



4735 E. Industrial St. Unit 4H Simi Valley, CA 93063  
(818) 237-5007 · info@moldtestingcompany.net  
<http://moldtestingcompany.net>

# LIMITED CONTAMINATION ASSESSMENT

(AIRBORNE FUNGAL EVALUATION)

[FULL PROPERTY ADDRESS]

**PREPARED FOR:**

[CLIENT'S NAME]



4735 E. Industrial St. Unit 4H Simi Valley, CA 93063  
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## Executive Summary

This report provides an overview of our assessment and results from the investigation conducted at the subject property located at [Property Address].

- The Mold Testing Company conducted a Limited Contamination Assessment on **[Assessment Date]**, as authorized by the client. The investigation focused on the following areas, hereinafter referred to as the 'authorized areas of investigation':

[Exterior and interior of the back room; back room window; back room window near the door; bathroom sink area; kitchen window; kitchen sink cabinet; and bedroom window.]

- This report presents the results of a Limited Contamination Assessment to evaluate the presence of airborne fungal spores and surface microbial growth at the property, and to provide guidance for any localized remediation needed.
- Our investigation included a thorough visual inspection, odor checks, moisture readings of building materials, temperature and humidity measurements, and the collection of air and surface samples where signs of possible mold were observed within the authorized areas of investigation.
- Based on the observations, collected data, and laboratory results, the property **showed localized surface-level microbial growth in the following areas: [Back Room (window), Back Room (window by the door), Bathroom (sink), Kitchen (sink cabinet), Kitchen (window), and Bedroom (window)]**. Laboratory analysis indicated that indoor airborne fungal concentrations were within normal/background ranges and consistent with the outdoor control samples at the time of testing. Surface sampling confirmed active microbial growth in these locations, indicating conditions conducive to continued mold growth if moisture sources are not addressed. Localized remediation and correction of contributing moisture sources are recommended; full-building remediation is not indicated at this time.



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## **Standards and Guidelines**

The Mold Testing Company follows recognized Standards of Practice and Codes of Ethics for sample collection and the assessment of indoor environments for potential microbial contamination. Our approach is guided by standards published by governmental entities and professional organizations, including but not limited to:

- American Industrial Hygiene Association (AIHA):  
*Recognition, Evaluation, and Control of Indoor Mold (2008)*
- American Conference of Governmental Industrial Hygienists (ACGIH):  
*Bioaerosols Assessment and Control (1999)*
- American Society for Testing and Materials (ASTM):  
*D7338-14 Standard Guide for Assessment of Fungal Growth in Buildings and D7392-09 Standard Test Method for Categorization and Quantitation of Airborne Fungal Structures in an Inertial Impaction Sample by Optical Microscopy*

When developing remediation criteria, preparing remediation protocols, or confirming the success of remediation, we also reference guidelines published by:

- U.S. Environmental Protection Agency (EPA),  
*Mold Remediation in Schools and Commercial Buildings, 2008*
- Institute of Inspection, Cleaning and Restoration Certification (IICRC),  
*ANSI/IICRC S520 – Standard for Professional Mold Remediation v3 and  
ANSI/IICRC S500– Standard for Professional Water Damage Restoration v4*

It is important to note that in some cases, there may be no universally published data available for direct comparison. In such situations, our evaluations may be supported by internal documentation and findings. The Mold Testing Company recognizes that every indoor environmental project is unique, and in certain circumstances, the use of professional judgment and common sense may justify deviations from the above standards and guidelines.



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## ***Introduction***

Per the client's request and authorization, The Mold Testing Company was retained to perform a Limited Microbial Contamination Assessment, which was conducted on [ASSESSMENT DATE HERE], at the subject property by our technician.

As agreed with the client, the investigation focused specifically on the following areas, hereinafter referred to as the '**authorized areas of investigation**':

[Exterior and interior of the back room; back room window; back room window near the door; bathroom sink area; kitchen window; kitchen sink cabinet; and bedroom window.]

The Mold Testing Company does not guarantee that all contaminated areas within the property were identified during this evaluation. This report is limited to the defined scope of investigation, the samples collected, and the specific locations assessed. Any areas or issues not explicitly addressed in this document should not be assumed to have been investigated. Additional sampling may be necessary to further identify other pollutants or affected areas within the property.

## ***Purpose of Investigation***

The purpose of this investigation was to perform a visual and olfactory assessment, along with the collection of a limited number of samples and analytical data, to help determine the presence or absence of microbial contamination and/or airborne fungal spores within the authorized area(s) of investigation, and to determine if indoor mold contamination or conditions conducive to growth exist.



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## ***Investigation Methodology***

Microbial contamination indoors most often develops when moisture and suitable food sources for microorganisms are not properly controlled. While microbes are naturally present in the environment, they only grow when both organic material and sufficient moisture are available. As a result, indoor microbial growth can occur after events such as flooding or pipe leaks, chronic water intrusion caused by construction defects or poorly maintained building materials, condensation from cold surfaces within a building, malfunctioning or poorly maintained air conditioning systems, or in buildings located in areas with consistently high humidity.

The following **investigative methods** were used during the assessment of the property and may include, but are not limited to:

- Visual and olfactory inspection
- Moisture readings
- Temperature and humidity measurements
- Collection of air and/or surface samples in accordance with industry standards

The investigation was conducted in accordance with the authorized scope of work; however, this report does not signify the completion or termination of work at the subject property. This report serves solely as a record of activities, observations, analytical results, and recommendations performed to date.



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## ***Investigation Background***

The following information was gathered from various parties and/or observations made by our technician:

- The Mold Testing Company was retained to evaluate potential mold concerns within the property.
- The inspection was conducted as a precautionary measure to assess indoor air quality and evaluate the potential presence of microbial growth and moisture-related conditions.
- The property is a [multi-unit apartment] with primarily [primarily plaster wall and ceiling] construction.
- The unit was generally in fair condition at the time of inspection, with no active water intrusion observed; however, localized staining and moisture-related conditions were noted in specific areas.

## ***Observations and Recorded Data***

At the time of the investigation, The Mold Testing Company observed and/or recorded the following within the authorized area(s) of investigation:

- Moisture readings were taken in all concerned areas. **Elevated moisture levels were detected in the [back room]** at the lower corner of the back window, with visible black staining observed on the back room windows and moisture affecting the wall and tile.
- In the [bedroom], visible black staining was observed on the window frame, with peeling paint noted around the area.]
- In the [kitchen], black staining was observed on the window frame. Visible water damage and warping were noted on the [sink cabinet platform and panels.]
- In the hallway], visible [drywall] patching was observed in multiple areas; no visible microbial growth was noted.
- In the [hallway closet], no visible damage or concerns were observed.
- In the [bathroom], peeling [paint] was observed on the [walls] and [ceiling], which may indicate prior moisture exposure.
- Exterior observations included visible water staining above the [back room window] and gaps around the [front window.]



