

Mold Inspection & Limited Sampling



**Project:
3705 Indianpipe Circle
Colorado Springs, CO 80918**

Prepared for:

**Crystal Pines Property Management
6140 Tutt Blvd.
Colorado Springs, CO 80923**

November 3, 2017

EAC

Environmental **A**sessment & **C**onsulting, LLC
413 Mesa Road
Colorado Springs, CO 80905
(719) 473-8921

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1.0 Disclaimer

Environmental Assessment & Consulting, LLC (EAC) cannot warrant or guarantee that this inspection and assessment has revealed all of the possible adverse environmental conditions affecting the site and/or property.

All of the conditions discovered in a visual inspection as well as any sampling results that are listed or included in this report are the current conditions and results at the time of this inspection and/or sampling.

EAC is not responsible for any conditions or circumstances may change or alter the results of this report due to any conditions such as, but not limited to the following;

Conditions past and/or present that have not been reported to EAC by owners, property managers, or restoration/remediation contractors.

The length of time materials remain wet or high in moisture content.

Any lapse in time for a response to begin or perform any restoration or remediation work.

Hidden or undiscovered conditions that are not visible or within a normal scope of work.

Work performed by any individual or company other than EAC or it's employees.

Normal air movement to include all HVAC and furnace systems, typical interior air movement such as open doors or windows, etc., change in temperature, contaminate source, equipment, products used, occupancy, ventilation, operating procedures, etc.

Damage to any building materials that require actual bulk samples be taken for analysis.

Any personal property such as furniture, clothes, appliances, rugs, etc. that may be impacted by any environmental condition or cross-contamination that may have existed prior to inspection and sampling, or any of the conditions listed above.

Recommendations made by EAC as a result of conditions or sample analysis included within this report.

Any sampling recommendations that are denied or rooms and areas that are not accessible or that are denied access.

1.0 Report Content and Intent

The purpose of the mold inspection and sampling along with the information provided in this report is to determine if there is an elevated mold condition within the property, what type or species of mold are present, and provide information to assist in determining if mold remediation is required.

Health information provided as a part of this report is commonly published information, and is intended for reference purposes only.

This report is not intended to provide or give medical advice in any way. All health or medical concerns and/or issues should be address by a doctor or medical professional.

If sampling was performed, a copy of all of the results of all sample (s) are included in the back pages of this report.

There is currently no established dose response guideline's, or Threshold Limit Values for mold exposure. Each individuals immune system is different. Associations and Certifying organizations to use basic guidelines for determining if an elevated mold condition exists within a building, and/or further investigation or sampling is warranted.

Below are brief statements taken from the book, "Bioaerosols—Assessment and Control" published by the **American Conference of Governmental Industrial Hygienists (ACGIH)**

American Conference of Governmental Industrial Hygienists (ACGIH)

The last ACGIH (1989) guidelines stated that the taxa of fungi isolated from indoor air should be similar and that the concentration of airborne fungi should be lower indoors than outdoors, the degree of difference varying with the type of building ventilation. This statement is still correct, with the understanding that in regions with winter snow cover, outdoor fungal air concentrations may be lower than indoor concentrations even in non-problem buildings.

In non-problem environments, the concentration of fungi in indoor air typically is similar to or lower than the concentration seen outdoors, except when outdoor air concentrations are near zero (e.g., during periods of snow cover).

Health Canada

Fungi in indoor air should be qualitatively similar to and quantitatively lower than what is found in outdoor air, but factors such as sampling technique, season, and weather affect what fungi are isolated from outdoor air.

2.0 Mold Information

There are currently no established government regulations for levels of indoor mold spores.

There is currently no established dose response guideline's, or Threshold Limit Values for mold exposure. Each individuals immune system is different.

Fungi is divided into 3 groups; yeast's, mushrooms, and mold.

It is estimated that there are approximately 100,000 presently known species of mold.

1 square inch of visible mold growth can produce 1,000,000 to 10,000,000 spores.

While all molds can be considered allergenic, not all molds are considered toxic.

Because molds and fungi have a rapid reproduction rate, it can become a significant source of Building Related Illness and Sick Building Syndrome.

Accepted industry guidelines are the mold spore count indoors should be equal to or less than that of the outdoor spore count, and of similar mold types (genus), and there should be no Stachybotrys type mold present.

There are molds such as Aspergillus, that have approximately 150 species, of which many may be considered toxic.

The different colors of mold come from the spores.

Statistics from the US Bureau of the Census indicate that approximately 35% of American homes are water-damaged each year, so the opportunity for mold to grow, cause illness to occupants, and damage structures is extensive.

