



IDYLLWILD WATER DISTRICT

Memo

To: Board of Directors
From: Leo Havener, General Manager
Date: February 15, 2023
Subject: Item 7 – Administration Office Building Maintenance Items

Discussion:

General Manager Havener will provide a presentation and Board of Directors will discuss the administration office inspection reports, recommended maintenance, and proposed costs.

Attachments:

- EZ Mold Inspections Report
- Servpro Estimate
- Sean Townsend Email, Informal Estimate
- General Manager Presentation

54255 Pine Crest, Idyllwild, CA 92549



The property to be inspected/tested



EZ MOLD INSPECTIONS

EZ mold Inspections
Certified Mold Investigator/Technician
Moisture Management Inspector
Temecula Office: (951) 401-0565
39252 Winchester Rd Ste 107-196
Murrieta, CA 92563

Interpretation of the summary report for the property located at:
54255 Pine Crest, Idyllwild, CA 92549
Date of Inspection: January 20th 2023
Report # IWDM #1

This summary is intended to be the interpretation of the air test taken at the time of sampling. A&A Mold and Allergy Investigations follows the guidelines set forth by the New York City of Health & the American Conference of Governmental Industrial Hygienists, which defines clearance as air samples collected indoors being quantitatively equal or less than the outdoor samples, and qualitatively similar. It is based on the comparative sampling, which in this investigation included **1** outside/baseline air sample, **6** inside air sample & **1** direct bulk sample that were collected at the time of sampling. The lab results will be assessed using the relative levels of spores' present, quantities, and concentration in comparison to the outdoor air sample. The outdoor spore levels tend to fluctuate due to weather conditions such as humidity, rain, and wind direction. The inside spore levels tend to fluctuate due to the conditions of the area, such as open walls/floors, background debris, dry rot, open windows & crawlspaces. Spore levels may be higher at different times of the day.

Summary of the results are as follows:

The lab report did detect elevated levels of Penicillium/Aspergillus mold spores present at the inside air sample taken at Leo's office at time of inspection as compared to the outside air sample taken at time of inspection. (see results)

Recommendations:

Contact & consult with a professional mold remediation company for further evaluation concerning the mold issue & repairs as needed at the areas tested or if done properly this can be done DIY.

After the restoration/cleanup is completed have the areas retested for air quality/clearance test.

Review the helpful hints below please.

Helpful Hints:

- Open windows as much as possible when the weather allows. Ventilation & airflow are important keys in helping control the inside air quality, humidity, & odors.
- Should the outside air during the daytime cause any allergy concerns for anyone living in the house, try opening the house in the evening when the sun goes down.
- Air purifiers are a good source of cleaning the large particles from the inside air.
- Dust control/vacuuming are important factors in helping control the inside air quality.
- Removing your shoes before entering the house will help improve inside air quality.
- Installing a good allergen-type air filter in the HVAC system will help capture large particles from the inside air.
- Always utilize exhaust fans/windows in bathrooms & laundry areas when available.
- Carpet, live plants, pets, & stuffed animals, etc. are items that may cause allergy symptoms with anyone having allergy concerns.

- Using moisture control beads, portable dehumidifiers, etc. is suggested in closets/cabinets & small areas.
- Periodically inspect the rubber seals at the washer/dryer for damage & microbial growth, keep the doors open when not in use for proper ventilation
- During the wet seasons there may be noticeable amounts of condensation on the windows & frames which will attract any particles in the air such as dirt/dust/pollen & mold spores. Incorporate cleaning the windows/frames into routine house cleaning. This will help improve the inside air quality.
- Keep an air gap between the walls & furniture so air may flow freely.
- Control the drainage around the house & adjust any sprinklers off the house. When watering plants close to the house use a drip system.
- When applicable: Keep the crawlspace dry; make certain all ventilation ports are clear & open for proper airflow & air circulation. Installing a fan at the crawlspace is suggested; the fan will help with airflow & air circulation.
- Wood chips can be a source of mold/fungi concerns when wet & dried out.

