RESIDENTIAL
ENVIRONMENTAL SERVICES
AMERICA

RESA REPORT

Property

2102 North 55th Street
Phoenix, AZ 85054

Prepared For

Sample Client

Prepared by: Bret Hunting.
RESA Job #: Sample Report
Inspection Date: December 9, 2008

RESIDENTIAL ENVIRONMENTAL SERVICES OF AMERICA™
644 E. Southern Ave. #100B * Mesa * Arizona 85204 * Phone 602-230-9500 * Fax 602-230-9553
www.RESAaz.com * AZ ROC#239038 *

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INFORMATION

CLIENT & SITE INFORMATION:

RESA FILE #:	Sample Report.
TYPE OF REPORT:	INSPECTION REPORT.
DATE OF INSPECTION:	December 9, 2008.
TIME OF INSPECTION:	03:00 PM.
CLIENT NAME:	Sample Client.
INSPECTION SITE:	2102 North 55th Street.
INSPECTION SITE CITY/ STATE/ZIP:	Phoenix, AZ 85054.
INSPECTOR(S):	Bret Hunting.

CLIMATIC CONDITIONS:

WEATHER:	Clear, Warm.
SOIL CONDITIONS:	Dry.
APPROXIMATE OUTSIDE TEMPERATURE:	70 Degrees.

UTILITY SERVICES:

UTILITIES STATUS:	Power was on at the time of the inspection.

OTHER INFORMATION:

STRUCTURE OCCUPIED?	No.
CLIENT PRESENT:	No.
PEOPLE PRESENT:	Listing agent, Selling agent.

PURPOSE FOR THE INSPECTION

AREAS TO INSPECT:	Garage Air Handler Area, Hall Bathroom & Lower S/E Bedroom.
PURPOSE:	Previous Inspection Report noted mold, client desired an additional opinion.
HISTORY:	Past leaks from air handler unit and past dry-out services per the listing agent.

INTRODUCTION TO REPORT

PLEASE READ CAREFULLY.

The following report is limited in scope and provided for the benefit of RESA's client. The report or written guideline(s)/recommendation(s) is limited to the area(s) sampled or visually inspected by RESA (or its qualified representative).

The purpose of the report is to provide a summary of the visual inspection and, where requested/ authorized, a summary of the results derived from air/surface sample(s) taken from areas suspected of having mold inside the property. The sample(s) are analyzed by an AIHA certified lab in order to determine the presence and type of mold spores on or within the test area(s) ONLY. The raw data is included with this report.

NOTE: INFORMATION ON THE LOCATION AND HISTORY OF THE SUSPECT AREAS DEPENDS GREATLY ON THE DISCLOSURE FROM THE PROPERTY OWNER/OCCUPANT OR OTHERS, RESA IS NOT LIABLE FOR THE RESULTS, GUIDELINES OR RECOMMENDATIONS BASED ON INACCURATE INFORMATION PROVIDED TO US.

This report is a summary of the observed (and analytical) findings, however it is not exhaustive and is limited to the requested areas. The summary, opinions, guidelines or recommendations made within this report take precedence over all verbal statements made at the time of the survey or any subsequent consultation. In areas where the data is inconclusive, the summary may be based on reasonable opinion relying on industry experience. Additional sampling at additional cost is recommended in such cases. In the event of a disagreement with the findings of this report, additional sampling at additional cost is recommended. In the event that contradictory data results from the samples taken, additional sampling at additional cost is recommended.

INSPECTION REPORT

The inspection is limited to accessible areas only. For Mold Inspections: Since mold can only be seen when colonized, this inspection is focused on finding visible colonies as well as water damage that may result in colony growth. The absence of visible mold growth does not guarantee the absence of a mold problem. Mold can and often will hide in secluded, inaccessible areas.

MAIN INSPECTION AREA 1

AREA: Garage Air Handler Area.

FINDINGS: Observed water staining and suspect mold like growth along the bottom of the drywall below the air handler unit. I also observed heavy rust staining in the plenum below the air handler unit. The stained wall surfaces were reading dry where checked with a non-penetrating moisture meter at the time of this inspection.

