

**POST REMEDIATION MOLD INSPECTION REPORT
(MOLD CLEARANCE)**

Property: 138 Mira Del Sur, San Clementine, CA 92673

Issued:
02/27/2026

Project Number: 2602261

Performed by:



**HOME ENVIRONMENTAL QUALITY
ENGINEERING**

Website: www.homeenviroqengineering.com

Home Environmental Quality Engineering
24328 S Vermont Ave, Ste 228, Harbor City, CA 90710
Office: (424) 302-9365, Cell: (424) 399-2027
Email: testing@homeenviroqengineering.com

A handwritten signature in black ink, appearing to read 'Joachim Nkurikiyumukiza', written over a horizontal line.

Joachim Nkurikiyumukiza
M.Sc.- Industrial/Engineering Management
DOSH Cert. #22-6835 Exp. 01/21/2027
Certified Mold Inspector: 84405 Exp.08/01/2026

Date: February 27th, 2026

Attn: 911 Restoration of Orange County

Insurance: N/A
Address: N/A
Adjuster name & Phone: N/A
Email: N/A

Subject: Post Remediation Mold Inspection

Property: 138 Mira Del Sur, San Clementine, CA 92673

Owner: Tina Downey

Claim: N/A

Project: 2602261-MC

Introduction

On February 26th, 2026, Home Environmental Quality Engineering performed a post remediation mold inspection at the above listed address. Inspection and testing services were performed on February 26th, 2026, by Rafael Martinez (**Certified Mold Inspector-86504, Exp 10/30/2026**) under the supervision of **Joachim Nkurikiyumukiza, DOSH Cert# 22-6835 Exp. 08/01/2026, CMI# 84405**). The purpose of this mold inspection was to determine whether remedial activities performed inside Sunroom containment of the property were successful.

Sampling Methods

Home Environmental Quality Engineering performed a visual inspection of the contained area prior to air inspection sampling.

- No suspicious stains were found in Sunroom containment.

Upon successful completion of the visual inspection, one non-viable mold air sample (Air-O-Cell™ Spore-Trap) was collected from within the contained work area. In addition, one outdoor ambient air mold sample (Air-O-Cell™ Spore-Trap) was collected from the exterior of the property to compare indoor and outdoor mold spore counts and speciation. All samples were collected, sealed, and delivered in airtight media under chain of custody to an American Industrial Hygiene Association (AIHA) accredited laboratory for analysis.

Moisture readings and humidity levels at the time of inspection

Moisture readings on substrates

Containment	Minimum Moisture Reading	Maximum Moisture Reading	Aver. Moisture Reading	Classification
Sunroom	91	143	111	Dry

Moisture meter reading ranges: [0 – 169]: Dry, [170-199]: Risk, [200-999]: Wet

Humidity levels of outside and inside the containment

Outside/ Containment	Humidity/ Temp. °F during Sampling time	Conclusion
Exterior-South End	34/75	Normal
Sunroom	35/95	Normal

A humidity range of 30-60 is considered as ideal indoor humidity level.

Sample Analysis

Following on-site activities, all samples were subsequently submitted to Ecologics Laboratory, and AIHA Environmental Microbiology Laboratory Accreditation Program accredited laboratory for analysis. Samples were analyzed utilizing Spore trap analysis (ASTM D7391-20) method of analysis.

Lab results interpretation and recommendations

The interior air is linked to the exterior ambient air by airflow paths such as windows, doors, air vent and chimneys. The normal interior ambient air quality level should be slightly less or equal to the outside. Home Environmental Quality Engineering has a margin of error of 5 spores higher than outside.

The lab results of Ambient mold Air sample collected from Sunroom.

Room	Type of fungus (Spore category) detected Inside the room	Comment	Conclusion
Sunroom	Ascospores	Equal to outside	Acceptable
Sunroom	Penicillium / Aspergillus	Less than outside	Normal

AIR CLEARANCE TEST LAB RESULTS & CONCLUSION

Sample Location	Date Collected	Comment
Exterior-South End	02/26/2026	Baseline sample
Sunroom Containment	02/26/2026	No elevated levels of mold spores were detected.
CLEARANCE		
PASS		

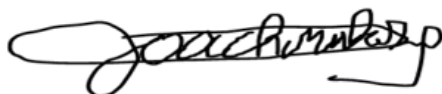
Based on the lab results, moisture readings and humidity during the time of the inspection, the above-referenced property containment areas have no elevated levels of mold spores and have passed clearance. This is contingent upon having all areas dry.