Sample turn around time:

2-4 business days

Weather:

Sunny / some clouds / cold

Inside Air Temperature: 75.0 F

Inside Relative Humidity: 50.0 %

Outside Air Temperature: 39.0 F

Outside Relative Humidity: 37.0%

Time of Day:

3:00 pm

Robert W. Armstrong Jr.
Certified Mold Investigators/Technicians
Moisture Management Inspectors
ezmoldpro@gmail.com
(951) 401-0565



Report for:

Robert Armstrong
EZ Mold Inspections
39252 Winchester Rd.
Suite 107-196
Murrieta, CA 92563

Regarding: Eurofins EPK Built Environment Testing, LLC
Project: IWDM #1; 54255 Pine Crest, Idyllwild, CA
EML ID: 3141722

Approved by:

Dates of Analysis:
Direct microscopic exam (Qualitative): 01-24-2023

Technical Manager
Brandon Ferrell

Service SOPs: Direct microscopic exam (Qualitative) (EM-MY-S-1039)
AIHA-LAP, LLC accredited service, Lab ID #179768

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested.

Eurofins EPK Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins EPK Built Environment Testing, LLC's LabServe® reporting system includes automated fail-safes to ensure that all AIHA-LAP, LLC quality requirements are met and notifications are added to reports when any quality steps remain pending.

Client: EZ Mold Inspections
 C/O: Robert Armstrong
 Re: IWDM #1; 54255 Pine Crest, Idyllwild, CA

Date of Sampling: 01-20-2023
 Date of Receipt: 01-23-2023
 Date of Report: 01-24-2023

DIRECT MICROSCOPIC EXAMINATION REPORT

Background Debris and/or Description	Miscellaneous Spores Present*	MOLD GROWTH: Molds seen with underlying mycelial and/or sporulating structures†	Other Comments††	General Impression
Lab ID-Version‡: 15191620-1, Analysis Date: 01/24/2023: Bulk sample 8: Leo's Wall Bulk				
Substrate unidentified	Very few	None	None	Normal trapping

* Indicative of normal conditions, i.e. seen on surfaces everywhere. Includes basidiospores (mushroom spores), myxomycetes, plant pathogens such as ascospores, rusts and smuts, and a mix of saprophytic genera with no particular spore type predominating. Distribution of spore types seen mirrors that usually seen outdoors.

† Quantities of molds seen growing are listed in the MOLD GROWTH column and are graded <1+ to 4+, with 4+ denoting the highest numbers.

†† Some comments may refer to the following: Most surfaces collect a mix of spores which are normally present in the outdoor environment. At times it is possible to note a skewing of the distribution of spore types, and also to note "marker" genera which may indicate indoor mold growth. Marker genera are those spore types which are present normally in very small numbers, but which multiply indoors when conditions are favorable for growth.

‡ 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".
 The limit of detection is < 1+ when mold growth is detected.

For additional information necessary for the interpretation of the results, all readers are advised to refer to the document "Direct Exam Details Page" which is available on our website at:
www.emlab.com/services/mold-testing/direct-microscopic-exam-qualitative/



Report for:

Robert Armstrong
EZ Mold Inspections
39252 Winchester Rd.
Suite 107-196
Murrieta, CA 92563

Regarding: Eurofins EPK Built Environment Testing, LLC
Project: IWDM #1; 54255 Pine Crest, Idyllwild, CA
EML ID: 3141722

Approved by:

Dates of Analysis:
Spore trap analysis: 01-24-2023

Technical Manager
Brandon Ferrell

Service SOPs: Spore trap analysis (EM-MY-S-1038)
AIHA-LAP, LLC accredited service, Lab ID #179768

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested. Information supplied by the client which can affect the validity of results: sample air volume.

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Client: EZ Mold Inspections
 C/O: Robert Armstrong
 Re: IWDM #1; 54255 Pine Crest, Idyllwild, CA

Date of Sampling: 01-20-2023
 Date of Receipt: 01-23-2023
 Date of Report: 01-24-2023

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	1: Outside Control		2: Leo's Office Air		3: Hosny's Office Air		4: Hallway Wall Cavity	
Comments (see below)	None		None		None		None	
Lab ID-Version‡:	15191621-1		15191622-1		15191623-1		15191624-1	
Analysis Date:	01/24/2023		01/24/2023		01/24/2023		01/24/2023	
	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3
Ascospores	3	160						
Basidiospores	3	160			2	110	1	53
Chaetomium								
Cladosporium			3	160			7	370
Curvularia								
Epicoccum								
Fusarium								
Myrothecium								
Nigrospora								
Other brown								
Other colorless								
Penicillium/Aspergillus types†	3	160	22	1,200	5	270	4	210
Pithomyces								
Rusts	1	13						
Smuts, Periconia, Myxomycetes					2	27		
Stachybotrys								
Stemphylium								
Torula								
Ulocladium								
Zygomycetes								
Background debris (1-4+)††	1+		3+		3+		4+	
Hyphal fragments/m3	< 13		< 13		< 13		< 13	
Pollen/m3	< 13		< 13		< 13		< 13	
Skin cells (1-4+)	< 1+		1+		1+		< 1+	
Sample volume (liters)	75		75		75		75	
§ TOTAL SPORES/m3		490		1,300		400		640

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.