Recent studies indicate that household strength bleach does not kill mold, and in fact may contribute to further mold growth. Over the shelf bleach contains approx. 11/2% bleach, when diluted at a rate of 1 cup of bleach to 1 gallon of water (as per EPA), almost all that is being applied to the mold is pure water.

2.1 Health Effects of Mold Exposure

People with breathing difficulties, immune system problems, asthma, or allergies, are more likely to have ill effects. Infants and young children, pregnant women and the elderly can be more sensitive to the effects of mold exposure. Reactions to mold exposure can very greatly, both as to quantity and species.

There are many symptoms of mold exposure such as - nasal and sinus congestion; sinusitis; burning, watery, reddened eyes or blurry vision; sore throat; dry cough; nose and throat irritation; shortness of breath; and skin irritation. Less common effects are nervous system problems (headaches, memory loss, and moodiness), aches and pains, and fever.

Individuals with asthma may be more susceptible to the inhalation of mold spores.

2.2 Mold Sampling Methods

On-site inspection is an essential element in all mold investigations.

The purpose of sampling for mold is to aid in establishing 1) whether mold spores are present in a building or area designed to prevent their entry, 2) whether there is an inside reservoir, or source, of fungal spores in an area in which human exposure is likely to occur, and/or 3) whether there could be structural damage due to the presence of fungi. Mold sampling can also help locate the source of indoor microorganisms and facilitate effective remediation.

Additionally, samples are sometimes necessary to provide documentation for insurance, to help in court cases, or to calm an alarmed client. Three common sampling techniques often used for the aforementioned purposes are described herein. These descriptions are general in nature and specific projects details may warrant substantial modifications.

Air Samples

Air samples are useful in assessing 1) exposure levels to people in an indoor space, and 2) whether spore aerosolization is occurring. Air samples may also detect hidden reservoirs of fungal growth. There are two main types of air samples, culturable and non-culturable (also called “non-viable” “total”, or “spore trap”). Ideally, both should be used in an investigation.

Non-viable - quicker results (2 - 3 days), but will not provide specific species of the mold.

Viable - cultured to species, 7 - 10 days for results.

Surface Samples

Surface samples are commonly taken to determine whether or not mold is growing on the surface sampled, and if so, what kinds of mold are present. Secondarily, most surfaces contain a mix of spores that are normally present in the environment. At times it is possible to note a skewing of the normal distribution of spore types, and also to note “marker” genera that may indicate indoor mold growth. Surface samples are taken by tape lift imprint, by swabbing the suspect surface with a culturette swab, or by submitting a bulk sample of the suspect surface.

Dust Samples

Dust samples are felt to generally reflect the history of what has been in the air, thus helping to address the fact that the air samples are generally a “snapshot” of what is in the air. Results are dependent upon the sampling method and must be interpreted in light of location, moisture history, normal populations in dust, and other factors. Dust samples may be viable or non-viable.

Dust samples may include;

Carpet dust samples - air, tape lift, or swab

Settled dust - tape lift or swab

3.0 Introduction

On November 1, 2017, Steve Cash with Environmental Assessment & Consulting, LLC (EAC) conducted a visual mold inspection and air sampling in the basement bedroom of the single family style building located at 3705 Indianpipe Circle, Colorado Springs, CO 80918.

The purpose of this inspection and air sampling is do determine if there is any elevated, high, or unusual mold spore condition in the basement bedroom.

Visual Inspection

The home was built in 1968 per public records.

According to Pikes Peak Regional Building Department there has been 17 building permit issued over the years. 3 of which were issued in June of 1988 for basement remodeling.

The bedroom door was closed on arrival and had a strong mold type odor upon entering the room.

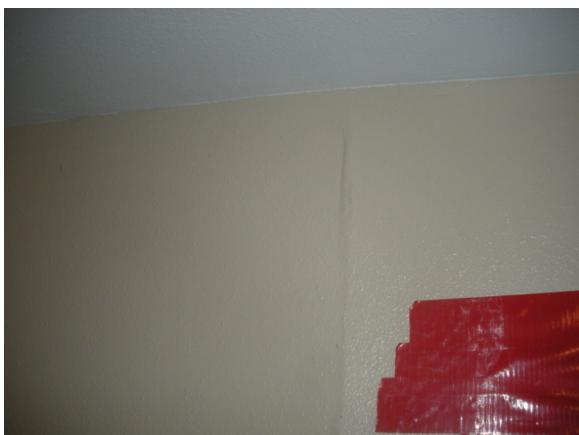
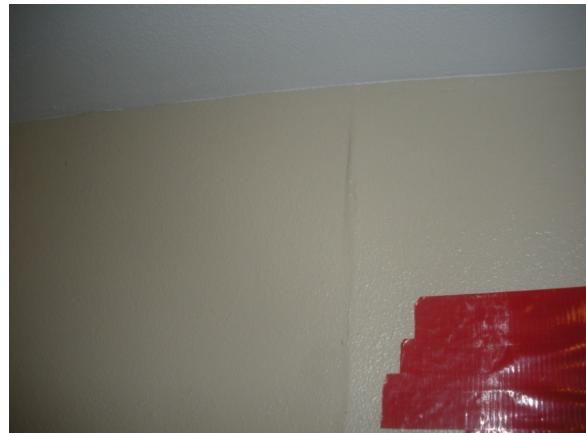
There are signs of minor water damage on the bedrooms North wall and ceiling area.