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## ***Sampling Methodology***

The data in this report represent the indoor environmental conditions observed at the time of sampling on **[Assessment Date]** within the **[exterior and interior of the back room; back room window; back room window near the door; bathroom sink area; kitchen window; kitchen sink cabinet; and bedroom window]** of the subject property. Sample locations were selected based on visual observations

and client directives, and **[both air and surface samples]** were collected in accordance with industry standards (IESO 1110 and ASTM D7392-09). Laboratory analysis performed by **PriorityLab under Chain of Custody #12345678** indicated that indoor airborne fungal concentrations were within normal fungal ecology ranges and consistent with the outdoor control sample. **However, surface sampling identified localized areas of active microbial growth at specific interior locations.** These findings indicate that while indoor air quality was within normal limits at the time of testing, **localized remediation and moisture control are recommended** to address the identified surface growth. Environmental conditions may change over time, and future moisture intrusion or elevated humidity could alter these findings; therefore, additional testing may be warranted if such conditions occur.

## ***Sampling Results***

Laboratory analysis was performed under **Chain of Custody #12345678** and included the collection of air samples from interior and exterior locations of the subject property. Sample locations were selected based on visual observations and client directives, and all samples were collected in accordance with applicable industry standards.

- Air samples collected from interior and exterior locations were compared to an outdoor control sample. Laboratory results indicated that indoor airborne fungal concentrations were consistent with the outdoor control sample, reflecting normal/background fungal ecology at the time of sampling. No elevated or atypical airborne spore concentrations were identified.
- Surface samples collected from selected interior locations were analyzed to evaluate potential microbial growth. Laboratory analysis identified localized areas of active microbial growth at specific surface locations, while other surface samples showed only settled spores commonly found in normal indoor environments.

These results indicate that although indoor air quality was within expected limits at the time of testing, localized surface-level microbial growth was present in discrete areas within the subject property.

The presence of surface-level microbial growth does not necessarily indicate elevated airborne exposure at the time of testing.



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## Sampling Results

Sample Identification Summary (Selected):

- Lab Sample 12345678-1 – BACK ROOM (air) – Determination: NORMAL (air)
- Lab Sample 12345678-2 – OUTSIDE (control) – Determination: CONTROL (air)
- Lab Sample 12345678-3 – OUTSIDE (control) – Determination: CONTROL (air)
- Lab Sample 12345678-4 – BACK ROOM (BACK WINDOW) – Determination: NO GROWTH (surface)
- Lab Sample 12345678-5 – BACK ROOM (WINDOW BY THE DOOR) – Determination: GROWTH (surface)
- Lab Sample 12345678-6 – BATHROOM (SINK) – Determination: NO GROWTH (surface)
- Lab Sample 12345678-7 – KITCHEN (SINK CABINET) – Determination: GROWTH (surface)
- Lab Sample 12345678-8 – KITCHEN (WINDOW) – Determination: GROWTH (surface)
- Lab Sample 12345678-9 – BEDROOM (WINDOW) – Determination: GROWTH (surface)

## Conclusions and Recommendations

Based on the visual observations, environmental data, and laboratory analysis conducted under **Chain of Custody #53089434**, the investigation determined that **indoor airborne fungal concentrations were within normal/background ranges and consistent with the outdoor control sample** at the time of inspection.

**Surface sampling, however, confirmed localized areas of active microbial growth**, indicating conditions conducive to mold growth at specific locations within the unit. As a result, **localized remediation is recommended** at the affected areas, along with correction of any contributing moisture-related conditions to prevent recurrence.

It is advised that the property owner maintain indoor relative humidity levels below 60%, ensure adequate ventilation throughout both interior and exterior areas of the unit, and promptly address any future water intrusion or moisture concerns.

Routine monitoring and periodic inspections are recommended as part of good indoor environmental maintenance practices.



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## ***Disclaimer / Limitations***

This report was prepared for the exclusive use of the client, in a manner consistent with the level of care and skill ordinarily exercised by professionals practicing under similar conditions. This assessment was based on site conditions observed and samples collected on **[Assessment date], under Chain of Custody #12345678, for the property located at [Property Address]**. Any use, reliance, or interpretation of information contained in this report by a party other than the client named above is solely at the third party's risk and without legal recourse against The Mold Testing Company, its subsidiaries, affiliates, subcontractors, or their respective employees, officers, or directors.

This report is based on information available at the time of the investigation and is limited in scope to the stated purpose and the areas inspected. Conditions elsewhere in the subject building(s) may differ from those in the inspected locations; such conditions are unknown, may change over time, and have not been considered. This report does not claim to identify all potential hazards or contaminants, nor does it provide medical opinions regarding potential health effects. Our conclusions are based on professional expertise, with no warranty or guarantee implied.

The inspection is not intended to evaluate structural integrity, property value, or advisability of purchase or use. The results, assessments, conclusions, and recommendations reflect conditions observed on the dates of inspection. The Mold Testing Company cannot assume responsibility for changes in conditions after the inspection or for interpretations of this report by others. Its contents shall not be used or relied upon by third parties without prior written authorization.

We accept no legal responsibility for how the client uses this report or its test results. Any resampling will be at the sole discretion of The Mold Testing Company, with costs limited to the reasonable value of the original samples.

### **Prepared by:**

Jane Salcedo  
Office Manager

### **Reviewed by:**

Patrick Sia, Certified Mold Inspector  
Mold Inspector Certification for Prevention, Remediation, and Removal Training  
Certificate No.: 21104-237-23162 exp. 09/21/28



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## APPENDIX A

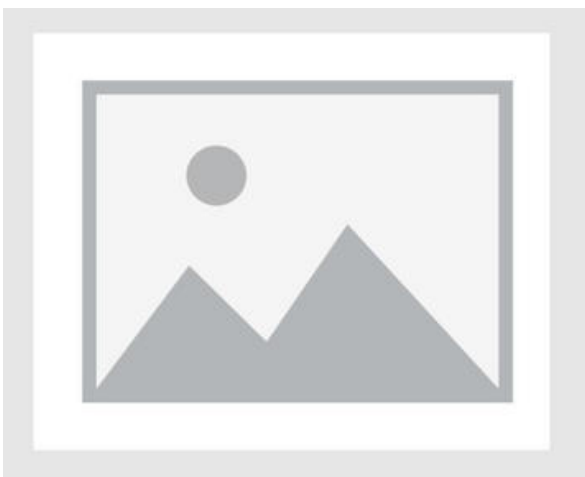
### Photographic Evidence of Key Observations