† 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 sample volumes when evaluating dust levels.

The analytical sensitivity is the spores/m³ divided by the raw count, expressed in spores/m³, per spore and per sample.

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.

Client: EZ Mold Inspections
 C/O: Robert Armstrong
 Re: IWDM #1; 54255 Pine Crest, Idyllwild, CA

Date of Sampling: 01-20-2023
 Date of Receipt: 01-23-2023
 Date of Report: 01-24-2023

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	5: Attic Air		6: Bathroom 1		7: Bathroom 2/Storage	
Comments (see below)	None		None		None	
Lab ID-Version‡:	15191625-1		15191626-1		15191627-1	
Analysis Date:	01/24/2023		01/24/2023		01/24/2023	
	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3
Ascospores						
Basidiospores	1	53				
Botrytis						
Chaetomium						
Cladosporium	1	53			1	53
Curvularia						
Epicoccum						
Fusarium						
Myrothecium						
Nigrospora						
Other brown			1	13		
Other colorless						
Penicillium/Aspergillus types†	6	320	1	53	1	53
Pithomyces						
Rusts						
Smuts, Periconia, Myxomycetes						
Stachybotrys						
Stemphylium						
Torula						
Ulocladium						
Zygomycetes						
Background debris (1-4+)††	2+		3+		3+	
Hyphal fragments/m3	< 13		< 13		< 13	
Pollen/m3	< 13		< 13		< 13	
Skin cells (1-4+)	< 1+		1+		1+	
Sample volume (liters)	75		75		75	
§ TOTAL SPORES/m3		430		67		110

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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MoldRANGE™, California Climate: Extended Outdoor Comparison

Outdoor Location: 1, Outside Control

Fungi Identified	Outdoor data	Typical Outdoor Data for: January in California† Köppen-Geiger climate code¹ "Csa" Mediterranean/hot summer (n‡=2297)						Typical Outdoor Data for: The entire year in California† Köppen-Geiger climate code¹ "Csa" Mediterranean/hot summer (n‡=26264)					
		very low	low	med	high	very high	freq %	very low	low	med	high	very high	freq %
Project zip code 92549	spores/m3												
Generally able to grow indoors*													
Alternaria	-	13	13	20	53	80	39	13	13	27	67	110	60
Bipolaris/Drechslera group	-	7	13	13	27	40	8	7	13	13	27	53	13
Chaetomium	-	8	13	13	27	53	11	8	13	13	27	40	24
Cladosporium	-	80	150	450	1,300	2,300	93	110	210	590	1,500	2,600	97
Curvularia	-	8	13	13	27	53	3	7	13	13	27	53	7
Nigrospora	-	7	9	13	13	27	5	7	13	13	40	80	12
Other brown	-	13	13	13	40	53	32	13	13	13	40	53	40
Penicillium/Aspergillus types	160	53	57	210	530	920	76	53	67	210	530	890	77
Stachybotrys	-	10	13	13	32	63	3	7	13	13	40	67	6
Torula	-	8	13	13	40	67	4	8	13	13	40	67	14
Seldom found growing indoors**													
Ascospores	160	25	53	160	590	1,100	64	20	50	110	370	750	67
Basidiospores	160	53	110	430	2,300	5,000	91	40	53	210	970	2,300	90
Rusts	13	8	13	13	40	67	12	10	13	20	53	93	29
Smuts, Periconia, Myxomycetes	-	13	13	27	80	130	63	13	20	53	160	290	77
§ TOTAL SPORES/m3	490												

¹Köppen-Geiger climate codes are based upon a climate classification scheme for large geographic areas. The "MoldRANGE, California Climate" report uses the sampling location zipcode to identify the Köppen-Geiger climate code in that area. Because California has such diverse climates, this approach sharpens the precision of the MoldRANGE reporting system, providing more reliable estimates of the range and average concentrations of the different airborne fungal spore types for each region. Additional information on the Köppen-Geiger climate classification system can be found on the last page of this report.