A small inspection hole has been previously cut by the Management Company.

There is no visible mold growth either on the surface, on the tack strip, or what was visible inside the wall with a limited view in a boroscope.

Moisture readings were all in a normal range with various readings from 0% to 8.5%.

The bedrooms humidity level was slightly high at 49% Rh. The exterior Rh level was at 23%.



4.0 Sampling Results

Bedroom Air Sample

The air sample taken in the basement bedroom had an overall higher airborne mold spore count approx 1.5 times higher compared to the outside baseline sample, overall counts - outside 960 spores per m³, bedroom 1,387 spores per m³.

There were 13 Penicillium/Aspergillus type molds spores inside and 0 outside.

The sample contained 0 spores of Stachybotrys mold.

There were 293 hyphal elements (mold rooting structures) inside and 80 outside.

The Cladosporium type mold was at 640 spores inside compared to 133 spores outside. This is the most common mold found in any normal or natural environment. The airborne spore count is 5 times higher than outside which does show a high or unusual mold condition.

The sample contained 53 spores of Alternaria mold with 0 spores outside. This is also a high or unusual condition. **Potential health risk.**

There were 13 spores of Curvularia mold with 0 spores outside.

There were 13 spores of Pithomyces mold with 0 spores outside.

The sample contained numerous other mold types such as ascospores, basidiospores, Smuts/Periconia/Myxomycetes, rusts, etc., which were in line with the baseline sample.

Bedroom Wall Inner Wall Air Sample

The air sample taken inside the bedroom wall contained a total of 467 spores per m³.

There were 0 Penicillium/Aspergillus mold spores.

The sample contained 0 spores of Stachybotrys mold.

There were 33 hyphal elements (mold rooting structures).

The Cladosporium type mold was at 100 spores.

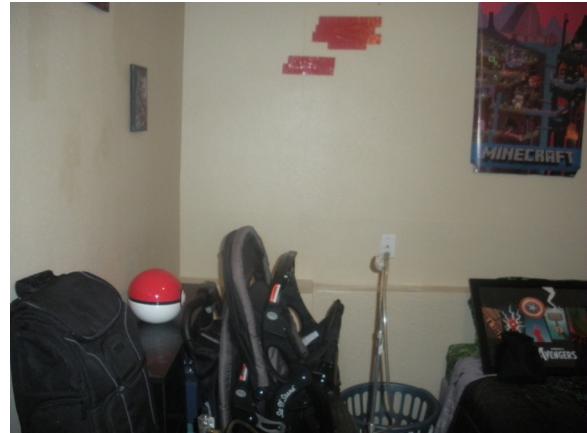
The sample contained 67 spores of Alternaria mold. **Potential health risk.**

The sample contained numerous other mold types such as basidiospores, Smuts/Periconia/Myxomycetes, rusts, etc., which are at or below a normal level.

4.0 Sampling Sites



Outside Air Sample
#1896400



Basement Bedroom Air Sample
#1896375



Bedroom Wall Air Sample
#1896380

5.0 Conclusions and Recommendations

Environmental Assessment & Consulting makes the following conclusions and Recommendations:

Conclusion

At the time of this sampling, the air test in the basement bedroom does show that there is an elevated, unusual, and/or high airborne mold spore condition of Cladosporium, Penicillium/Aspergillus, Curvularia, and Pithomyces molds. The inner wall sample verifies that the water damaged wall and most likely the ceiling are at least one source of the Alternaria mold. While the elevated airborne spore count is only slightly high, there is to some degree, some health risks to individuals with weakened or compromised immune systems.

Molds such as Alternaria potentially pose a health risk to people with asthma or other respiratory issues.

Curvularia is reported to be allergenic, and in some cases may cause corneal infections, mycetoma, and infections in immune compromised hosts.

Cladosporium is the most commonly identified outdoor fungus. Often found indoors in numbers less than the outdoor numbers, which when the indoor spore count is higher than the outside count, is an indicator of an elevated or high mold condition . It is a common allergen and can effect people with asthma.

Recommendations

While there is no visible mold growth, there is growth hidden somewhere basement bedroom wall and/or ceiling. In order to locate the source the water damaged sections of the wall and ceiling should have mold remediation work performed.