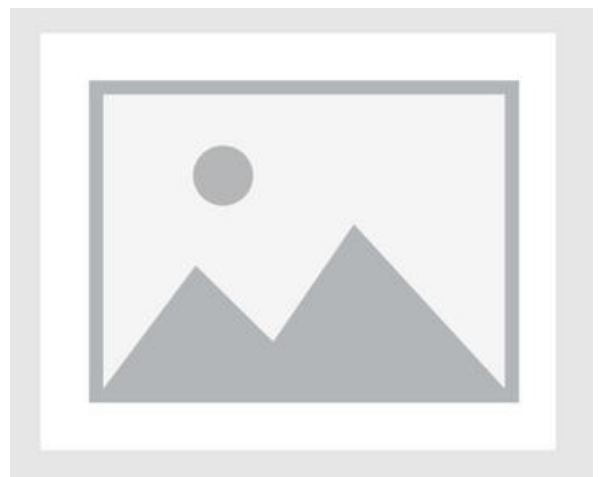
Front of the property - Control



Side of the property - Control



Back Room



Back Room (Back Window)

## **APPENDIX A**

### Photographic Evidence of Key Observations



Back Room (Window by the Door)



Bathroom (Sink)



Kitchen (Sink Cabinet)



Kitchen (Window)



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## **APPENDIX A**

Photographic Evidence of Key Observations



Bedroom (Window)



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**APPENDIX B**

Chain of Custody

 <small>3301 NW 55TH ST., FT LAUDERDALE, FL 33309 (888)854-0477</small>		<b>COMPANY ACCOUNT CODE</b>  <small>0102645678</small>		<b>WEATHER:</b> FOG RAIN SNOW WIND LIGHT MODERATE HEAVY CLEAR	
<b>CHAIN OF CUSTODY</b>		R/H TEMP		CONDITIONS	
<b>COMPANY CONTACT INFORMATION</b> THE MOLD TESTING COMPANY PHONE NUMBER: (818) 237-5007 EMAIL: INFO@MOLDTESTINGCOMPANY.NET					
<b>PROPERTY LOCATION INFORMATION</b> CLIENT NAME: [CLIENT'S NAME HERE] ADDRESS: [PROPERTY ADDRESS HERE] CITY: LOS ANGELES STATE: CA ZIP: 90001					
<b>ANALYSIS TURNAROUND TIMES</b> MOLD /PARTICLE ID SAME DAY ASBESTOS - SAME DAY		<b>RECOMMENDED FLOW RATE &amp; SAMPLING TIMES</b> TOTAL VOLUME RECOMMENDATIONS: BREEZE ST /AIR-0-CELL/ALLEGENCO-D: NORMALLY - 15 LITERS / 10 MINS = 150L HIGH DEBRIS - 15 LITERS / 5 MINS = 75L WALL CAVITY - 15 LITERS / 30 SECS = 7.5L		<b>SAMPLE TYPE ANALYSIS CODES</b> ST - SPORE TRAPS: BREEZE ST, AIR-0-CELL, ALLEGENCO, ETC. PID - PARTICLE ID T - TAPE LIFT TC - TAPE COUNT B - BULK AS - ASBESTOS SW - SWAB SC - SWAB COUNT W - WATER LP - LEAD PAINT	
<b>LEAD &amp; WATER - 3 DAYS</b> <b>CHINESE DRYWALL - CALL &amp; OTHER TESTS</b>					
<b>SAMPLE SERIAL #</b>		<b>COLLECTION LOCATIONS</b>		<b>SAMPLE NOTES</b>	
1 87456321		BACK ROOM		150.0 SPORE_TRAP	
2 32145678		OUTSIDE		150.0 SPORE_TRAP	
3 96654785		OUTSIDE		150.0 SPORE_TRAP	
4 65412358		BACK ROOM (BACK WINDOW)		0.0 SWAB	
5 32565412		BACK ROOM (WINDOW BY THE DOOR)		0.0 SWAB	
6 25632489		BATHROOM (SINK)		0.0 SWAB	
7 14526589		KITCHEN (SINK CABINET)		0.0 SWAB	
8 25648512		KITCHEN (WINDOW)		0.0 SWAB	
9 54521658		BEDROOM (WINDOW)		0.0 SWAB	
10 ALL REPORTS CAN BE VIEWED AFTER LOGGING INTO PRIORITYLAB.COM AT <a href="https://login.prioritylab.com/inspectors/prioritylab/coc/x.html">HTTPS://LOGIN.PRIORITYLAB.COM/INSPECTORS/PRIORITYLAB/COC.XHTML</a>					
OPENED BY:		SAMPLED BY (TECHNICIAN NAME HERE) DATE: 12/12/25		RELEASED BY (TECHNICIAN NAME HERE) DATE: 12/15/25	
ACCEPTED <input checked="" type="checkbox"/> REJECTED <input type="checkbox"/>		PREPARED BY:		ANALYZED BY:	
REPORTED BY:		L COC# 12345678 ONLY			
SEND TO: 3301 NW 55TH ST., FT LAUDERDALE, FL 33309 RESULTS ALWAYS AVAILABLE AT <a href="http://WWW.PRIORITYLAB.COM">WWW.PRIORITYLAB.COM</a>					

ELECTRONIC COC RECEIVED: 12/15/25 03:27 PM

\* INDICATES AN ELECTRONIC SIGNATURE



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**APPENDIX C**

Analytical Laboratory Report



PREPARED FOR: THE MOLD TESTING COMPANY

TEST ADDRESS: [PROPERTY ADDRESS HERE]

**Detailed Mold Analysis** (WATER-INDICATING FUNGI, IF PRESENT, ARE SHOWN BELOW IN RED)

Analysis Method	Air Analysis - MB-009	Air Analysis - MB-009	Air Analysis - MB-009	Surface Analysis - MB-002
Lab Sample #	12345678-1	12345678-2	53089434-3	53089434-4
Sample Identification	87456321	32145678	96654785	65412358
Sample Location	BACK ROOM	OUTSIDE	OUTSIDE	BACK ROOM (BACK WINDOW)
Sample Type / Metric	Breeze ST/150L	Breeze ST/150L	Breeze ST/150L	Swab
Analysis Date	Mon December 15, 2025	Mon December 15, 2025	Mon December 15, 2025	Mon December 15, 2025
Determination	<b>NORMAL</b>	<b>CONTROL</b>	<b>CONTROL</b>	<b>NO GROWTH</b>