Limitations

The information and results presented in this report represent the indoor air quality within the contained work area(s) at the time of Home Environmental Quality 's inspection and air sampling February 26th, 2026. Laboratory results are true and accurate based on the time of testing; however, changes to the indoor environment of the above referenced property may create conditions conducive to additional mold growth. Home Environmental Quality cannot be held responsible or liable for future changes in indoor air quality or future mold growth.

Sincerely,

Home Environmental Quality Engineering



Joachim Nkurikyumukiza
M.Sc.- Industrial/Engineering Management
DOSH Cert. #22-6835 Exp. 01/21/2026
Certified Mold Inspector: 84405 Exp.08/01/2026

Date: 02/27/2026

Office: 24328 S Vermont Ave, Ste 228, Harbor City, CA 90710

Attachments: Laboratory Report, Chain of Custody and Site Diagram.

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant
Joachim Nkurikiye Mukiza


 Name

Certification No. **22-6835**
Expires on **01/21/2027**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq of the Business and Professions Code




MEMBERSHIP CARD

 **MICRO**

Member Name
Joachim Nkurikiyumukiza

Certifications	Expiration
CMI - 84405	08/01/2026





The image shows a membership card for 'MICRO'. The card features a green vertical bar on the left with the text 'Membership Card' written vertically. At the top, there is a logo of a microscope inside a green circle, followed by the word 'MICRO' in large, bold, black letters. Below the logo, there are three circular images: the first shows blue flowers, the second shows green leaves, and the third shows blue flowers. To the right of these images is a large, detailed image of a microscope. The card contains the following text: 'Member Name' followed by 'Rafael Martinez' in bold; 'Certifications' followed by 'CMI - 86504'; and 'Expiration' followed by '10/30/2026'.

Membership Card

MICRO

Member Name
Rafael Martinez

Certifications Expiration
CMI - 86504 10/30/2026

LAB REPORT



Spore Trap Fungal Report

(ASTM D7391-20)

Ecologics Laboratories

2487 E. Orangethorpe Ave.
Fullerton, CA 92831
(714) 632-8118

Client: Home Environmental Quality Engineering
Address: 24328 S Vermont Ave. Ste 228, Harbor City, CA 90710
Project #: 2602261-MC
Project Name: Tina Downey
Project Location: 138 Mira Del Sur, San Clemente, CA 92673
Date Collected: 02/26/2026

LAB Job #: 260227004
Number of Samples: 2
Date Received: 02/27/2026
Date Analyzed: 02/27/2026
Date Issued: 02/27/2026

Client Sample#:	ST-01			
Sample Location:	Baseline Sample - Exterior - South End			
Volume (L):	75			
LAB Sample #:	260227004.01			
Spore Categories	Raw Count	fs/m3	% of Total	Guide
Alternaria	1	40	2.3	N/A
Botrytis	-	-	-	N/A
Arthriniium	-	-	-	N/A
ascospores (Undifferentiated)	1	40	2.3	N/A
Aspergillus/ Penicillium	15	604	34.9	N/A
basidiospores (Undifferentiated)	7	282	16.3	N/A
Bipolaris/ Drechslera-Like	-	-	-	N/A
Chaetomium	-	-	-	N/A
Cladosporium	18	725	41.9	N/A
Curvularia	-	-	-	N/A
Epicoccum	-	-	-	N/A
Fusarium	-	-	-	N/A
Hyphal Fragments	-	-	-	N/A
Misc./Undiff	-	-	-	N/A
Nigrospora	-	-	-	N/A
Other Brown	-	-	-	N/A
Pithomyces/Ulocladium	-	-	-	N/A
rusts	-	-	-	N/A
Scopulariopsis	-	-	-	N/A
smuts/ Myxomycetes/ Periconia	1	40	2.3	N/A
Stachybotry/ Memnoniella	-	-	-	N/A
Stemphylium	-	-	-	N/A
Torula	-	-	-	N/A
Total	43	1,731	100	N/A
Pollen (1-5)	-	-	-	N/A
Insect Fragments (1-5)	-	-	-	N/A
Skin Fragments (1-5)	-	-	-	N/A
Fibrous Particulates (1-5)	1	-	-	N/A
Background (1-5)	2	-	-	N/A
Comments:				