All of the mold remediation work and cleanup should be performed by a certified mold remediation company according to the “IICRC S520 Standards”.

Prior to any removal, demolition, or disturbance of the wallboard/gypsum board, asbestos testing is required under Colorado Regulation #8.

6.0 Certifications

The following representative of Environmental Assessment & Consulting performed this mold inspection and sampling:

Stephen J. Cash, MIES

Stephen J. Cash

Environmental Assessment & Consulting
State of Colorado Asbestos Consulting Firm
Colorado State Registration No. ACF—17041

Environmental Solutions Association
Member No. 11457

Environmental Solutions Association
Master Indoor Environmental Specialist
Certification No. 3067

**Stephen J. Cash, MIES
413 Mesa Road
Colorado Springs, CO 80905**

Qualifications

LaSalle Extension University

Associates Degree - Drafting

State Of Colorado

Certified Asbestos Inspector - #17039

Environmental Solutions Association (ESA)

Certified Master Indoor Environmental Specialist - MIES

Certified Mold Inspection & Assessment - CMIA

Certified Environmental Site Assessor (phase 1) - CESA

Certified Allergen Inspector - CAI

Certified Indoor Air Quality Technician

Certified Methamphetamine Inspector

Pro-Lab Laboratories

Certified in Mold Inspection & Assessment

Institute of Inspection Cleaning and Restoration (IICRC)

Water Restoration Technician - WRT

Applied Microbial Remediation Technician - AMRT

Carpet Cleaning Technician - CCT

Odor Control Technician - OCT

Color Repair Technician - CRT

Trained Thermographer - Thermal Imaging

Construction Experience - More than 30 years experience

Roofing

Framing

Drywall and Texture

Painting

Trim Carpentry & Wood Working

I have performed over 1,700 residential and commercial inspections and assessments for asbestos, lead, mold, and methamphetamine since September 2001.

Appendix A

Mold Sample Inventory And Laboratory Results



Certificate of Analysis
AIHA-LAP EMLAP# 192683

780 Simms St
Suite 104
Golden, Colorado 80401
(866) 620-9348
www.aerobiology.net

Environmental Assessment and Consulting
413 Mesa Rd.
Colorado Springs, Colorado 80905
Attn: Steve Cash
Project: 3705 Indian Pipe Cir
Condition of Sample(s) Upon Receipt: Acceptable

Date Collected: 11/01/2017
Date Received: 11/02/2017
Date Analyzed: 11/02/2017
Date Reported: 11/03/2017
Project ID: 17037245
Page 1 of 3

1054 Spore Trap Analysis: SOP 3.8

Client Sample Number	1896375				1896480			
Sample Location	Bedroom				Outside			
Sample Volume (L)	75				75			
Lab Sample Number	17037245-002				17037245-001			
Spore Identification	Raw Ct	spr/m³	% Ttl	In/Out	Raw Ct	spr/m³	% Ttl	In/Out
Alternaria	4	53	4	-	-	-	-	-
ascospores	-	-	-	-	1	13	1	-
basidiospores	2	27	2	-	-	-	-	-
Cladosporium	48	640	46	5/1	10	133	14	-
Clear brown	-	-	-	-	1	13	1	-
Curvularia	1	13	1	-	-	-	-	-
Epicoccum	-	-	-	-	1	13	1	-
hyphal elements	22	293	21	4/1	6	80	8	-
Oidium	1	13	1	1/32	32	427	44	-
Penicillium/Aspergillus group	1	13	1	-	-	-	-	-
Pithomyces	1	13	1	-	-	-	-	-
Rusts	2	27	2	-	-	-	-	-
Smuts, Periconia, Myxomycetes	22	293	21	1/1	21	280	29	-
	Debris Rating 4				Debris Rating 2			
Analytical Sensitivity	Analytical Sensitivity: 13 spr/m³				Analytical Sensitivity: 13 spr/m³			
Comments								
Total *See Footnotes	104	1387	~100%	1/1	72	960	~100%	-



Certificate of Analysis
AIHA-LAP EMLAP# 192683

780 Simms St
Suite 104
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413 Mesa Rd.
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Attn: Steve Cash
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Condition of Sample(s) Upon Receipt: Acceptable

Date Collected: 11/01/2017
Date Received: 11/02/2017
Date Analyzed: 11/02/2017
Date Reported: 11/03/2017
Project ID: 17037245
Page 2 of 3