Fungal Types Identified	Raw Count	Spores / m <sup>3</sup>	% of Total	Raw Count	Spores / m <sup>3</sup>	% of Total	Raw Count	Spores / m <sup>3</sup>	% of Total	Mold Present
<b>**Non-Problem Fungi</b>										
Ascospores	3	20	22	---	---	---	14	94	4	---
Basidiospores	8	54	61	96	643	89	201	1,347	58	---
Cladosporium	1	7	7	10	67	9	129	864	37	---
Curvularia	1	7	7	1	7	<1	---	---	---	---
Smut/Myxomycetes	---	---	---	---	---	---	1	7	<1	---
<b>Total Spore Count<sup>#</sup></b>	13	88	100	110	720	100	350	2,300	100	NA
<b>Minimum Detection Limit</b>	7			7			7			1
<b>Comments/Definitions</b>	Mold counts are within a NORMAL RANGE and there is no indication, based on the mold counts, that there is any exposure concern to the occupants. HEAVY DEBRIS: The debris present in the sample likely caused significant interference affecting the accuracy of the mold count. Counts are probably higher than shown in this report.			Control samples are normally taken outside a building to provide a baseline from which samples on the interior of the building are compared. Outside air is considered normal whatever the mold counts may be. HEAVY DEBRIS: The debris present in the sample likely had a large effect on the accuracy of the mold count.			Control samples are normally taken outside a building to provide a baseline from which samples on the interior of the building are compared. Outside air is considered normal whatever the mold counts may be. HEAVY DEBRIS: The debris present in the sample likely had a large effect on the accuracy of the mold count.			NO GROWTH or former mold growth observed. SOME SETTLED SPORES on surfaces, in carpets, etc. are normal. SETTLED SPORES are below the reporting limit for the laboratory. This means that the presence of settled spores do not affect the determination. Surfaces will not grow mold as long as they do not get wet for longer than 24 to 48 hours.

\*\* Non-Problem Fungi are less capable or do not grow on wetted building materials. They are commonly found in the air outside and infiltrate into indoor air naturally.

High numbers of any one of these spore types as compared to the Control sample may indicate that they are growing on wetted building materials indoors.

Spore types not listed in this report were not observed.

Background debris estimates the amount of non-spore particles. Increasing amount of debris will affect the accuracy of the spore counts. Total percent may not equal 100% due to rounding.

<sup>#</sup>Total Spore Counts are reported to 2 significant figures.



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## APPENDIX C

### Analytical Laboratory Report



PREPARED FOR: THE MOLD TESTING COMPANY

TEST ADDRESS: [PROPERTY ADDRESS HERE]

## Detailed Mold Analysis (WATER-INDICATING FUNGI, IF PRESENT, ARE SHOWN BELOW IN RED)

Analysis Method	Surface Analysis - MB-002	Surface Analysis - MB-002	Surface Analysis - MB-002	Surface Analysis - MB-002
Lab Sample #	12345678-5	12345678-6	12345678-7	12345678-8
Sample Identification	32565412	25632489	14526589	25648512
Sample Location	BACK ROOM (WINDOW BY THE DOOR)	BATHROOM (SINK)	KITCHEN (SINK CABINET)	KITCHEN (WINDOW)
Sample Type / Metric	Swab	Swab	Swab	Swab
Analysis Date	Mon December 15, 2025	Mon December 15, 2025	Mon December 15, 2025	Mon December 15, 2025
Determination	<b>GROWTH</b>	<b>NO GROWTH</b>	<b>GROWTH</b>	<b>GROWTH</b>
Fungal Types Identified	Mold Present	Mold Present	Mold Present	Mold Present
Chlamydo spores	Present	---	---	Present
Cladosporium	Present	---	---	Present
Hyphae	Present	---	Present	Present
Penicillium/Aspergillus	---	---	Present	Present
Total Spore Count <sup>#</sup>	NA	NA	NA	NA
Minimum Detection Limit	1	1	1	1
<b>Comments/Definitions</b> <b>Raw Count:</b> Actual number of spores observed and counted. <b>Spores/m<sup>3</sup>:</b> Spores per cubic meter. <b>% of Total:</b> Percentage of a particular spore in relation to total number of spores. <b>Present = growth observed.</b> ---: Spore type was not observed. *: Indicates to look above at the names in red under "indoor problem fungi".	Presence of current or former MOLD GROWTH observed. EXPOSURE TO SPORES LIKELY and will continue if the growth is not removed. An active or intermittent water source will cause the mold to continue to grow if the water source is not eliminated.	NO GROWTH or former mold growth observed. SOME SETTLED SPORES on surfaces, in carpets, etc. are normal. SETTLED SPORES are below the reporting limit for the laboratory. This means that the presence of settled spores do not affect the determination. Surfaces will not grow mold as long as they do not get wet for longer than 24 to 48 hours.	Presence of current or former MOLD GROWTH observed. EXPOSURE TO SPORES LIKELY and will continue if the growth is not removed. An active or intermittent water source will cause the mold to continue to grow if the water source is not eliminated.	Presence of current or former MOLD GROWTH observed. EXPOSURE TO SPORES LIKELY and will continue if the growth is not removed. An active or intermittent water source will cause the mold to continue to grow if the water source is not eliminated.



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**APPENDIX C**

Analytical Laboratory Report



PREPARED FOR: THE MOLD TESTING COMPANY

TEST ADDRESS: [PROPERTY ADDRESS HERE]

**Detailed Mold Analysis** (WATER-INDICATING FUNGI, IF PRESENT, ARE SHOWN BELOW IN RED)

Analysis Method	Surface Analysis - MB-002	Intentionally Blank	Intentionally Blank	Intentionally Blank
Lab Sample #	12345678-9			
Sample Identification	54521658			
Sample Location	BEDROOM (WINDOW)			
Sample Type / Metric	Swab			
Analysis Date	Mon December 15, 2025			
<b>Determination</b>	<b>GROWTH</b>			
<b>Fungal Types Identified</b>		Mold Present		
<b>Chlamydo spores</b>		<b>Present</b>		
<b>Cladosporium</b>		<b>Present</b>		
<b>Hyphae</b>		<b>Present</b>		
<b>Total Spore Count<sup>‡</sup></b>		NA		
<b>Minimum Detection Limit</b>		1		
<b>Comments/Definitions</b> <b>Raw Count:</b> Actual number of spores observed and counted. <b>Spores/m<sup>3</sup>:</b> Spores per cubic meter. <b>% of Total:</b> Percentage of a particular spore in relation to total number of spores. <b>Present = growth observed.</b> <b>---</b> : Spore type was not observed. <b>*</b> : Indicates to look above at the names in red under "indoor problem fungi".	Presence of current or former MOLD GROWTH observed. EXPOSURE TO SPORES LIKELY and will continue if the growth is not removed. An active or intermittent water source will cause the mold to continue to grow if the water source is not eliminated.	INTENTIONALLY BLANK	INTENTIONALLY BLANK	INTENTIONALLY BLANK