APPARENT CAUSE: Past leak from Air Handler.

ACCORDING TO: Listing agent.

RECOMMENDATIONS: I recommend either taking mold samples at this time or professional mold remediation by a certified remediation company.

ADDITIONAL COMMENTS: Client stated that mold testing was already conducted in this location by a previous inspection company, this area was not requested to tested by RESA at this time.

MAIN INSPECTION AREA 2

AREA: Hall Bathroom.

FINDINGS: Observed water staining and water damage at the bottom shelf and left side cabinet panel, also noted suspect mold like growth on the bottom shelf, below the sink. The cabinet and adjoining drywall were reading dry when checked with a non-penetrating moisture meter at this time.

APPARENT CAUSE:	Leak from air handler in garage.
ACCORDING TO:	Suspected cause based on visual conditions and a prior leak from the air handler unit.
RECOMMENDATIONS:	I recommend either taking mold samples at this time or professional mold remediation by a certified remediation company.
ADDITIONAL COMMENTS:	Client stated that mold testing was already conducted in this location by previous inspection company, this area was not requested to be tested by RESA at this time.

MAIN INSPECTION AREA 3

AREA:	Lower S/E Bedroom.
FINDINGS:	Observed water staining and suspect mold like growth on the base boards along the east and north bedroom walls. The base boards in the closet appear to have been replaced. The walls and base boards were reading dry where checked with a non-penetrating moisture meter at this time.




APPARENT CAUSE:	Leak from air handler in garage.
ACCORDING TO:	Suspected cause based on visual conditions and a prior leak from the air handler unit.
RECOMMENDATIONS:	The base boards in the N/W corner of the bedroom were not previously tested, client requested a sample be taken in the bedroom. Please see Mold Sample portion of this report.

MOLD SAMPLES IDENTIFICATION

All Mold and Allergen sampling conducted by RESA adheres to the Indoor Environmental Standards Organization (IESO) "Standards of Practice for the Assessment of Indoor Environmental Quality, Volume I: Mold Sampling and Assessment of Mold Contamination". Available upon request. The sample(s) are analyzed by an AIHA certified lab in order to determine the presence and type of mold spores on or within the test area(s) ONLY. The raw data is included with this report. RESA does not perform its own laboratory analysis.

It is important to keep in mind that mold and allergens are present in all buildings, on virtually all surfaces and within all air samplings. The IESO standard testing procedures, utilized in all RESA samplings, was established to determine relative levels of mold colonization in the "Suspect Area(s)" compared to the "Non-Suspect Area(s)". A "positive" reading indicates "substantially high levels" of mold spore counts in the suspect area(s) as compared to the non-suspect area(s). RESA interprets the results based on the definitions below:

Definitions (defined by the IESO standards of practice) - MOLD SAMPLING
"SUSPECT AREA": Any surface or area suspected of having "substantially high levels" of mold spore counts. These areas are identified visually through information obtained by the property owner/occupant or through visual inspection. They are irregular, stained surface areas where past water incursion has occurred. In some cases they are areas of dark colored, mold-like substances. This area is suspected of having significantly high levels of mold colonization. NOTE: INFORMATION ON THE LOCATION AND HISTORY OF THE SUSPECT AREAS DEPENDS GREATLY ON THE DISCLOSURE FROM THE PROPERTY OWNER/OCCUPANT OR OTHERS, RESA IS NOT LIABLE FOR THE RESULTS, GUIDELINES OR RECOMMENDATIONS BASED ON INACCURATE INFORMATION PROVIDED TO US.
"NON-SUSPECT AREA": Surface Samples - A surface no closer than 2 feet and no further than 4 feet away from the suspect area. This is used for a comparison (base line reading) of mold levels occurring naturally on a surface. This surface is NOT suspected of having substantially high levels of mold colonization. For Air Samples it is an area either outside or inside the property NOT suspected of having a significantly high level of mold spore counts. This area is used for a comparison (base line reading) of mold levels occurring naturally.