Client Sample Number	1896380				1896480			
Sample Location	Bedroom Wall				Outside			
Sample Volume (L)	30				75			
Lab Sample Number	17037245-003				17037245-001			
Spore Identification	Raw Ct	spr/m³	% Ttl	In/Out	Raw Ct	spr/m³	% Ttl	In/Out
Alternaria	2	67	14	-	-	-	-	-
ascospores	-	-	-	-	1	13	1	-
basidiospores	1	33	7	-	-	-	-	-
Cladosporium	3	100	21	1/1	10	133	14	-
Clear brown	-	-	-	-	1	13	1	-
Epicoccum	-	-	-	-	1	13	1	-
hyphal elements	1	33	7	1/2	6	80	8	-
Oidium	-	-	-	-	32	427	44	-
Smuts, Periconia, Myxomycetes	7	233	50	1/1	21	280	29	-
	Debris Rating 4				Debris Rating 2			
Analytical Sensitivity	Analytical Sensitivity: 33 spr/m³				Analytical Sensitivity: 13 spr/m³			
Comments								
Total *See Footnotes	14	467	~100%	1/2	72	960	~100%	-

Environmental Assessment and Consulting
 413 Mesa Rd.
 Colorado Springs, Colorado 80905
 Attn: Steve Cash
 Project: 3705 Indian Pipe Cir
 Condition of Sample(s) Upon Receipt: Acceptable

Date Collected: 11/01/2017
 Date Received: 11/02/2017
 Date Analyzed: 11/02/2017
 Date Reported: 11/03/2017
 Project ID: 17037245
 Page 3 of 3

Footnotes and Additional Report Information

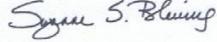
Debris Rating Table

1	Minimal (<5%) particulate present	Reported values are minimally affected by particulate load.
2	5% to 25% of the trace occluded with particulate	Negative bias is expected. The degree of bias increases directly with the percent of the trace that is occluded.
3	26% to 75% of the trace occluded with particulate	Negative bias is expected. The degree of bias increases directly with the percent of the trace that is occluded.
4	75% to 90% of the trace occluded with particulate	Negative bias is expected. The degree of bias increases directly with the percent of the trace that is occluded.
5	Greater than 90% of the trace occluded with particulate	Quantification not possible due to large negative bias. A new sample should be collected at a shorter time interval or other measures taken to reduce particulate load.

1. Penicillium/Aspergillus group spores are characterized by their small size, round to ovoid shape, being unicellular, and usually colorless to lightly pigmented. There are numerous genera of fungi whose spore morphology is similar to that of the Penicillium/Aspergillus type. Two common examples would be Paecilomyces and Acremonium. Although the majority of spores placed in this group are Penicillium, Aspergillus, or a combination of both. Keep in mind that these are not the only two possibilities.
2. Ascospores are sexually produced fungal spores formed within an ascus. An ascus is a sac-like structure designed to discharge the ascospores into the environment, e.g. Ascobolus.
3. Basidiospores are typically blown indoors from outdoors and rarely have an indoor source. However, in certain situations a high basidiospore count indoors may be indicative of a wood decay problem or wet soil.
4. The colorless group contains colorless spores which were unidentifiable to a specific genus. Examples of this group include Acremonium, Aphanocladium, Beauveria, Chrysosporium, Engyodontium microconidia, yeast, some arthrospores, as well as many others.
5. Hyphae are the vegetative mode of fungi. Hyphal elements are fragments of individual Hyphae. They can break apart and become airborne much like spores and are potentially allergenic. A mass of hyphal elements is termed the mycelium. Hyphae in high concentration may be indicative of colonization.
6. Dash (-) in this report, under raw count column means 'not detected (ND)'; otherwise 'not applicable' (NA).
7. The positive-hole correction factor is a statistical tool which calculates a probable count from the raw count, taking into consideration that multiple particles can impact on the same hole; for this reason the sum of the calculated counts may be less than the positive hole corrected total.
8. Due to rounding totals may not equal 100%.
9. Analytical Sensitivity for each spores is different for Non-viable sample when the spores are read at different percentage. Analytical Sensitivity is calculated as spr/m^3 divided by raw count. $\text{spr}/\text{m}^3 = \text{raw counts} \times (100/\% \text{ read}) \times (1000/\text{Sample volume})$. If Analytical Sensitivity is 13 spr/m^3 at 100% read, Analytical Sensitivity at 50% read would be 27 spr/m^3 , which is 2 times higher. Analytical Sensitivity provided on the report is based on an assumed 100% of the trace being analyzed.
10. Minimum Reporting Limits (MRL) for BULKs, DUSTs, SWABS, and WATER samples are a calculation based on the sample size and the dilution plate on which the organism was counted. Results are a compilation of counts taken from multiple dilutions and multiple medias. This means that every genus of fungi or bacteria recovered can be counted on the plate on which it is best represented.
11. If the final quantitative result is corrected for contamination based on the blank, the blank correction is stated in the sample comments section of the report.
12. Analysis conducted on non-viable spore traps is completed using Indoor Environmental Standards Organization (IESO) Standard 2210.
13. The results in this report are related to this project and these samples only.
14. For samples with an air volume of < 100L, the number of significant figures in the result should be considered (2) two. For samples with air volumes between 100-999L, the number of significant figures in the result should be considered (3) three. For example, a sample with a result of 55,443 spr/m^3 from a 75L sample using significant figures should be considered 55,000. The same result of 55,443 from a 150L sample using significant figures should be considered 55,400 spr/m^3 .
15. If the In/Out ratio is greater than 100 times it is indicated >100/1, rather than showing the real value.

