



Optimize your Indoor Space for Wellness

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Contact: : [REDACTED]

930 Philinda Ave, C Santa Barbara CA 93103

Prepared By: Advanced Clean Air Solution

Contact: Sid Zagri

sid@advancedcleanairsolutions.com

ph# 805-232-7491

Mold Inspection Report

Inspection Date: 7/28/2025

Report Date: 8/4/2025

1. Executive Summary

An indoor air quality and mold inspection was conducted at the request of the tenant, Mrs. Milles, due to a history of multiple mold infestations, limited cooperation from the property owner, and significant health concerns for herself, her daughter, and her daughters fiancé. These concerns were heightened by a nearby apartment having been condemned by the city of Santa Barbara for mold.

Our investigation, which integrated a client interview, a direct visual assessment, and laboratory analysis, has confirmed the presence of a **significant and hazardous mold contamination issue**. The **Hallway Bathroom** registered a **Major** elevation of airborne mold, which included the presence of ***Stachybotrys***, a toxigenic mold known for its potential health risks. The **Kitchen** registered a **Slight** airborne elevation with a strong musty odor. Active mold growth was visually confirmed in both the Hallway Bathroom (with moisture readings over 20%) and the Master Bedroom Bathroom.

The findings indicate that past water damage and failed repairs have resulted in an unhealthy living environment. Due to the confirmed presence of water-damage indicator molds like *Stachybotrys* and the potential health impact to the occupants, immediate and professional intervention is required. It is strongly recommended that the occupants immediately deploy air purification to reduce exposure, followed by professional remediation of the affected areas according to IICRC S-520 standards.

2. Client Interview Summary

- **Reason for Inspection:** The client has dealt with multiple past mold issues with limited landlord cooperation. The inspection was prompted by increased concern that ongoing mold growth could be affecting the health of her family. A nearby apartment in the complex was recently condemned due to mold, adding to the urgency.
 - **Reported Water Damage:** The client confirmed that several water intrusion issues had occurred over time and were reported to both the owner and the property manager.
 - **Reported Odors:** Increased musty odors have been noticeable in the kitchen and in both of the upstairs bathrooms.
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3. Visual Inspection Findings

- **Hallway Bathroom:** Visible mold growth was observed. This appeared to be the result of unaddressed or failed repairs related to the shower stall. Moisture meter readings confirmed active moisture intrusion, with levels exceeding 20% in multiple areas.
 - **Kitchen:** While no visible mold growth was seen, a strong musty odor was clearly present, indicating a likely hidden mold source.
 - **Master Bedroom Bathroom:** Small amounts of visible mold growth were observed in this area.
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4. Summary of Laboratory Findings

Laboratory analysis by Sporecyte (Lab ID: AQ-30287) confirmed a significant mold issue. The **Hallway Bathroom** air sample had a **Major** elevation, containing high levels of *Aspergillus/Penicillium* (1627 spores/m³ vs. 93 outdoors) and the presence of *Stachybotrys*. The **Kitchen** air sample had a **Slight** elevation and a surface sample confirmed **Present** mold growth (*Aspergillus/Penicillium*).

5. Detailed Analysis & Integrated Observations

The combined findings from all parts of this inspection create a conclusive picture of an unhealthy indoor environment. The client's history of leaks and musty odors is directly validated by the laboratory and visual data.

The situation in the **Hallway Bathroom** is the most critical. The "Major" airborne mold level, the visual confirmation of growth, the high moisture readings, and especially the detection of *Stachybotrys*, all point to a severe, active water damage issue that requires immediate professional attention.

The **Kitchen**, with its strong musty odor and slightly elevated air sample, likely has a concealed mold source that is off-gassing and contributing to the home's overall contaminant load. The additional visible mold in the **Master Bedroom Bathroom** shows that the problem is not isolated to one location.

6. Recommendations

Given the confirmed health risks and the presence of toxigenic mold, the following steps must be taken to ensure the safety of the occupants.

- 1. Immediate Air Quality Improvement:** To reduce the risk of mycotoxin exposure prior to and during remediation, it is strongly recommended that the occupants immediately deploy **Advanced PCO (Photocatalytic Oxidation) air purification units** in the main living areas and bedrooms.
- 2. Professional Mold Remediation:** The **Kitchen** and **Hallway Bathroom** require professional mold remediation. This work **must** be performed by an IICRC-certified remediator following the strict protocols of the IICRC S-520 Standard for Professional Mold

Remediation. This will include containment of the work areas and removal of all contaminated materials. The entire apartment must also be professionally sanitized.

3. **HVAC System Remediation:** After the primary source areas have been fully remediated and sanitized, the home's HVAC system must also be professionally remediated to remove any spores that have been circulated and to prevent re-contamination of the living space.

To view your Sporecyte Laboratory Results, please [CLICK HERE](#).

To schedule a post remediation video conference please [CLICK HERE](#).

Sincerely,



Sid Zagari

Certified Residential and Commercial Mold Inspector

