AMERICAN ENVIRONMENTAL GROUP

5655 Lindero Canyon Road, Ste. 701, Westlake Village, CA 91362

"Acceptable" Baseline Airborne Mold Spore Report

March 19, 2019

AEG Project No. 50117
Claim No. 557536D61

State Farm Insurance
Attn: Randy Brewer
P.O. Box 106169
Atlanta, GA 30348

RE: **Baseline Airborne Mold Spore Verification Report**
Ayres Property
58137 Sun Mesa Drive
Yucca Valley, CA 92284

On March 18, 2019, Robert Johnson, of American Environmental Group, Inc. (AEG), conducted baseline airborne mold spore sampling of the subject property identified above. AEG collected five (5) total airborne mold spore samples; one (1) from the Living Room, one (1) from the Master Bedroom, one (1) from the Guest Bedroom, and two (2) outside/background ("control") samples to use for comparison purposes. All samples were submitted under proper "Chain of Custody" to an independent and accredited laboratory (EMLab P&K, Glendale, CA) for microscopic evaluation of fungal identification and quantification (Attachment A).

Bioaerosol components (*mold spores, pollen, animal dander, and insect excrement*) are not considered to be hazardous materials; therefore, government agencies have not regulated them nor established permissible exposure levels (PEL's via OSHA). General scientific consensus contends that indoor bioaerosol types should be similar to the natural outdoor environment and concentrations should be less than, or equal to, outdoor concentrations. Consultants do consider the presence of certain mold types to be indicative of chronic or prolonged water/moisture damage to indoor building materials and consider indoor concentrations of common molds, significantly greater than similar outdoor concentrations, to be causes for concern for the building owner and to building occupants. If the indoor samples are found to have a greater diversity of genera, and/or higher amounts of fungal spores than outdoor samples, it can be presumed that the subject space may be facilitating microbial growth.

The observations noted in this report are indicative of the conditions on-site at the time of the investigation. AEG does not warranty or certify that the conditions represented in this investigation will not change significantly over time. In this report, AEG may have included information provided to us by other sources, such as, but not limited to, interviews with the occupants, prior reports, etc. AEG merely reports the information provided; we are not responsible for accuracy or validity of the information.

Summarized in Table I below are the Airborne Fungal samples that AEG had collected while on site.

TABLE I: Airborne Fungal (*Mold*) Spore Results

Sample Number and Location/Description	**Total Concentration (*Spores/m3*)**	**Are Total Indoor Concentrations ≤ Total Outdoor Concentrations?**	**Are Indoor Spore Types Similar (*in kind & amount*) to Outdoor Spores?**
#OR-1: Outdoor/Control – Back of House	*130*		
#A-01: Living Room	<13	Acceptable	Acceptable
#A-02: Master Bedroom	<13	Acceptable	Acceptable
#A-03: Guest Bedroom	<13	Acceptable	Acceptable
#OR-2: Outdoor/Control – Front of House	*80*		

Conclusions/Recommendations

The total indoor airborne mold spore samples were **acceptable** when compared to the outside (control) samples.

AEG has no further recommendations, at this time

If visible microbial growth is later discovered on other building materials and/or components, AEG recommends that those building materials be tested for moisture and/or mold growth; and if needed, remediated by a qualified and experienced remediation contractor.

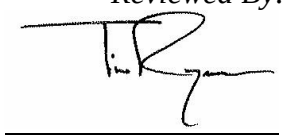
If you have any questions concerning the information within this report, please contact our Reports Department at 866-251-5157. Thank you for choosing American Environmental Group. We appreciate the opportunity to be of service.

Sincerely,
AMERICAN ENVIRONMENTAL GROUP, INC.

Written By:

Adam Yonkers
Lab Reports Supervisor

Reviewed By:



Tim Ryan – B.Sc.
Technical Director
Certified Asbestos Consultant #06-3979
CDPH Certified LIA/PM3 14697

Attachments: Analytical Data/Chain of Custody

ATTACHMENT A
LABORATORY RESULTS

EMLab P&K
A TestAmerica Company

Report for:

NonAAA Reports
American Environmental Group (AEG)
5655 Lindero Canyon Rd.
Suite 701
Westlake Village, CA 91362

Regarding: Project: State Farm-Linda Ayres; 58137 Sun Mesa Dr. Yucca Valley, CA
EML ID: 2119185

Approved by:

Technical Manager
Roshanak Kalantari

REVISED REPORT

Dates of Analysis:
Spore trap analysis: 03-18-2019 and 03-19-2019

Service SOPs: Spore trap analysis (EM-MY-S-1038)
AIHA-LAP, LLC accredited service, Lab ID #173068

EMLab P&K
1010 N Central Avenue, Suite 390, Glendale, CA 91202
(866) 888-6653 Fax (623) 780-7695 www.emlab.com

Client: American Environmental Group (AEG)
C/O: NonAAA Reports
Re: State Farm-Linda Ayres; 58137 Sun Mesa Dr. Yucca Valley, CA

Date of Sampling: 03-18-2019
Date of Receipt: 03-18-2019
Date of Report: 03-18-2019