Terminology Used in Direct Exam Reporting

Conidiophores are a type of modified hyphae from which spores are born. When seen on a surface sample in moderate to numerous concentrations they may be indicative of fungal growth.



Suzanne S. Blevins, B.S., SM (ASCP)
 Laboratory Director



Lab Use
17037245



AZ, CA, CO, GA, NJ, VA

NVLAP®
Page 1 of 1
NVLAP Lab Code 200860-0 (CO)
NVLAP Lab Code 200829-0 (VA)
NVLAP Lab Code 500097-0 (AZ)
LAB # 109583 (CO)
LAB # 102977 (GA)
LAB # 163063 (VA)
LAB # 210229 (AZ)
LAB # 102747 (NJ)

Aerobiology Client		Environmental Assessment & Consulting				
Field Contact					Collected By/Date: STEVE CASH 11-1-17	Relinquished By/Date: STEVE CASH 11-2-17
Reporting Address					Received By/Date: BN 11/2/17	
Billing Address					Sampler Type Andersen SAS	SampleAire AeroTrap Other <input checked="" type="checkbox"/>
Phone/Fax					PO# Job#	BioCulture
Reporting Email(s)					Project Name 3705 INDIANPIPE CIR	
(Routine)	24 Hour	Same Day	4 Hour	2 Hour	5 Day (Asbestos Only)	Notes:

CC Info:

	Sample No.	Test Code	Sample Location	Total Volume/Area
1	1896480	1054	OUTSIDE	65° 23% 75 L
2	1896375	1054	BEDROOM	67° 49% 75 L
3	1896380	1054	BEDROOM WALL	30 L
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				

1054	Direct, Non-viable Spore Trap	1015	Culture - WATER Legionella
1051	Direct, Qualitative- Swab/Tape	1017	Culture - SWAB Legionella
1050	Direct, Qualitative- Bulk	1010	WATER - Potable - E. coli/total coliforms
1005	AIR Culture - Bacterial Count w/ ID's	1012	SWAB - E. coli/total coliforms
1030	AIR Culture - Fungal Count w/ ID's	1028	Sewage Screen (E. coli/Enterococcus/fecal coliforms)
1006	SWAB Culture - Bacterial Count w/ ID's	2056	Heterotrophic Plate Count
1031	SWAB Culture - Fungal Count w/ ID's	3001	ASBESTOS - Point count
1008	BULK Culture - Bacterial Count w/ ID's	3002	ASBESTOS - PLM Analysis
1033	BULK Culture - Fungal Count w/ ID's	3003	ASBESTOS - Particle characterization
1007	WATER Culture - Bacterial Count w/ID's	3004	ASBESTOS - PCM Analysis

7184 North Park Drive, Pennsauken, NJ 08109 - (866) 486-1177 Fax (856) 486-0005 - email: info@purearthlab.com
 2400 Herodian Way, Suite 190, Smyrna, GA 30080 - (866) 620-9313 Fax (770) 947-2938 - email: ATL@aerobiology.net
 780 Simms Street, Suite 104, Golden, CO 80401 - (866) 620-9348 Fax (303) 232-0283 - email: denver@aerobiology.net
 43760 Trade Center Place, Suite 100, Dulles, VA 20166 - (877) 648-9150 Fax (877) 598-0946 - email: info@aerobiology.net
 2228 West Northern Avenue, Suite B110, Phoenix, AZ 85201 - (855) 738-5619 Fax (602) 441-2818 - email: phoenix@aerobiology.net
 15061 Springdale Street, Suite 111, Huntington Beach, CA 92649 - (714) 895-8401 Fax (866) 895-8132 - email: socal@aerobiology.net

Revision 10

Appendix A

Public Property Records

Public Record Property Information

Friday, October 27, 2017 Time: 8:11:49 AM

Personal Information

Schedule No: 6327104022
Owner Name: EDOKPAYI IDAHO
Location: 3705 INDIANPIPE CIR
Mailing Address: 8965 E FLORIDA AVE APT 7-101
DENVER CO 80247-7304