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## APPENDIX D

### Inspector Certifications

**Inspected by:**

Diego Barragan, Mold Inspector  
360 Training – Mold Inspection Course  
Certificate of Completion





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## APPENDIX D

### Inspector Certifications

**Reviewed by:**

Patrick Sia, Certified Mold Inspector

Mold Inspector Certification for Prevention, Remediation, and Removal Training

Certificate No.: 21104-237-23162 exp. 09/21/28

# Certificate of Completion

This certifies that  
**Patrick Sia**  
has successfully completed

## Mold Inspector Certification for Prevention, Remediation, and Removal Training

In accordance with Federal OSHA and EPA Guidelines, and IAC2 Mold Inspection Standards of Practice

CEUs Earned: 0.6



Scan this QR code or Visit  
[hazwoper-osha.com/certificate-verification](http://hazwoper-osha.com/certificate-verification)



5660391-1



Michael Conroy  
Instructor #: 0753

21104-237-23162	09/22/25	09/21/28
Certificate No.	Issue Date	Expiry Date

11901 Santa Monica Blvd. Suite 414  
Los Angeles, CA 90025 USA  
(866) HAZ-OSHA (429-6742) or (310) 498-0546  
[www.hazwoper-osha.com](http://www.hazwoper-osha.com)



HAZWOPER OSHA Training, LLC

Refresher training is required at least every three years.



## Servpro University Park

4735 E. Industrial St. Unit 4H  
Simi Valley, CA 93063  
psia@servprouniversitypark.com  
Tax ID 83-4233922  
CSLB License # 1094060

Client: [Client Name]  
Property: [Full Property Address]

Operator: SERVP

Estimator: [Estimator Name] Business: (213) 245-1999  
Business: 4735 E. Industrial St.

Type of Estimate: Other  
Date Entered: 12/12/2025 Date Assigned:

Price List: CALA8X\_DEC25  
Labor Efficiency: Restoration/Service/Remodel  
Estimate: CLIENTNAMESAMPLE

Hi [Client Name],

Please read the estimate in it's entirety and please let us know if you have any questions.

- Estimate is preliminary in nature and we reserve the right to create a supplement in the event that the scope of the work changes.
- This is for mitigation or remediation only and it does not include repairs.
- If your property was built earlier than 1986, asbestos testing is required, if it is earlier than 1976 then lead testing will be added. In the event that you test hot for asbestos, the estimate is null and void as the scope of work changed and the job will need to be referred to a licensed abatement company.
- Heavy content manipulation is not included in this estimate unless it is added as a line item. If more than 30 minutes of content manipulation is reserved we will bill for content manipulation at an hourly rate of \$65/hr for each technician billed in 30 minute increments.
- Pricing is based on market prices performed by a third company called Xactimate. Servpro doesn't come up with the their own prices rather line items for what is needed to be performed for the project.
- Estimate is valid only for 10 days from the date it was sent.

### Project Expectations:

- Please have a plumber detach water lines that are needed for the project. If you need a referral, we can refer you one but the billing will be handled directly between you and the plumber.
- Please do not enter the work area for safety reasons.
- The initial physical labor work will take about **1-2 days**.
- If drying of structure is needed there will be drying equipment for approximately **3-5 days**.
- If sanding of framing is need please add 1-2 days after drying. This is not typically included in the initial estimate.
- If clearance is to be performed add 1-2 days after sanding to give a third party company to perform the clearance testing. Equipment to remain at the jobsite until clearance confirmed.
- **Anti-Microbial will be used. Here is a link to the Safety Data Sheet for the product.**  
<https://benefect.com/pdf/disinfectant-sds-benefect.pdf>

### Additional Conditions:

**Consequential Damages:** The necessity of safety precautions, such as taping plastic barriers to walls, flooring, etc. can involve



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some damage to walls and floor coverings, such as paint, wallpaper, carpet, etc. This also applies to the removal of cabinets, countertops, shower enclosures, plumbing fixtures, and any other attached features that may require removal. Due to the type of installation, previous wear and tear, and other circumstances beyond our control, SERVPRO cannot guarantee the condition of these features after removal. **Customer understands this and will be responsible for all repairs.**

**Scope of Work:** This proposal is offered under the basis of performing each of the above referenced items once.

**Supplement:** We reserve the right to charge a supplement if the scope of work changes.

**Contents:** Unless otherwise specified in this estimate all contents/personal property must be removed from the work area prior to the start of the work.

**Utilities:** Owner shall provide all electricity and water needed for this project at no additional cost to SERVPRO.

**Access:** Work areas will be considered off limits to all persons other than SERVPRO crew and their authorized agents. Proper signage will be posted around all areas.

**Consultant Costs:** Any costs associated with sampling, testing, and inspections by a third party or independent labs are not included.

**Permits and Fees:** None included.

**Construction:** Any repair or reconstruction of the property is not included in this estimate

### CABINETS

**- CUSTOMER ACKNOWLEDGES THAT BASED ON THIS ESTIMATE CABINETS WILL BE TAKEN OUT AND THE SURVIVAL OF THE CABINET AND COUNTERTOP ARE NOT GUARANTEED**

Sincerely,

[Estimator Name]





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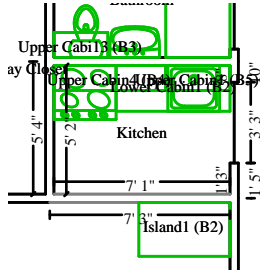
## CONTINUED - Back room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<b>GENERAL ITEMS</b>					
9. Containment Barrier/Airlock/Decon. Chamber	120.00 SF	0.00	1.44	1.99	174.79
10. Peel & seal zipper - heavy duty	1.00 EA	0.00	18.93	1.23	20.16
<b>WALLS</b>					
11. Window blind - horizontal or vertical - Detach & reset *Detach Only	0.50 EA	0.00	51.96	0.00	25.98
12. Tear out wet drywall, cleanup, bag for disposal	5.00 SF	1.35	0.00	0.07	6.82
13. Tear out and bag wet insulation	5.00 SF	1.03	0.00	0.03	5.18
14. Sand exposed framing - Walls	5.00 SF	0.00	1.99	0.01	9.96
15. HEPA Vacuuming - Light - (PER SF)	5.00 SF	0.00	0.61	0.00	3.05
16. Apply plant-based anti-microbial agent to the surface area	5.00 SF	0.00	0.46	0.03	2.33
17. Clean stud wall	5.00 SF	0.00	1.76	0.01	8.81
18. Clean window unit (per side) 10 - 20 SF *Clean Indoor Portion	1.00 EA	0.00	24.41	0.00	24.41
<b>FLOOR</b>					
19. Floor protection - cardboard and tape	30.00 SF	0.68	0.00	0.82	21.22
20. HEPA Vacuuming - Light - (PER SF)	110.00 SF	0.00	0.61	0.00	67.10
21. Apply plant-based anti-microbial agent to the surface area	110.00 SF	0.00	0.46	0.64	51.24
22. Clean floor	110.00 SF	0.00	0.70	0.11	77.11
<b>EQUIPMENT</b>					
23. Dehumidifier (per 24 hr period) - 70-109 ppd - No monitor. *1 Dehumidifier on site for 3 Days	3.00 EA	0.00	85.86	0.00	257.58
24. Negative air fan/Air scrubber (24 hr period) - No monit. *1 Air Scrubber on site for 3 Days	3.00 DA	0.00	73.02	0.00	219.06
Totals: Back room				4.94	974.80