†The Typical Outdoor Data represents the typical outdoor spore levels across North America for the time period and climate code indicated. The last column represents the frequency of occurrence. The very low, low, med, high, and very high values represent the 10, 20, 50, 80, and 90 percentile values of the spore type when it is detected. For example, if the frequency of occurrence is 63% and the low value is 53, it would mean that the given spore type is detected 63% of the time and, when detected, 20% of the time it is present in levels above the detection limit and below 53 spores/m3. These values are updated periodically, and if enough data is not available to make a statistically meaningful assessment, it is indicated with a dash.

‡ n is the sample size used to calculate the MoldRange, California Climate data summarized in the table.

* The spores in this category are generally capable of growing on wet building materials in addition to growing outdoors. Building related growth is dependent upon the fungal type, moisture level, type of material, and other factors. *Cladosporium* is one of the predominant spore types worldwide and is frequently present in high numbers. *Penicillium/Aspergillus* species colonize both outdoor and indoor wet surfaces rapidly and are very easily dispersed. Other genera are usually present in lesser numbers.

** These fungi are generally not found growing on wet building materials. For example, the rusts and smuts are obligate plant pathogens. However, in each group there are notable exceptions. For example, agents of wood decay are members of the basidiomycetes and high counts of a single morphological type of basidiospore on an inside sample should be considered significant.

§ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

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C/O: Robert Armstrong
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Understanding Köppen-Geiger Climate Codes

Outdoor airborne fungal spore concentrations are strongly influenced by climate and weather patterns, often resulting in pronounced seasonal and diurnal cycles (Burge, 1995). The seasonal climatic changes directly affect the growth cycles of plants, thereby influencing fungal growth, spore maturation and release cycles. By evaluating outdoor spore concentration across similar climatic zones, rather than for the state as a whole, it is possible to provide a more precise and reliable estimate of typical outdoor spore levels and the frequency of occurrence for different airborne fungal spore types in a given area.

A widely used system for classifying climate was developed in the late nineteenth century by the climatologist Wladimir Köppen. He later collaborated with another climatologist Rudolf Geiger in making modifications to his original system. As new climatic data has become available other individuals have submitted revisions and modifications to this system which are commonly referred to as modified Köppen-Geiger climate classification systems.

The Köppen-Geiger climate classification system is a widely used system that provides an objective numerical definition of climate types in terms of climatic elements such as temperature, rainfall, and other seasonal characteristics. The modified Köppen-Geiger climate classification system adopted here includes 6 major climate categories designated by a capital letter:

- A Tropical
- B Dry
- C Mediterranean (Temperate)
- D Continental (Temperate)
- E Polar
- H Timberline

In order to represent the main climatic types, additional letter designations are added. Except for the Dry climates and Polar climates the second letter refers to rainfall regime. The second letter for Dry climates differentiates Dry Steppe climates from Dry Desert climates. The second letter for Polar climates differentiates Polar Tundra climates from Polar Ice climates. For all 6 major climate categories the third letter refers to temperature characteristics, and the fourth to special features of the climate.

California is unique in that it has a more diverse array of climate types than any other state. Based upon data mapped by the California Department of Fish and Game (2003), California displays 11 distinct climate types as defined by a modified Köppen-Geiger climate classification system:

- BSh Semi-arid, steppe hot
- BSk Semi-arid, steppe
- BSkn Semi-arid, steppe w/summer fog
- BWh Arid low latitude desert hot
- BWk Arid mid latitude desert
- Csa Mediterranean/hot summer
- Csb Mediterranean/cool summer
- Csbn Mediterranean/summer fog
- Dsb Cool continental/dry summer
- Dsc Cold winter/dry summer
- H Highland/Timberline

This report groups California zip codes in relation to these climate codes and summarizes the MoldRANGE™ data by month and by year within each climate code.

REFERENCES

California Department of Fish and Game, Atlas of the Biodiversity of California, p. 15, 2003.
Burge, Harriet A. Bioaerosols. Boca Raton: Lewis Publishers, pp. 163-171, 1995.

