



ENVIRO-DUE DILIGENCE, INC.

Sunrise Ridge Apartments
Attn: Ms. Linda Perino, CPM®
4901 E. Sunrise Ridge
Tucson, Arizona 85718

September 4, 2015

Re: Mold Inspection Services
Sunrise Ridge Apartments – Unit 115
4901 E. Sunrise Drive
Tucson, AZ 85718

Dear Ms. Perino:

Enviro-Due Diligence, Inc. (EDDI) was requested to perform a Mold Inspection at the above referenced location on September 2, 2015. The purpose of the Inspection was to confirm or deny whether significant total mold spore counts exist by analytical means and evaluation with the exterior ambient air total mold spore counts, if feasible.

In summation, analytical results confirm that no “**significant**” mold spores are present within the tested area, a *living environment* – the Master Bedroom. Mold spores analytically identified within the Master Bedroom were related to routine exterior mold spore types/species and did not express suspicion of water intrusion or involving construction materials – organic materials/hosts, which mold spores colonize upon.

FIELD ACTIONS

EDDI, prior to arrival to the Site, calibrated the vacuum pump to 15 liters per minute, and replaced plastic collection hoses. Air-O-Cell spore trap cassettes were used during this air sampling event. EDDI followed the Indoor Environmental Standards Organization (IESO) and the Indoor Air Quality Association (IAQA) protocols for air sampling procedures.

EDDI collected a representative air sample from within the Master Bedroom - directly below the A/C duct vent. The A/C was operating during the sample collection event. An air sample was collected ~3 feet above the floor within the Master Bedroom. The exterior ambient air was not collected due to precipitation within the past 12 hours. The sample was submitted for analysis to EMLab P & K located in Fort Lauderdale, Florida. EMLab P & K is an American Industrial Hygiene Association's (AIHA) accredited by the Environmental Microbiology Laboratory Accreditation Program (EMLAP) as Lab ID #173067. The laboratory results are attached.

ANALYTICAL FINDINGS

The Table, below, presents the findings of the analytical results:

Date	Location	Finding (spores/m ³)	Pass/Fail
9/02/15	Master Bedroom	160 spores/m ³	PASS
9/02/15	Exterior	Not Collected	Precluded due to recent precipitation

Recent precipitation precludes exterior air sample collection due to the “washing” of the ambient air thereby not representative of an accurate daily spore count.

Note: Later in the day an exterior air sample was collected approximately 1 mile to the West which suggested a 3,000 total spore count within the ambient air. Monsoonal rains are routinely scattered and the total mold spore count can change on a daily basis at nearby locations.

EDDI suggests that the *raw count* of mold spore types/species (see attached Spore Trap Report) is considered very low and does not represent an ongoing, or suspicion of, an organized mold spore colonization event. An inspection for water staining, water damage and/or points of water intrusion with suspect mold characteristics were not encountered.

It was reported that others had witnessed a high relative humidity presence within the air conditioning ducts. EDDI did not witness that conclusion by others. Though dust accumulation may occur in air conditioning ductwork, and in turn be attacked by mold spores as a food source, EDDI suggests that it does not approach significant levels.

In addition to performing the Mold Spore collection event, the collected air sample was submitted for an “Other Biological Particles” analysis (a non-viable methodology). The results provided by the certified laboratory indicate the presence of **4,000 particles/ m³** of Epithelial (skin) Cells. Though this count may vary greatly in residences, it does reflect an accumulation of airborne dead skin cells (human and/or animal). EDDI considers this finding to be moderate to high and may be considered significant and should be made known to medical professionals associated with any occupants that may be displaying unknown maladies such as allergies or respiratory distress.

CONCLUSION/RECOMMENDATION

In summation, *significant* mold spore types & quantities have not been encountered through visual and analytical evaluations. Mold spore types and quantities encountered within the collected air sample do not bring suspicion of water intrusion and subsequent mold growth on organic food sources – wood, wallboard paper, etc.

An air conditioning system specialist may be tasked to investigate the reportedly high relative humidity and make corrections to reduce any ‘system caused’ *higher than normal relative humidity* as reported by the occupants. It should be understood that if an accumulation of dust or other foreign debris within air conditioning ductwork and high humidity may allow minimal mold growth on those dust/particulates solids. However, the lifespan of such mold growth would be very minimal in nature due to the fact that molds need a continuing source of organic material to thrive, along with a high relative humidity environ. EDDI observed that an allergenic filter within the return air duct may be changed more frequently. EDDI suggests that as a *precautionary action*, Sunrise Ridge Management may perform an air conditioning duct cleaning event due to the depressed immune system cited by the occupant and the reported excessive relative humidity and purported suspect mold growth within the ductwork.

DISCLAIMER AND LIMITATIONS

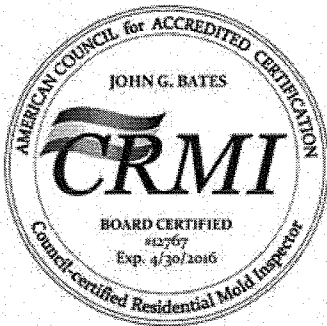
In the absence of regulations, EDDI recommends that the Client refer to the New York City Department of Health “Guidelines on Assessment and Remediation of Fungi in Indoor Environments,” 2000; the American Conference of Governmental Industrial Hygienists, “Bioaerosols: Assessment and Control”, 1999; the Environmental Protection Agency, “Mold Remediation in Schools and Commercial Buildings”, 2002; the

American Industrial Hygiene Association, “The Facts about Mold”, 2003; and the Institute of Inspection Cleaning and Restoration Certification, “S-520 Standard and Reference for Professional Mold Remediation” 2003, prior to disturbing any mold/fungal contaminated materials.

Reasonable effort was made by EDDI personnel to collect a representative air sample from the *area of concern* indicated by the occupant – the Master Bedroom. Results of this report represent the conditions at the time of investigation and sampling only. EDDI does not warrant, guarantee or profess to have the ability to locate or identify all mold and fungi in a facility.

If you have any questions regarding this report, please do not hesitate to contact me at (520) 440-3725.

Respectfully Submitted,
ENVIRO-DUE DILIGENCE, INC.



JOHN G. BATES

Electronic signature: code 090215-B

John G. Bates, R.E.M., R.E.P.A., CRMI
Certified Residential Mold Inspector (Cert. # 12767, Exp. 4/30/16)