"SUBSTANTIALLY HIGH" levels of mold spores:" Mold spore count levels at least 10 times higher than those that occur naturally on or in a similar area. In areas where the data is inconclusive, the summary may be based on reasonable opinion relying on industry experience. Additional sampling at additional cost is recommended in such cases. In the event of a disagreement with the findings of this report, additional sampling at additional cost is recommended. In the event that contradictory data results from the samples taken, additional sampling at additional cost is recommended. RESA will not be held responsible for laboratory errors or misreporting.

SAMPLING METHODS:

Air Samples: Air-O-Cell

The Air-O-Cell Air Quality Sample is a particulate sampling cassette designed for the rapid collection and analysis of a wide range of airborne aerosols including mold spores, pollen, insect parts and skin fragments. The cassettes are then submitted to the lab for microscopic examination. This procedure was conducted with the Vacuum Pump calibrated at 15 liters per minute and run for 5 minutes.

Outdoor sample findings are used as control thresholds and indoor readings below these thresholds are at times not considered. This theory is based on the premise that indoor contamination no greater than the surrounding outside air should not be a cause for alarm.
Note that outside mold levels can fluctuate widely with weather/other variables.

Tape Lift Samples

Clear tape pressed onto suspect surface for the purpose of collecting potential microbial growth. The tape is placed on a sterile glass slide then placed inside a protective housing. The slide is identified and sent to

an independent laboratory for direct examination.

Surface Samples: AeroSwab™

Custom-made for Aerotech Laboratories, Inc., the AeroSwab™ is ideal for sampling viable and non-viable contaminants. Each tube contains 1 ml of Butterfield Buffer solution and is easy to use. ID labels are included to ensure proper sample identification.

Allergy/Mold Screens: DustChek™

*The DustChek™ can be used with the AeroDust or any standard vacuum cleaner with removable hose attachments. It is small and efficient, and provides an effortless way to collect dust samples for multiple analyses. Each sold separately. *This equipment meets IESO standards for sampling. The cassettes are then submitted to the lab for microscopic examination. This procedure was conducted with the Vacuum Pump in multiple locations.*

SAMPLING RECOMMENDATION AND AUTHORIZATION

SAMPLING RECOMMENDED?:	Yes.
SAMPLING ACCEPTED?:	Sampling was authorized by: Client.

SAMPLE 1

SAMPLE TYPE	Tape Lift.
SAMPLE LOCATION:	Bedroom - Suspect Area.
SAMPLE I.D. #:	T1.

SAMPLE 2

SAMPLE TYPE	Tape Lift.
SAMPLE LOCATION:	Bedroom - Non-suspect Area.
SAMPLE I.D. #:	T2.

RESULTS FROM MOLD SAMPLING

ANALYSIS OF LABORATORY RESULTS:

LABORATORY RESULTS: Significantly elevated counts of *Stachybotrys and Penicillium/Aspergillus type* mold spores were found in the suspect sample(s) as compared to the non-suspect sample (see attached Laboratory Results for entire report). This indicates that there is definitive evidence of mold contamination in the area(s) sampled. See Recommendation Section later in this report.

RECOMMENDATION(S): Professional remediation, by a Certified Remediation Contractor, is suggested by the sampling results and the visual inspection. The remediation should be conducted by a qualified "Certified" remediation contractor. This should not be done by a general contractor or handyman. Special training and certifications are required to perform the work properly such that it can pass post remediation mold testing. Once the work has been done using a certified remediation contractor (RESA can provide a list of contractors we have worked with) RESA should be contacted to return and conduct Post Remediation Testing. This testing will ensure that the remediation contractor performed their work successfully. If one of the contractors on RESA's list is used, we will be able to provide a Certificate of Assurance and guarantee the work.

GUIDELINES FOR REMEDIATION

REMEDIATION SHOULD FOLLOW INDUSTRY STANDARD PROCEDURES OUTLINED ELSEWHERE IN THIS REPORT, INCLUDING BUT NOT LIMITED TO: PROPER CONTAINMENT, COVERING ALL OPENINGS TO AREAS OUTSIDE WORK AREA, UTILIZING EPA APPROVED PERSONAL PROTECTIVE EQUIPMENT, UTILIZING AIR SCRUBBING OR NEGATIVE AIR MACHINES AS CALLED FOR IN THE GUIDELINES. ANY DEVIATION FROM THE FOLLOWING GUIDELINES SHALL BE APPROVED BY A R.E.S.A. REPRESENTATIVE PRIOR TO IMPLEMENTATION. REMEDIATION CONTRACTOR ASSUMES COST AND LIABILITIES ARISING FROM ANY NON-APPROVED DEVIATION FROM THESE GUIDELINES.