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## Kitchen

Height: 9'

154.38 SF Walls	36.60 SF Ceiling
190.98 SF Walls & Ceiling	36.60 SF Floor
4.07 SY Flooring	17.42 LF Floor Perimeter
24.50 LF Ceil. Perimeter	

Missing Wall - Goes to Floor  
 Window

7' 1" X 8' 5"  
 3' 3" X 2'

Opens into BEDROOM  
 Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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### GENERAL ITEMS

25. Containment Barrier/Airlock/Decon. Chamber	110.00 SF	0.00	1.44	1.82	160.22
26. Peel & seal zipper - heavy duty	2.00 EA	0.00	18.93	2.45	40.31

### CABINETS

27. Tear out cabinetry - lower (base) units	4.00 LF	13.30	0.00	0.00	53.20
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### WALLS

28. Window blind - horizontal or vertical - Detach & reset *Detach Only	0.50 EA	0.00	51.96	0.00	25.98
29. R&R Outlet or switch cover *Detach	1.00 EA	0.96	4.41	0.11	5.48
30. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	10.00 LF	5.13	0.00	0.29	51.59
31. Tear out and bag wet insulation	10.00 SF	1.03	0.00	0.06	10.36
32. Sand exposed framing - Walls	10.00 SF	0.00	1.99	0.02	19.92
33. HEPA Vacuuming - Light - (PER SF)	10.00 SF	0.00	0.61	0.00	6.10
34. Apply plant-based anti-microbial agent to the surface area	10.00 SF	0.00	0.46	0.06	4.66
35. Clean stud wall	10.00 SF	0.00	1.76	0.02	17.62
36. Clean window unit (per side) 10 - 20 SF *Clean Indoor Portion	1.00 EA	0.00	24.41	0.00	24.41

### FLOOR

37. HEPA Vacuuming - Light - (PER SF)	36.60 SF	0.00	0.61	0.00	22.33
38. Apply plant-based anti-microbial agent to the floor	36.60 SF	0.00	0.46	0.21	17.05

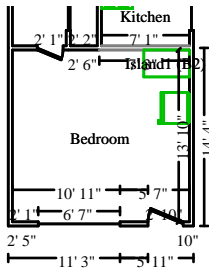


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## CONTINUED - Kitchen

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
39. Clean floor	36.60 SF	0.00	0.70	0.04	25.66
<b>EQUIPMENT</b>					
40. Negative air fan/Air scrubber (24 hr period) - No monit.	3.00 DA	0.00	73.02	0.00	219.06
*1 Air Scrubber on site for 3 Days					
Totals: Kitchen				5.08	703.95



## Bedroom

**Height: 9'**

379.19 SF Walls	197.13 SF Ceiling
576.32 SF Walls & Ceiling	197.13 SF Floor
21.90 SY Flooring	44.00 LF Floor Perimeter
56.17 LF Ceil. Perimeter	

<b>Door</b>	<b>2' 10" X 6' 7"</b>	<b>Opens into Exterior</b>
<b>Window</b>	<b>6' 7" X 5'</b>	<b>Opens into Exterior</b>
<b>Missing Wall - Goes to Floor</b>	<b>7' 3" X 8' 5"</b>	<b>Opens into KITCHEN</b>
<b>Door</b>	<b>2' 1" X 6' 7"</b>	<b>Opens into HALLWAY</b>

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<b>GENERAL ITEMS</b>					
41. Containment Barrier/Airlock/Decon. Chamber	80.00 SF	0.00	1.44	1.33	116.53
42. Peel & seal zipper - heavy duty	1.00 EA	0.00	18.93	1.23	20.16
<b>WALLS</b>					
43. Window blind - horizontal or vertical - Detach & reset	0.50 EA	0.00	51.96	0.00	25.98
*Detach Only					
44. Tear out wet drywall, cleanup, bag for disposal	10.00 SF	1.35	0.00	0.15	13.65
45. Tear out and bag wet insulation	10.00 SF	1.03	0.00	0.06	10.36
46. Sand exposed framing - Walls	10.00 SF	0.00	1.99	0.02	19.92
47. HEPA Vacuuming - Light - (PER SF)	10.00 SF	0.00	0.61	0.00	6.10
48. Apply plant-based anti-microbial agent to the surface area	10.00 SF	0.00	0.46	0.06	4.66
49. Clean stud wall	10.00 SF	0.00	1.76	0.02	17.62



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## CONTINUED - Bedroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
50. Clean window unit (per side) 21 - 40 SF	1.00 EA	0.00	32.55	0.00	32.55
*Clean Indoor Portion					
<b>FLOOR</b>					
51. HEPA Vacuuming - Light - (PER SF)	30.00 SF	0.00	0.61	0.00	18.30
52. Apply plant-based anti-microbial agent to the surface area	30.00 SF	0.00	0.46	0.18	13.98
53. Clean floor	30.00 SF	0.00	0.70	0.03	21.03
<b>EQUIPMENT</b>					
54. Negative air fan/Air scrubber (24 hr period) - No monit.	3.00 DA	0.00	73.02	0.00	219.06
*1 Air Scrubber on site for 3 Days					
Totals: Bedroom				3.08	539.90
Total: 1st Floor				<b>13.10</b>	<b>2,218.65</b>
<b>Line Item Totals: CLIENTNAMESAMPLE</b>				<b>41.83</b>	<b>3,141.06</b>