Interpretation of the data contained in this report is left to the client or the persons who conducted the field work. This report is provided for informational and comparative purposes only and should not be relied upon for any other purpose. "Typical outdoor data" are based on the results of the analysis of samples delivered to and analyzed by Eurofins EMLab P&K and assumptions regarding the origins of those samples. Sampling techniques, contaminants infecting samples, unrepresentative samples and other similar or dissimilar factors may affect these results. In addition, Eurofins EMLab P&K may not have received and tested a representative number of samples for every region or time period. Eurofins EMLab P&K hereby disclaims any liability for any and all direct, indirect, punitive, incidental, special or consequential damages arising out of the use or interpretation of the data contained in, or any actions taken or omitted in reliance upon, this report.

Client: EZ Mold Inspections
 C/O: Robert Armstrong
 Re: IWDM #1; 54255 Pine Crest, Idyllwild, CA

Date of Sampling: 01-20-2023
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MoldSTAT™: Supplementary Statistical Spore Trap Report

Outdoor Summary: 1: Outside Control

Species detected	Outdoor sample spores/m3				Typical outdoor ranges (North America)	Freq. %
	<100	1K	10K	>100K		
Ascospores					13 - 210 - 6,100	74
Basidiospores					13 - 440 - 25,000	89
Cladosporium					27 - 480 - 7,600	88
Penicillium/Aspergillus types					17 - 200 - 2,800	62
Rusts					7 - 27 - 360	16
Smuts, Periconia, Myxomycetes					7 - 53 - 850	64
Total						

The "Typical outdoor ranges" and "Freq. %" columns show the typical low, medium, and high spore counts per cubic meter and the frequency of occurrence for the given spore type. The low, medium, and high values represent the 2.5, 50, and 97.5 percentile values when the spore type is detected. For example, if the low value is 53 and the frequency of occurrence is 63%, it would mean that we typically detect the given spore type on 63 percent of all outdoor samples and, when detected, 2.5% of the time it is present in levels below 53 spores/m3.

Indoor Samples

Location: 2: Leo's Office Air

% of outdoor total spores/m3	Friedman chi-square* (indoor variation)	Agreement ratio** (indoor/outdoor)	Spearman rank correlation*** (indoor/outdoor)	MoldSCORE**** (indoor/outdoor)	
Result: 275%	dF: 5 Result: 2.8571 Critical value: 11.0705 Inside Similar: Yes	Result: 0.3333	dF: 5 Result: 0.1000 Critical value: 0.8000 Outside Similar: No	Score: 251 Result: High	
Species Detected		Spores/m3			
		<100	1K	10K	>100K
Cladosporium					
Penicillium/Aspergillus types					
Total					

Client: EZ Mold Inspections
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MoldSTAT™: Supplementary Statistical Spore Trap Report

Location: 3: Hosny's Office Air

% of outdoor total spores/m3	Friedman chi-square* (indoor variation)	Agreement ratio** (indoor/outdoor)	Spearman rank correlation*** (indoor/outdoor)	MoldSCORE**** (indoor/outdoor)	
Result: 82%	dF: 5 Result: 2.8571 Critical value: 11.0705 Inside Similar: Yes	Result: 0.5714	dF: 5 Result: 0.4250 Critical value: 0.8000 Outside Similar: No	Score: 137 Result: Low	
Species Detected		Spores/m3			
		<100	1K	10K	>100K
Basidiospores					110
Penicillium/Aspergillus types					270
Smuts, Periconia, Myxomycetes					27
Total					400

Location: 4: Hallway Wall Cavity

% of outdoor total spores/m3	Friedman chi-square* (indoor variation)	Agreement ratio** (indoor/outdoor)	Spearman rank correlation*** (indoor/outdoor)	MoldSCORE**** (indoor/outdoor)	
Result: 128%	dF: 5 Result: 2.8571 Critical value: 11.0705 Inside Similar: Yes	Result: 0.5714	dF: 5 Result: -0.1750 Critical value: 0.8000 Outside Similar: No	Score: 127 Result: Low	
Species Detected		Spores/m3			
		<100	1K	10K	>100K
Basidiospores					53
Cladosporium					370
Penicillium/Aspergillus types					210
Total					640

Location: 5: Attic Air

% of outdoor total spores/m3	Friedman chi-square* (indoor variation)	Agreement ratio** (indoor/outdoor)	Spearman rank correlation*** (indoor/outdoor)	MoldSCORE**** (indoor/outdoor)	
Result: 86%	dF: 5 Result: 2.8571 Critical value: 11.0705 Inside Similar: Yes	Result: 0.5714	dF: 5 Result: 0.3000 Critical value: 0.8000 Outside Similar: No	Score: 145 Result: Low	
Species Detected		Spores/m3			
		<100	1K	10K	>100K
Basidiospores					53
Cladosporium					53
Penicillium/Aspergillus types					320
Total					430