Previous Parcel

Replaced Parcel

Legal Description

LOT 3 BLK 2 GARDEN RANCH SUB MEADOWLAND ADD 1 FIL 3

Market Information (2017 Values)

Levy Year: 2016 Mill Levy: 57.973 Exempt Status: Not Exempt

Table	Use Code	2017 Market Value	2017 Assessed Value	Exempt
Land	SINGLE FAMILY RES.	\$27,000	\$1,940	
Imp	FRAME AVERAGE QUALITY	\$119,859	\$8,630	
	Total Value	\$146,859	\$10,570	

Estimated Taxes Payable in 2018: \$612.77

Tax Entity and Levy Information

(District: FBC)

Taxing Entity	Contact Name	Contact Phone
EL PASO COUNTY	FINANCIAL SERVICES	(719) 520-6498
EPC ROAD & BRIDGE SHARE		(719) 520-6498
CITY OF COLORADO SPRINGS	CITY OF CS-CFO	(719) 385-5224
EPC-COLORADO SPGS ROAD & BRIDGE SHARE		(719) 520-6498
COLO SPGS SCHOOL NO 11	GLENN GUSTAFSON	(719) 520-2010
PIKES PEAK LIBRARY	MIKE VARNET	(719) 531-6333
SOUTHEASTERN COLO WATER CONSERVANCY	JAMES BRODERICK	(719) 948-2400

Sale Information

Sale Date	Sale Price	Sale Type

04/01/1976	\$0	Other
12/15/1999	\$0	-
12/15/1999	\$0	-
11/04/2005	\$0	Foreclosure
04/28/2006	\$131,000	Good sale; verified REO,Gvmt,FinInst,Short,PreFC
08/06/2007	\$169,900	Good sale; verified

Land Information

Seq #	Use	Exempt	Area
1	SINGLE FAMILY RES.		8356 sq ft

Residential Information

Bldg #	Year Built	Style	Total Above Grade Area
1	1968	Split Level	882

Commercial Information



Address: 3705 INDIANPIPE CIR , COLORADO SPRINGS;

Roof Truss P/SF: 30 (Elevation: 6,415 Feet)

Permits: 17

Address	City	Zipcode	Permit	Image	Code	Project Description	Issued	Fee	S	Contractor	OwnerID
3705 INDIANPIPE CIR	COLORADO SPRINGS	80918	H96994		434	REROOF	9/29/2011	104	F	FRONT RANGE ROOFING COMPANY	B
3705 INDIANPIPE CIR	COLORADO SPRINGS	80918	H73087		434	LEAD PAINT DETERMINATION-FULL REPORT	3/28/2011	250	F	HOMEOWNER	B
3705 INDIANPIPE CIR	COLORADO SPRINGS	80918	H15666		434	FURNACE REPLACEMENT WITH VENT	12/28/2009	75	F	FOUR BAR MECHANICAL	H
3705 INDIANPIPE CIR	COLORADO SPRINGS	80918	F86451		434	GAS PRESSURE TEST FOR METER RELEASE	4/14/2006	22.5	F	SMITH PLUMBING & HEATING, INC.	H
3705 INDIANPIPE CIR	COLORADO SPRINGS	80918	E35567		434	AIR CONDITIONER	5/7/2002	30	F	A ALL ELECTRIC CONTRACTORS, INC	E
3705 INDIANPIPE CIR	COLORADO SPRINGS	80918	E35567		434	AIR CONDITIONER	5/6/2002	45	F	PARKEY'S REFRIGERATION CO.,INC	H
3705 INDIANPIPE CIR	COLORADO SPRINGS	80918	C84583		434	WATER HEATER	9/23/1996	20	F	PARKEY'S REFRIGERATION CO.,INC	H
3705 INDIANPIPE CIR	COLORADO SPRINGS	80918	C63451		434	FURN CHANGE OUT	11/1/1995	35	F	PARKEY'S REFRIGERATION CO.,INC	H
3705 INDIANPIPE CIR	COLORADO SPRINGS	80918	C53869		434	REROOF	7/5/1995	20	F	HOMEOWNER	B
3705 INDIANPIPE CIR	COLORADO SPRINGS	80907	B55992		434	FURNACE REPLACEMENT	8/26/1991	43	V	FOUNTAIN VALLEY MECHANICAL	H
3705 INDIANPIPE CIR	COLORADO SPRINGS	80918	B27415		434	FURNACE INSTALLATION	1/19/1989	62	V	PARKEY'S REFRIGERATION CO.,INC	H
3705 INDIANPIPE CIR	COLORADO SPRINGS	80918	B20124		434	DECK EXTENSION	7/18/1988	30	V	HOMEOWNER	B
3705 INDIANPIPE CIR	COLORADO SPRINGS	80918	B18734		434	ADDITION	6/10/1988	16	F	ESSENTIAL PLUMBING	P
	COLORADO SPRINGS	80918	B18734		434	ADDITION	6/9/1988	15	F	ADVANCED ELECTRIC	E