- *Contain affected areas with 6 mil plastic critical barriers on all openings including windows, doors and HVAC vents.*
- *Post appropriate warning signage and caution tape at all containment access points.*
- *Construct decontamination unit if carrying items out of containment into a living space. Attempt, where possible, to set containment such that an exterior door is accessible without going into the living space. Use floor tack wipes whenever feasible.*
- *Whenever feasible and effective, Install 1 Negative Air machine to establish negative pressure at air pressure differential of 0.02 inches within the containment areas and to scrub any contaminated air within the containment. Vent in as safe, secure and effective and efficient manner as possible. If, in the opinion of the remediator, the residence cannot be secured, if the space is too small or if for any other reason a negative air machine will not work effectively and efficiently , an air scrubber may be substituted. The air scrubber shall be HEPA filtered.*
- *Isolate affected areas from non-affected areas utilizing 6 mil plastic sheeting to seal access points to containment areas. See note above.*
- *Workers shall always wear the appropriate level of PPE to include full body, disposable suits, full face OR 1/2 face respirators and rubber gloves during the entire time that they are within the containment area.*
- *Place contaminated debris and waste in 6 mil plastic bags and/or sheeting for disposal.*
- *Wire brush and/or sand all surfaces with visible mold growth and apply a mild detergent solution or a diluted solution of household bleach. The dilution ratio shall be strong enough to affectively clean the area, but no stronger than: 1 parts bleach to 10 parts water. WHERE CHEMICAL SENSITIVITY MAY BE AN ISSUE- CONTACT RESA FOR INSTRUCTIONS ON AN APPROPRIATE SUBSTITUTE. ONLY SUBSTITUTE AFTER RECEIVING AUTHORIZATION FROM RESA.*
- *After gross removal has been completed, the entire containment areas will be HEPA vacuumed and/or surfaces wiped with the surfactants listed above. This includes all horizontal and vertical surfaces. All surfaces should be free of dust and debris.*

After all of the above services are completed, at least 24 hours of continuous HEPA filtered air exchanges will be provided. At completion of remediation and acceptable post test results, all critical barriers and equipment will be removed. If, during work or testing any additional labor, materials and equipment are needed to complete the work there will be charged at nominal rates and agreed to by written addendum.

RESA DOES NOT PERFORM THE REMEDIATION

The following costs, if provided, are based on pre-approved pricing that has been agreed to by the contractors on RESA's pre-qualified, pre-authorized Remediation Contractor Program (RCP)

REMEDIATION AREA 1

AREA 1: Garage, Hall Bathroom & S/E Bedroom.

REMEDIATION GUIDELINES 1

ROOM HEIGHT (Area 1): 9-10 feet.

AREA OF CONTAINMENT (Area 1): The remediation area with enough room to work safely. Please contain off the cold air return inside of the air handler unit prior to removing any drywall. See Diagram if provided.

GENERAL GUIDELINES (Area 1): Industry Standards Apply. Guidelines should follow but are not limited to the following. The remediator bares the responsibility to visually inspect their own work and determine the full extent of the work necessary to meet those standards. Industry standard guidelines are outlined below (they are not limited to items listed below):

