products and services come with a 10 year guarantee that no mold growth will occur in the work areas. If a clearance is issued, any claims of warranty will require an inspection by Indoor Restore at the cost of the client, the initial cost paid by the client, and if deemed this is a warranty issue this cost will be reimbursed. If no clearance was obtained no warranty can be given. Please see the warranty information for details.	
\$125 Disposal & PPE fee	125.00
10 Year Warranty:	0.00
Warranty is dependent on the restoration and repairs in the work area(s). All new materials (drywall, drywall mud, drywall tape, insulation, primer, and paint, etc.) must be replaced using anti-mold products. These products contain chemicals and materials that will resist mold growth. It is the responsibility of the client to repair all water intrusions, leaks, condensation issues, humidity problems, and any related moisture problems so that no elevated levels of moisture exist. Environmental Services will not be responsible for mold growth related to any water leak, water intrusion issue, elevated humidity or condensation, or any new moisture related problem. Proper documentation must be provided to show that any leak or water intrusion issues were repaired in the remediated areas for warranty to be valid. All leaks and water intrusion issues must be reported to Environmental Services within 48 hours of occurrence. Once reported an inspection can be scheduled for the site to evaluate the problem and solution required. If pre-job samples find additional contamination outside the original contract, no clearance or warranty will be issued until all areas of contamination are fully remediated. Mold remediation is considered an emergency janitorial service and will be treated as such.	

**Total**

Signature for Approval \_\_\_\_\_ Date \_\_\_\_\_



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<p><b>TERMS AND CONDITIONS</b></p> <p>In case of legal action to collect monies due per this contract customer agrees to pay all costs of collection, court, attorney fees and other expenses incurred by Environmental Services or its representatives in connection with the enforcement of its terms. If a paper or electronic check is returned from the bank unpaid a \$95 fee will be charged. Interest charged at 3% per month on unpaid amounts. A 5% billing fee will be added to invoices not paid within 5 days from the job completion. Mold, asbestos, and lead may be a health risk to occupants. For all work, its causes, water damage, debris, mold, dust or any result, by signing I hereby release and agree to hold harmless Environmental Services and/or its affiliates, officers, employees, owners and all other related persons, firms, affiliated with the project located at the above address, of and from any and all claims, actions, rights, damages, costs, expenses and compensation whatsoever, related to any work or recommendations of every kind and including any health issues, which I may now have/tenants/whoever may have in the future as a result of entry (past, present and future). Any dispute will be resolved using arbitration with the location and arbitrator chosen by Environmental Services and all expenses paid by the customer. Any additional insurance or policy modifications required by the client will be at their expense. Any additional work, remediation, testing, consulting, permits, etc is not included in this contract and will require a supplemental work order and client authorization. It is the responsibility of the client, owner of the property, or the contractor to pull any required permits for the project at their expense. No restoration is included in this estimate (new flooring, drywall, paint, cabinets, etc). Pre-Job air testing and adequate testing to all areas should be completed as initial testing. Environmental Services is not responsible for contamination outside of its work areas. Remediation can only be completed to accessible areas and surfaces in the work areas. Containment will be left up after remediation is completed. Environmental Services or its staff is not responsible for any damage from containment, work completed, items discarded, or the remediation process. Removal of containment materials may damage walls and other surfaces, use precaution. Environmental Services will handle all project mgt, testing, biocide treatments, containment, decontamination, and other environmental work. A specialty contractor hired by the customer will be required if any items such as heavy demolition, construction, or other CSLB listed work is required. Any construction work in this estimate is invoiced at \$475 for labor and materials and all remaining is considered specialty cleaning, decontamination, and remediation. Client/owner is responsible for all equipment, materials, furniture, contents, and personal items onsite from theft or vandalism and understands no security of premises will be provided. This contract is considered emergency services and no cancellation period applies. A 50% cancellation fee may be charged if the job is cancelled after being signed or a payment made. If the job is re-scheduled within three business days from the start date a 25% re-scheduling fee may be charged. All furniture or personal items must be moved from the work area prior to the start of work. Any furniture moving or manipulation will be charged the rate of \$75.00 per man hour if not included in the estimate. A \$500 fee will be charged for generator or water tank rental if the power/water are not on &amp; functioning prior to our arrival. By signing this work order and/or submitting the starting payment I am agreeing to the price, work described, and the terms and conditions described above.</p>	0.00
<b>Total</b>	<b>\$139,523.98</b>

Signature for Approval \_\_\_\_\_ Date \_\_\_\_\_