Permit Search Results

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3705 INDIANPIPE CIR											
3705 INDIANPIPE CIR	COLORADO SPRINGS	80918	B18644		434	PTL FINISH BASEMENT- BATHROOM ONLY	6/7/1988	30	F	FATHER & SON INC	B
3705 INDIANPIPE CIR	COLORADO SPRINGS	80907	A69593		434	SIDING RES	10/1/1985	15	F	ENERCON ENTERPRISES, LTD	B
3705 INDIANPIPE CIR	COLORADO SPRINGS	80907	A62643		434	DECK	7/3/1985	27	F	HOMEOWNER	B

Appendix C

Mold Glossary

Alternaria sp.- Extremely widespread and ubiquitous. Outdoors it may be isolated from samples of soil, seeds, and plants. It is commonly found in outdoor samples. It is often found in carpets, textiles, and on horizontal surfaces in building interiors. Often found on window frames. The species Alternaria is capable of producing tenuazonic acid and other toxic metabolites which may be associated with disease in humans or animals. Alternaria produces large spores having sizes between 20-200 microns in length and 7-18 microns in width, suggesting that the spores from this fungi are deposited in the nose, mouth, and upper respiratory tract. It may be related to bakers asthma. It has been associated with hypersensitivity pneumonitis, sinusitis, deratotoxicosis, onychomycosis, subcutaneous phaeohyphomycosis, and invasive infection. Common cause of extrinsic asthma (immediate-type hypersensitivity: type 1). Acute symptoms include edema and bronchospasms, chronic cases may develop pulmonary emphysema.

Aspergillus sp.- A genus of fungi containing approximately 280 species. Members of this genus have been recovered from a variety of habitats, but are especially common as saprophytes on decaying vegetation, soils, stored food, feed products in tropical and subtropical regions. Some species are parasitic on insects, plants, and animals, including humans. Species within this genus have reported water activities (Aw's) between 0.75-0.82. All of the species contained in this genus should be considered allergenic. Various Aspergillus species are a common cause of extrinsic asthma (immediate-type hypersensitivity: type 1). Acute symptoms include edema and bronchospasms. Chronic cases may develop pulmonary emphysema. Members of this genus are reported to cause a variety of opportunistic infections of the ears and eyes. Severe pulmonary infections may also occur. Many species produce mycotoxins which may be associated with disease in humans and other animals. Toxin production is dependent on the species or strain within a species and on the food source for the fungus. Some of these toxins have been found to be carcinogenic in animal species. Several toxins are considered potential human carcinogens.

Cladosporium sp. - (Hormodendrum sp.) - Aw (water activity) in the range of 0.84 to 0.88. Cladosporium is the most commonly identified outdoor fungus. The numbers are often high in the summer, and reduced in the winter. Often found indoors in numbers less than the outdoor numbers. It is a common allergen. Indoor Cladosporium sp. may be different than the species identified outdoors. It is commonly found on the surface of fiberglass duct liner in the interior of supply ducts. A wide variety of plants are food sources for this fungus. It is found on dead plants, woody plants, straw, soil, paint and textiles. It can cause mycosis. Produces greater than 10 antigens. Antigens in commercial extracts are of variable quality and may degrade within weeks of preparation. Common cause of extrinsic asthma (immediate-type hypersensitivity: type 1). Acute symptoms include edema and bronchospasms, chronic cases may develop pulmonary emphysema.

Curvularia sp. - It is reported to be allergenic. It may cause corneal infections, mycetoma, and infections in immune compromised hosts.

Myxomycetes sp. - AW (water activity) is unknown. It's natural habitat is decaying logs, dead leaves, dung, lawns, and mulched flower beds. In the indoor environment it may be found on rotting lumber. Myxomycetes is a type 1 allergen, hay fever, asthma, etc.). It is not known nor is there any reports on whether there is any toxin production.

Penicillium sp. - Aw (water activity) 0.78 - 0.88. A wide number of organisms are placed in this genera. Identification to species is difficult. Often found in aerosol samples. Commonly found in soil, food, cellulose, and grains (17, 5). It is also found in paint and compost piles. It may cause hypersensitivity pneumonitis and allergenic alveolitis in susceptible individuals. It is reported to be allergenic (skin) (7, 17). It is commonly found in carpet, wallpaper, and in interior fiberglass duct insulation (NC). Some species can produce mycotoxins. Common cause of extrinsic asthma (immediate-type hypersensitivity: type I). Acute symptoms include edema and bronchospasms, chronic cases may develop pulmonary emphysema.