## Grand Total Areas:

1,410.03 SF Walls	531.22 SF Ceiling	1,941.25 SF Walls and Ceiling
531.06 SF Floor	59.01 SY Flooring	166.50 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	214.88 LF Ceil. Perimeter
531.06 Floor Area	585.48 Total Area	1,410.03 Interior Wall Area
921.67 Exterior Wall Area	108.33 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



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### Summary for Dwelling

Line Item Total	3,099.23
Material Sales Tax	41.83
<b>Replacement Cost Value</b>	<b>\$3,141.06</b>
<b>Net Claim</b>	<b>\$3,141.06</b>

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[Estimator Name]



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### Recap of Taxes

	Material Sales Tax (9.75%)	Storage Rental Tax (9.75%)
<b>Line Items</b>	41.83	0.00
<b>Total</b>	<b>41.83</b>	<b>0.00</b>



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## Recap by Room

Estimate: CLIENTNAMESAMPLE

<b>General Conditions</b>	<b>893.68</b>	<b>28.84%</b>
<b>Area: 1st Floor</b>		
<b>Back room</b>	<b>969.86</b>	<b>31.29%</b>
<b>Kitchen</b>	<b>698.87</b>	<b>22.55%</b>
<b>Bedroom</b>	<b>536.82</b>	<b>17.32%</b>
<hr/>		
<b>Area Subtotal: 1st Floor</b>	<b>2,205.55</b>	<b>71.16%</b>
<hr/>		
<b>Subtotal of Areas</b>	<b>3,099.23</b>	<b>100.00%</b>
<hr/>		
<b>Total</b>	<b>3,099.23</b>	<b>100.00%</b>



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### Recap by Category

Items	Total	%
CLEANING	204.99	6.53%
GENERAL DEMOLITION	225.03	7.16%
ELECTRICAL	4.41	0.14%
HAZARDOUS MATERIAL REMEDIATION	2,679.28	85.30%
WINDOW TREATMENT	77.94	2.48%
WATER EXTRACTION & REMEDIATION	-92.42	-2.94%
<b>Subtotal</b>	<b>3,099.23</b>	<b>98.67%</b>
<b>Material Sales Tax</b>	<b>41.83</b>	<b>1.33%</b>
<b>Total</b>	<b>3,141.06</b>	<b>100.00%</b>

#### Authorization To Perform Services:

The undersigned Customer, being the building owner, owner’s representative, or resident, authorizes the Provider identified below to perform any and all necessary cleaning and/or restoration services on Customer’s property located at the property address above, and with respect to items that need to be cleaned at a remote location, to remove and clean such items as necessary.

**RIGHT TO CANCEL:** Residential customers have the right to cancel this contract within three business days by email, mail, fax or by delivering other written notice to Provider’s business address by midnight of the third business day after Customer receives a signed and dated copy of this contract. If you cancel, Provider must return anything you paid within 10 days of receiving the notice of cancellation. Customer may waive the Right to Cancel.

**THE DOWN PAYMENT MAY NOT EXCEED \$1,000 OR 10 PERCENT OF THE CONTRACT PRICE, WHICHEVER IS LESS IF NEEDED. THIS IS FOR REPAIR JOBS.**

#### Terms and Conditions of Service:

READ CAREFULLY Note:

This Contract includes a limitation of liability and limitation of remedies.

1. SERVPRO® is one of the largest nationwide Cleaning and Restoration Franchise Systems in the United States. The SERVPRO® Franchise owner identified on the front of this Contract (the “Provider”) is an independent contractor who agrees to perform the services identified on the front of this Contract (the “Services”). Client agrees to purchase, receive, and pay for the Services pursuant to the terms and conditions of this Contract. Servpro Industries, Inc., the Franchisor, is not a party to any agreement with Client, is not a guarantor of the Provider’s Services, and is not subject to liability arising out of such Services.

2. Provider’s performance of the Services is limited by, among other things, the preexisting conditions and characteristics of the premises, material, fabrics, furniture, and/or other items. PROVIDER EXPRESSLY DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR ANY PREEXISTING CONDITIONS. Client shall retain responsibility and shall be liable for all effects of and costs necessary to correct such conditions, including, by way of example and not limitation, the conditions identified below: (a) Provider may, in its sole discretion, pre-test materials for removability of spots or stains; dye or color fastness; shrinkage; fading; adhesive breakdown; or other problems. It is not always possible to determine these conditions in advance. PROVIDER DOES NOT GUARANTEE SPOT OR STAIN REMOVAL AND COLOR-FASTNESS OR PREVENTION OF SHRINKAGE,

CLIENTNAMESAMPLE

3/23/2026

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FADING, OR ADHESIVE BREAKDOWN. (b) Provider DOES NOT GUARANTEE that wall and ceiling cleaning will restore the original color to painted surfaces. (c) Not all fabrics are conducive to cleaning. Provider shall use reasonable efforts to advise Client of any adverse effects which may be reasonably foreseen due to the nature of the fabric or material involved. PROVIDER DOES NOT GUARANTEE THAT SUCH MATERIALS CAN BE CLEANED OR THAT THERE WILL BE NO ADVERSE EFFECTS FROM ANY ATTEMPT TO CLEAN SUCH FABRICS. (d) A variety of materials are used in the manufacturing, upholstery and/or installation process. These materials include backing, lining, tacks, or other unknown substances that may cause discoloration or other adverse effects to the face material. Client acknowledges that it is impossible to determine when such adverse effects may occur and PROVIDER DOES NOT GUARANTEE AGAINST SUCH ADVERSE EFFECTS. (e) Client acknowledges and agrees that mold is commonly found throughout the environment and that it is impossible to eradicate mold. PROVIDER DOES NOT GUARANTEE THE REMOVAL OR ERADICATION OF MOLD. (f) Client acknowledges and agrees that limited photographs or video of the damage and cause may be made solely for work process and insurance claims purposes.

3. PROVIDER SPECIFICALLY DISCLAIMS ANY AND ALL OTHER WARRANTIES AND ALL IMPLIED WARRANTIES (EITHER IN FACT OR BY OPERATION OF LAW) INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE OR ANY IMPLIED WARRANTY ARISING OUT OF A COURSE OF DEALING, CUSTOM OR USAGE OF TRADE. THIS CONTRACT PROVIDES FOR THE PROVISION OF SERVICES AND DOES NOT PROVIDE FOR A SALE OF GOODS.