Client: EZ Mold Inspections
 C/O: Robert Armstrong
 Re: IWDM #1; 54255 Pine Crest, Idyllwild, CA

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MoldSTAT™: Supplementary Statistical Spore Trap Report

Location: 6: Bathroom 1

% of outdoor total spores/m3	Friedman chi-square* (indoor variation)	Agreement ratio** (indoor/outdoor)	Spearman rank correlation*** (indoor/outdoor)	MoldSCORE**** (indoor/outdoor)	
Result: 13%	dF: 5 Result: 2.8571 Critical value: 11.0705 Inside Similar: Yes	Result: 0.3333	dF: 5 Result: 0.1000 Critical value: 0.8000 Outside Similar: No	Score: 108 Result: Low	
Species Detected		Spores/m3			
		<100	1K	10K	>100K
Other brown					13
Penicillium/Aspergillus types					53
Total					67

Location: 7: Bathroom 2/Storage

% of outdoor total spores/m3	Friedman chi-square* (indoor variation)	Agreement ratio** (indoor/outdoor)	Spearman rank correlation*** (indoor/outdoor)	MoldSCORE**** (indoor/outdoor)	
Result: 21%	dF: 5 Result: 2.8571 Critical value: 11.0705 Inside Similar: Yes	Result: 0.3333	dF: 5 Result: -0.0250 Critical value: 0.8000 Outside Similar: No	Score: 107 Result: Low	
Species Detected		Spores/m3			
		<100	1K	10K	>100K
Cladosporium					53
Penicillium/Aspergillus types					53
Total					110

* The Friedman chi-square statistic is a non-parametric test that examines variation in a set of data (in this case, all indoor spore counts). The null hypothesis (H0) being tested is that there is no meaningful difference in the data for all indoor locations. The alternative hypothesis (used if the test disproves the null hypothesis) is that there is a difference between the indoor locations. The null hypothesis is rejected when the result of the test is greater than the critical value. The critical value that is displayed is based on the degrees of freedom (dF) of the test and a significance level of 0.05.

** An agreement ratio is a simple method for assessing the similarity of two samples (in this case the indoor sample and the outdoor summary) based on the spore types present. A score of one indicates that the types detected in one location are the same as that in the other. A score of zero indicates that none of the types detected indoors are present outdoors. Typically, an agreement of 0.8 or higher is considered high.

*** The Spearman rank correlation is a non-parametric test that examines correlation between two sets of data (in this case the indoor location and the outdoor summary). The null hypothesis (H0) being tested is that the indoor and outdoor samples are unrelated. The alternative hypothesis (used if the test disproves the null hypothesis) is that the samples are similar. The null hypothesis is rejected when the result of the test is greater than the critical value. The critical value that is displayed is based on the degrees of freedom (dF) of the test and a significance level of 0.05.

Eurofins EPK Built Environment Testing, LLC
180 Blue Ravine Rd, Folsom, CA 95630
(866) 888-6653 www.eurofinsus.com/Built

Client: EZ Mold Inspections
C/O: Robert Armstrong
Re: IWDM #1; 54255 Pine Crest, Idyllwild, CA