1. Remove affected building material- such as drywall or plaster (and insulation if found).
a. Garage- Remove drywall from floor up to the bottom edge of the air handler platform by approximately 12' wide.
b. Bathroom- Remove sink top and bathroom cabinet, wipe off any surface mold from the cabinet, wrap it and place in the garage. The cabinet may be damaged beyond repair, suggest contacting a qualified cabinet repair person for possible repairs to cabinet prior to re-using. Remove drywall 2' up from floor at the south and east bathroom walls where the sink cabinet used to be.
c. S/E Bedroom- Roll carpeting out of containment area. Remove water stained base boards and carpet tack strips. Remove drywall at east bedroom wall 2' up from floor by 6' wide. Remove drywall at north bedroom wall 2' up from floor by 2' wide. Remove drywall in N/E corner of bedroom closet 2' up from floor by 3' wide at the north and east walls.
2. Continue to remove building material 2'-0" beyond last visible MOLD. REMEDIATOR TO INSPECT ADJACENT AREAS FOR ADDITIONAL WATER STAINING OR MOLD. CONTACT RESA IMMEDIATELY IF THE SCOPE OF REMEDIATION NEEDS TO CHANGE.
3. Bag and dispose off site.
4. **SEAL ANY REMAINING OPEN WALL CHAMBERS WITH PLASTIC- NO OPEN WALL CAVITIES SHOULD BE EXPOSED TO THE WORK AREA.**
5. Sand and treat exposed framing with an approved biocide. Do not encapsulate without authorization from RESA or unless stated otherwise in these guidelines.
6. HEPA vacuum all surfaces inside containment.
7. The work area should be either under negative air pressure, or have an air scrubber in operation prior to, during and for a minimum of 48 hours after the remediation work (unless agreed upon by a RESA representative). The machines should run continuously and even after Post Remediation Sampling has been performed until the samples indicate the job has been concluded successfully.