Client Sample#:	ST-02			
Sample Location:	Inside Containment - Sun Room - Center			
Volume (L):	75			
LAB Sample #:	260227004.02			
Spore Categories	Raw Count	fs/m3	% of Total	Guide
Alternaria	-	-	-	-
Botrytis	-	-	-	-
Arthriniium	-	-	-	-
ascospores (Undifferentiated)	1	40	24.8	!
Aspergillus/ Penicillium	3	121	75.2	✓
basidiospores (Undifferentiated)	-	-	-	-
Bipolaris/ Drechslera-Like	-	-	-	-
Chaetomium	-	-	-	-
Cladosporium	-	-	-	-
Curvularia	-	-	-	-
Epicoccum	-	-	-	-
Fusarium	-	-	-	-
Hyphal Fragments	-	-	-	-
Misc./Undiff	-	-	-	-
Nigrospora	-	-	-	-
Other Brown	-	-	-	-
Pithomyces/Ulocladium	-	-	-	-
rusts	-	-	-	-
Scopulariopsis	-	-	-	-
smuts/ Myxomycetes/ Periconia	-	-	-	-
Stachybotry/ Memnoniella	-	-	-	-
Stemphylium	-	-	-	-
Torula	-	-	-	-
Total	4	161	100	✓
Pollen (1-5)	-	-	-	-
Insect Fragments (1-5)	-	-	-	-
Skin Fragments (1-5)	1	-	-	-
Fibrous Particulates (1-5)	1	-	-	-
Background (1-5)	1	-	-	-
Comments:				

✓ fs/m3 below outside/exterior value ! fs/m3 equal outside/exterior value ✗ fs/m3 above outside/exterior value

emily galindo


Analyzed by - Emily Galindo

Chris Becerra

Approved By - Chris Becerra

This report only applies to Air-O-Cell® and AllergencoDTM inertial impactor slit cassettes. Detection limit (raw count) is 1 spore or hyphal fragment. The reporting limit at 63x for 15 traverses is 40 fs/m3 with 33.1% of the trace scanned. "-" Denotes spore category below detection limit or not detected. Debris ratings between 2-4 can be negatively biased. A debris rating of 5 is overloaded and will not be analyzed. Spores/m3 are rounded to two significant figures. Stopping rules require raw counts in excess of 100 to be extrapolated based on the percentage analyzed. "!" denotes estimate based off stop rule. This report only relates to the samples that were submitted and Ecologics Lab and its personnel assumes no responsibility and/or are not liable for any misinformation provided by the client such as "sample location" or "sample volume." Ecologics Laboratories bears no responsibility for sample collection activities or analytical method limitations. This report must not be reproduced except in full, unless approved by Ecologics Laboratories. The Client is solely responsible for the use and interpretation of report. Ecologics Laboratories reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. Samples were received in acceptable condition unless otherwise noted.

CHAIN OF CUSTODY




**HOME ENVIRONMENTAL QUALITY
ENGINEERING**

24328 S Vermont Ave Ste 228, Harbor City, CA 90710
Tel: 424-399-2027

Email: testing@homeenviroengineering.com and homeenviroengineering@gmail.com

MOLD -CHAIN OF CUSTODY

Job ID: 260227004



Home Environmental Quality Engineering

Project Number: 2602261-MC

Project Name: Tina Downey

Project Address: 158 Mira Del Sur, San Clemente, CA 92673

Sample Date: 02/26/26

Sampled by: Touchein

M/C (color) Red Yellow Green

Analysis Requested:

Fungi (Air 0 Cell)

Fungi (Direct Examination)

Fungi (Agar Plate Count & ID)

Bacteria (Present / Absent)
E.Coli, Enterocci, Total Coliform

Bacteria (Most Probable Number)
E.Coli, Enterocci, Total coliform

Other

Turnaround:

3 hour

6 hour

24 hour

48 hour

Other

Sample Type	Sample Number	Sample Location/Description	Start Time	End Time	Humidity	Temp	Start Volume (liters)	End Volume (liters)	Sample Area or Volume
			Mold only	Mold only			Mold only	Mold only	
ST	01	Baseline Sample - Exterior - South End	3:20	3:25	34	75	15L	15L	75L
ST	02	Inside Containment - Sunroom - Corner	3:29	3:34	35	95	15L	15L	75L

Name: Touchein

Name: Emily Galina


Relinquished by: Touchein

Received by: Inulin

Date: 02/26/26 Time: _____

Date: 2/27/24 Time: 8:14

Sample codes: ST-Spore Trap Air V-Viable Air Sample B- Bulk C-Carpet SW-Swab T- Tape lift WC- Wall Cavity



260227004

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SITE DIAGRAM

Description:
Project Number: 2602261-MC
Project Name: Tina Downey
Address: 138 Mira Del Sur, San Clementine, CA 92673
Date of Testing: 02/26/2026