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	OR-1: Back of house background			A-01: Living room IWA		
Comments (see below)	A			None		
Lab ID-Version‡:	10026158-2			10026159-1		
Analysis Date:	03/19/2019			03/18/2019		
	raw ct.	% read	spores/m3	raw ct.	% read	spores/m3
Ascospores						
Basidiospores						
Chaetomium						
Cladosporium	3	100	40			
Curvularia						
Epicoccum						
Fusarium						
Myrothecium						
Nigrospora						
Oidium	7	100	93			
Other colorless						
Penicillium/Aspergillus types†						
Pithomyces						
Rusts						
Smuts, Periconia, Myxomycetes						
Stachybotrys						
Stemphylium						
Torula						
Background debris (1-4+)††	2+			2+		
Hyphal fragments/m3	< 13			< 13		
Pollen/m3	27			< 13		
Skin cells (1-4+)	< 1+			< 1+		
Sample volume (liters)	75			75		
§ TOTAL SPORES/m3			130			< 13

Comments: A) Sample version number change due to; Sample *Oidium* and *Cladosporium* spore count has been updated.

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.
† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium, Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.
††Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

The analytical sensitivity is the spores/m^3 divided by the raw count, expressed in spores/m^3. The limit of detection is the analytical sensitivity (in spores/m^3) multiplied by the sample volume (in liters) divided by 1000 liters.

For more information regarding analytical sensitivity, please contact QA by calling the laboratory.
‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".
§ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

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Client: American Environmental Group (AEG)
C/O: NonAAA Reports
Re: State Farm-Linda Ayres; 58137 Sun Mesa Dr. Yucca Valley, CA

Date of Sampling: 03-18-2019
Date of Receipt: 03-18-2019
Date of Report: 03-18-2019

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	A-02: Master bedroom IWA			A-03: Guest bedroom IWA		
Comments (see below)	None			None		
Lab ID-Version‡:	10026160-1			10026161-1		
Analysis Date:	03/18/2019			03/18/2019		
	raw ct.	% read	spores/m3	raw ct.	% read	spores/m3
Ascospores						
Basidiospores						
Chaetomium						
Cladosporium						
Curvularia						
Epicoccum						
Fusarium						
Myrothecium						
Nigrospora						
Oidium						
Other colorless						
Penicillium/Aspergillus types†						
Pithomyces						
Rusts						
Smuts, Periconia, Myxomycetes						
Stachybotrys						
Stemphylium						
Torula						
Ulocladium						
Background debris (1-4+)††	3+			3+		
Hyphal fragments/m3	< 13			< 13		
Pollen/m3	< 13			< 13		
Skin cells (1-4+)	1+			1+		
Sample volume (liters)	75			75		
§ TOTAL SPORES/m3			< 13			< 13

Comments:

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.
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Re: State Farm-Linda Ayres; 58137 Sun Mesa Dr. Yucca Valley, CA

Date of Sampling: 03-18-2019
Date of Receipt: 03-18-2019
Date of Report: 03-18-2019

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	OR-2: Front of house background		
Comments (see below)	A		
Lab ID-Version‡:	10026162-2		
Analysis Date:	03/19/2019		
	raw ct.	% read	spores/m3
Ascospores			
Basidiospores			
Chaetomium			
Cladosporium	3	100	40
Curvularia			
Epicoccum			
Fusarium			
Myrothecium			
Nigrospora			
Oidium	3	100	40
Other colorless			
Penicillium/Aspergillus types†			
Pithomyces			
Rusts			
Smuts, Periconia, Myxomycetes			
Stachybotrys			
Stemphylium			
Torula			
Background debris (1-4+)††	1+		
Hyphal fragments/m3	< 13		
Pollen/m3	27		
Skin cells (1-4+)	< 1+		
Sample volume (liters)	75		
§ TOTAL SPORES/m3			80

Comments: A) Sample version number change due to; Sample *Oidium* and *Cladosporium* spore count has been updated.

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5655 LINDERO CYN RD., STE 701 • WESTLAKE VILLAGE • CA 91362 OFFICE: 818 - 865 - 7901

002119185

AEG Job Name: STATE FARM - LINDA AYRES

Address: 58137 SUN MESA DR. YUCCA VALLEY, CA Work Order # 5017

AEG Technician: R. JOHNSON Date: 3/18/14 TAT Requested: 3 HR

HM	#	Sample Location	Sample Description / Material	Cond	QTY SF/LF	Friable Y/N	Start Time	Stop Time	Start Flow	Stop Flow	Total Volume	Testing Type
OR	1	BACK OF HOUSE	BKGROUND				10:58	10:58	15	15	2m	mod
A	01	LIVING ROOM	IWA				10:48	10:58	↓	↓	↓	↓
A	02	MASTER BEDROOM	IWA				10:58	11:08				
A	03	GUEST BEDROOM	IWA				11:08	11:18				
OR	2	FRONT OF HOUSE	BACKGROUND				11:18	11:28				

Relinquished By:	Date/Time: 3/18/14	Note: Positive Stop Requested on all PLM HA's!!
Received By:	Date/Time: 03/19/1420	Send Results To: labreports@americanenv.com

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