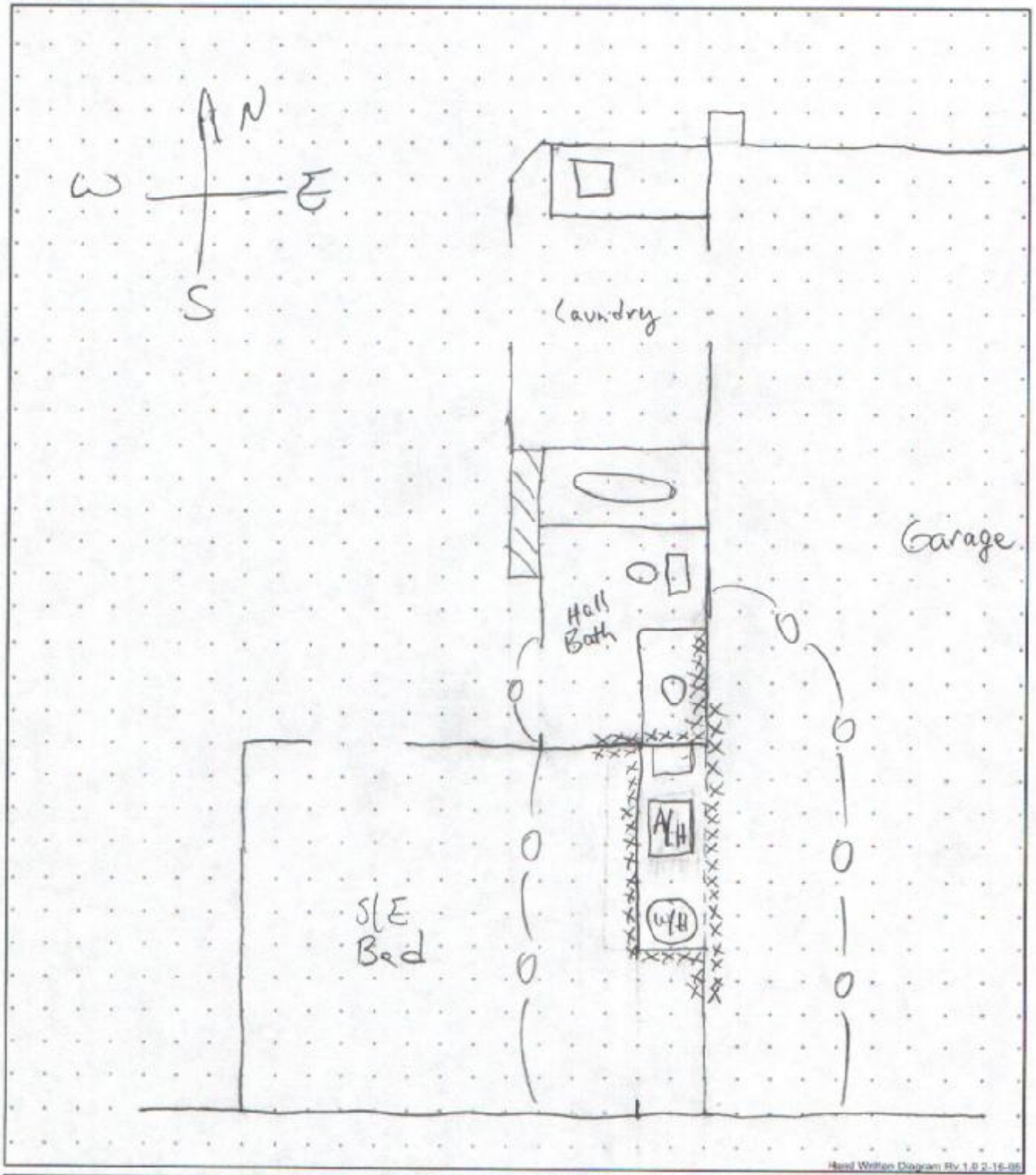
SPECIAL NOTE 1

Special Note, Please Read Carefully 1:	IMPORTANT NOTE: 1. If any further damage is observed inside any of the exposed common or adjacent wall chambers to the area of current remediation, then additional remediation may be needed which is NOT included in this proposal. 2. This proposal does NOT include any reconstruction costs or services. 3. This proposal does NOT include any air duct or air handler cleaning, the cold air return plenum is metal and is not scheduled to be removed during this remediation. Any HVAC or duct cleaning will be at clients own expense. 4. The home MUST have working utilities prior to and during the course of remediation. 5. The process of attaching the plastic containment barriers WILL cause some damage to the painted wall, ceiling and floor surfaces. The remediation contractor does NOT make any repairs, please plan accordingly with your reconstruction contractor for possible repairs to those surfaces.

TOTAL NUMBER OF AIR SCRUBBERS/NEGATIVE AIR MACHINES NEEDED (In Area 1):

TOTAL NUMBER OF MACHINES NEEDED (Area 1):	3- one in the garage, one in the bedroom and one in the bathroom.

Diagram of Survey RESA Job No. 10812-5626-Bock



Hand Written Diagram Rv 1.0 2-16-06

DIAGRAM KEY

Wall | Containment | Remove Wall | Remove Ceiling

EMLab P&K

Client: RESA, Inc. - West - AZ
C/O: Bret Hunting
Re: 10812-5626; Bock

Date of Sampling: 12-09-2008
Date of Receipt: 12-10-2008
Date of Report: 12-10-2008

Location:	1: T1 Bedroom-Suspect				2: T2 Bedroom-Non-Suspect			
Comments (see below)	None				None			
Sample type	Tape sample				Tape sample			
Lab ID-Version :	2190058-1				2190059-1			
Background debris (1-4+)	3+				< 1+			
Sample size	1 cm2				1 cm2			
Reporting unit	1 cm2				1 cm2			
Detection limit/unit	1				1			
	Count	ount/samp	Count/uni	%	Count	ount/samp	Count/uni	%
Hyphal fragments	3	3,000	3,000	n/a		< 1	< 1	n/a
§ TOTAL FUNGAL SPORES	110	110,000	110,000	100		< 1	< 1	100
Alternaria								
Arthrinium								
Ascospores								
Aureobasidium								
Basidiospores								
Bipolaris/Drechslera group								
Botrytis								
Chaetomium								
Cladosporium								
Curvularia								
Epicoccum								
Fusarium								
Myrothecium								
Nigrospora								
Other colorless								
Penicillium/Aspergillus types	19	19,000	19,000	17				
Pithomyces								
Rusts								
Smuts, Periconia, Myxomycetes								
Stachybotrys	90	90,000	90,000	83				
Stemphylium								
Torula								
Ulocladium								
Zygomycetes								

Comments:

§ Total Fungal Spores has been rounded to two significant figures to reflect analytical precision.
Aerotech Laboratories, Inc.
EMLab Id: 495889