4. Limitation of Liability: IN NO EVENT SHALL PROVIDER, ITS OWNERS, ANY OFFICERS, DIRECTORS, EMPLOYEES, OR AGENTS, FRANCHISOR, OR AFFILIATES BE RESPONSIBLE FOR INDIRECT, SPECIAL, NOMINAL, INCIDENTAL, PUNITIVE OR CONSEQUENTIAL LOSSES OR DAMAGES, OR FOR ANY PENALTIES, REGARDLESS OF THE LEGAL OR EQUITABLE THEORY ASSERTED, INCLUDING CONTRACT, NEGLIGENCE, WARRANTY, STRICT LIABILITY, STATUTE OR OTHERWISE, EVEN IF IT HAD BEEN AWARE OF THE POSSIBILITY OF SUCH DAMAGES OR THEY ARE FORESEEABLE; OR FOR CLAIMS BY A THIRD PARTY. THE MAXIMUM AGGREGATE LIABILITY SHALL NOT EXCEED THREE TIMES THE AMOUNT PAID BY CUSTOMER FOR THE SERVICES OR ACTUAL PROVEN DAMAGES, WHICHEVER IS LESS. IT IS EXPRESSLY AGREED THAT CUSTOMER'S REMEDY EXPRESSED HEREIN IS CUSTOMER'S EXCLUSIVE REMEDY. THE LIMITATIONS SET FORTH HEREIN SHALL APPLY EVEN IF ANY OTHER REMEDIES FAIL OF THEIR ESSENTIAL PURPOSE. Some states/countries do not allow the exclusion or limitation of incidental or consequential damages, so the above may not apply to you.

5. Should Provider bring legal action to collect monies due under the Contract or should the matter be turned over for collection, Provider shall be entitled, to the fullest extent permitted under law, to reasonable legal fees and costs of any such collection attempt, in addition to any other amounts owed by Client. This attorney fee provision shall not be effective or enforceable in jurisdictions where attorney fee provisions are made reciprocal or invalid by operation of law. Consent is hereby given for filing of mechanic's liens by Provider for the work described in this contract on the property on which the work is performed if Provider is not paid.

6. Any labor, materials or other work beyond that identified in this Contract shall require a written amendment to this Contract and will result in additional charges.

7. Any claim by Client for faulty performance, for nonperformance or breach under this Contract for damages shall be made in writing to Provider within sixty (60) days after completion of services. Failure to make such a written claim for any matter which could have been corrected by Provider shall be deemed a waiver by Client. NO ACTION, REGARDLESS OF FORM, RELATING TO THE SUBJECT MATTER OF THIS CONTRACT MAY BE BROUGHT MORE THAN ONE (1) YEAR AFTER THE CLAIMING PARTY KNEW OR SHOULD HAVE KNOWN OF THE CAUSE OF ACTION.

8. A failure of either party to exercise any right provided for herein shall not be deemed to be a waiver of any right hereunder.

9. CLIENT AND PROVIDER EACH WAIVE THEIR RESPECTIVE RIGHTS TO A TRIAL BY JURY WITH RESPECT TO ANY AND ALL CLAIMS OR CAUSES OF ACTION (INCLUDING COUNTERCLAIMS) RELATED TO OR ARISING



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OUT OF OR IN ANY WAY CONNECTED TO THIS CONTRACT AND AGREE THAT ANY CLAIM OR CAUSE OF ACTION WILL BE TRIED BY A COURT TRIAL WITHOUT A JURY.

10. If any provision of this Contract is found to be ineffective, unenforceable or illegal for any reason under present or future laws, such provision shall be fully severable, and this Contract shall be construed and enforced as if such provision never comprised a part of this Contract. The remaining provisions of this Contract shall remain in full force and effect and shall not be affected by the ineffective, unenforceable or illegal provision or by its severance from this Contract.

11. No modification, termination, or attempted waiver of this Contract shall be valid unless in writing and signed by the party against whom the same is sought to be enforced.

SERVPRO® Franchisees are always looking for motivated employees. SERVPRO's individually owned and operated franchises offer a variety of positions including crew chief, production technician, marketing representative, administrative assistant, and many more.

### Additional Conditions:

**Consequential Damages:** The necessity of safety precautions, such as taping plastic barriers to walls, flooring, etc. can involve some damage to walls and floor coverings, such as paint, wallpaper, carpet, etc. This also applies to the removal of cabinets, countertops, shower enclosures, plumbing fixtures, and any other attached features that may require removal. Due to the type of installation, previous wear and tear, and other circumstances beyond our control SERVPRO cannot guarantee the condition of these features after removal. **Customer understands this and will be responsible for all repairs.**

**Scope of Work:** This proposal is offered under the basis of performing each of the above referenced items once.

**Supplement:** We reserve the right to charge a supplement if the scope of work changes.

**Contents:** Unless otherwise specified in this estimate all contents/personal property must be removed from the work area prior to the state of the abatement.

**Utilities:** Owner shall provide all electricity and water needed for this project at no additional cost to SERVPRO.

**Asbestos/Lead:** Any costs associated with sampling, testing, and abatement of asbestos and lead are not included.

**Access:** Work areas will be considered off limits to all persons other than SERVPRO crew and their authorized agents. Proper signage will be posted around all areas.

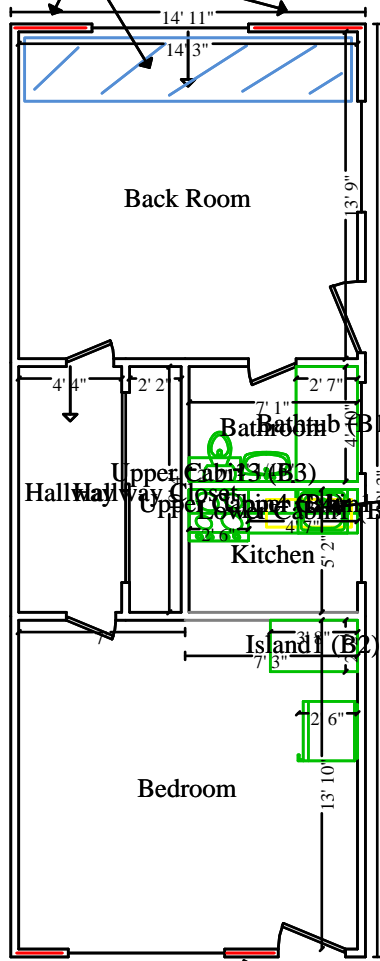
**Consultant Costs:** Any costs associated with sampling, testing, and inspections by a third party or independent labs are not included.

**Permits and Fees:** None included.

**Construction:** Any repair or reconstruction of the property is not included in this estimate

**I HAVE READ THIS AUTHORIZATION TO PERFORM SERVICES, INCLUDING THE TERMS AND CONDITIONS OF SERVICE ON THE REVERSE SIDE HEREOF, AND AGREE TO SAME.**

Affected Tile Floor & Wall



Visible water damage on sink cabinet platform and paneling with warping.

Visible black staining on window frame with surrounding paint peeling.