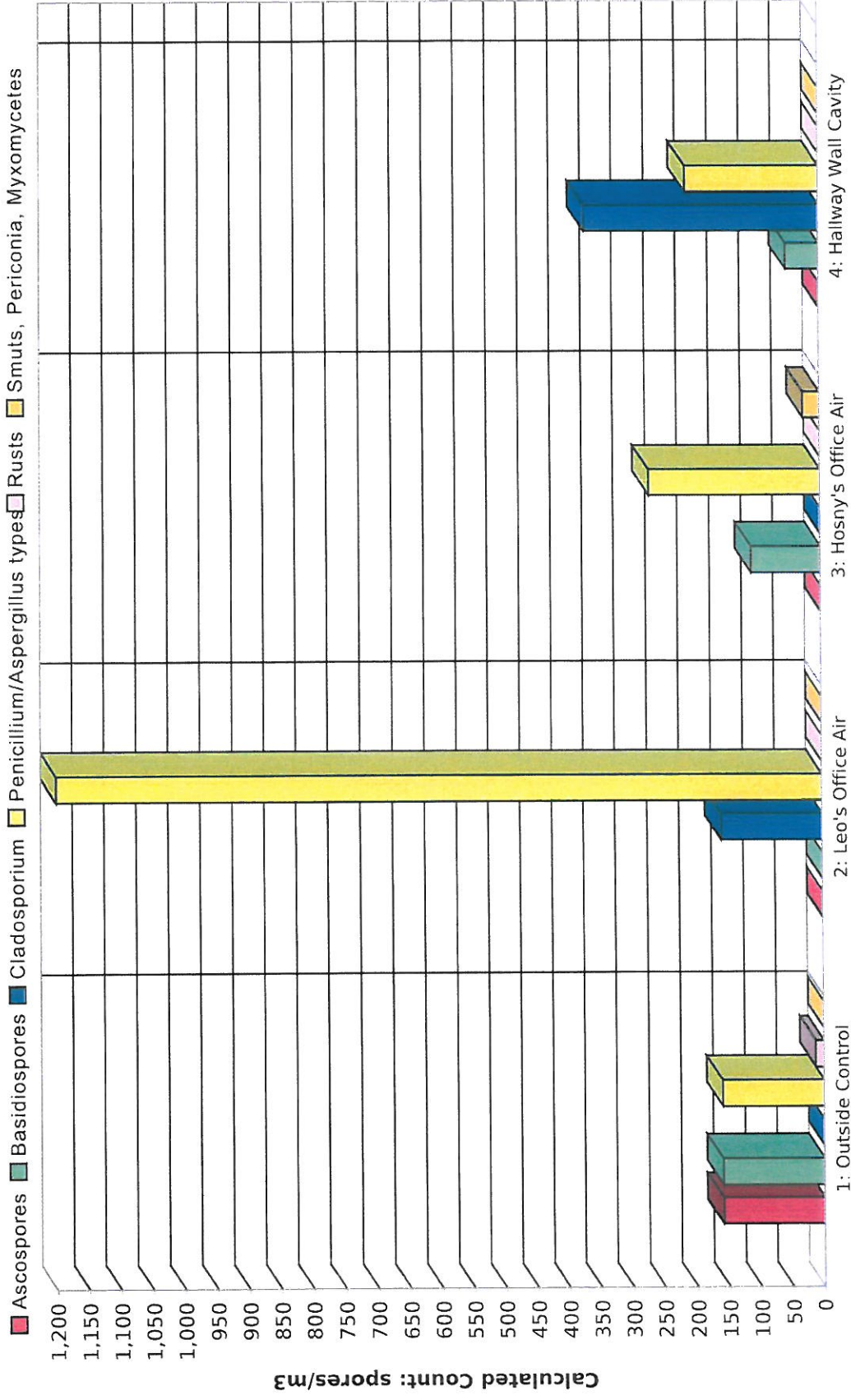
Date of Sampling: 01-20-2023
Date of Receipt: 01-23-2023
Date of Report: 01-24-2023

MoldSTAT™: Supplementary Statistical Spore Trap Report

**** MoldSCORE™ is a specialized method for examining air sampling data. It is a score between 100 and 300, with 100 indicating a greater likelihood that the airborne indoor spores originated from the outside, and 300 indicating a greater likelihood that they originated from an inside source. The Result displayed is based on the numeric score given and will be either Low, Medium, or High, indicating a low, medium, or high likelihood that the spores detected originated from an indoor source. Eurofins EMLab P&K reserves the right to, and may at anytime, modify or change the MoldScore algorithm without notice.

Interpretation of the data contained in this report is left to the client or the persons who conducted the field work. This report is provided for informational and comparative purposes only and should not be relied upon for any other purpose. "Typical outdoor ranges" are based on the results of the analysis of samples delivered to and analyzed by Eurofins EMLab P&K and assumptions regarding the origins of those samples. Sampling techniques, contaminants infecting samples, unrepresentative samples and other similar or dissimilar factors may affect these results. With the statistical analysis provided, as with all statistical comparisons and analyses, false-positive and false-negative results can and do occur. Eurofins EMLab P&K hereby disclaims any liability for any and all direct, indirect, punitive, incidental, special or consequential damages arising out of the data contained in, or any actions taken or omitted in reliance upon, this report.

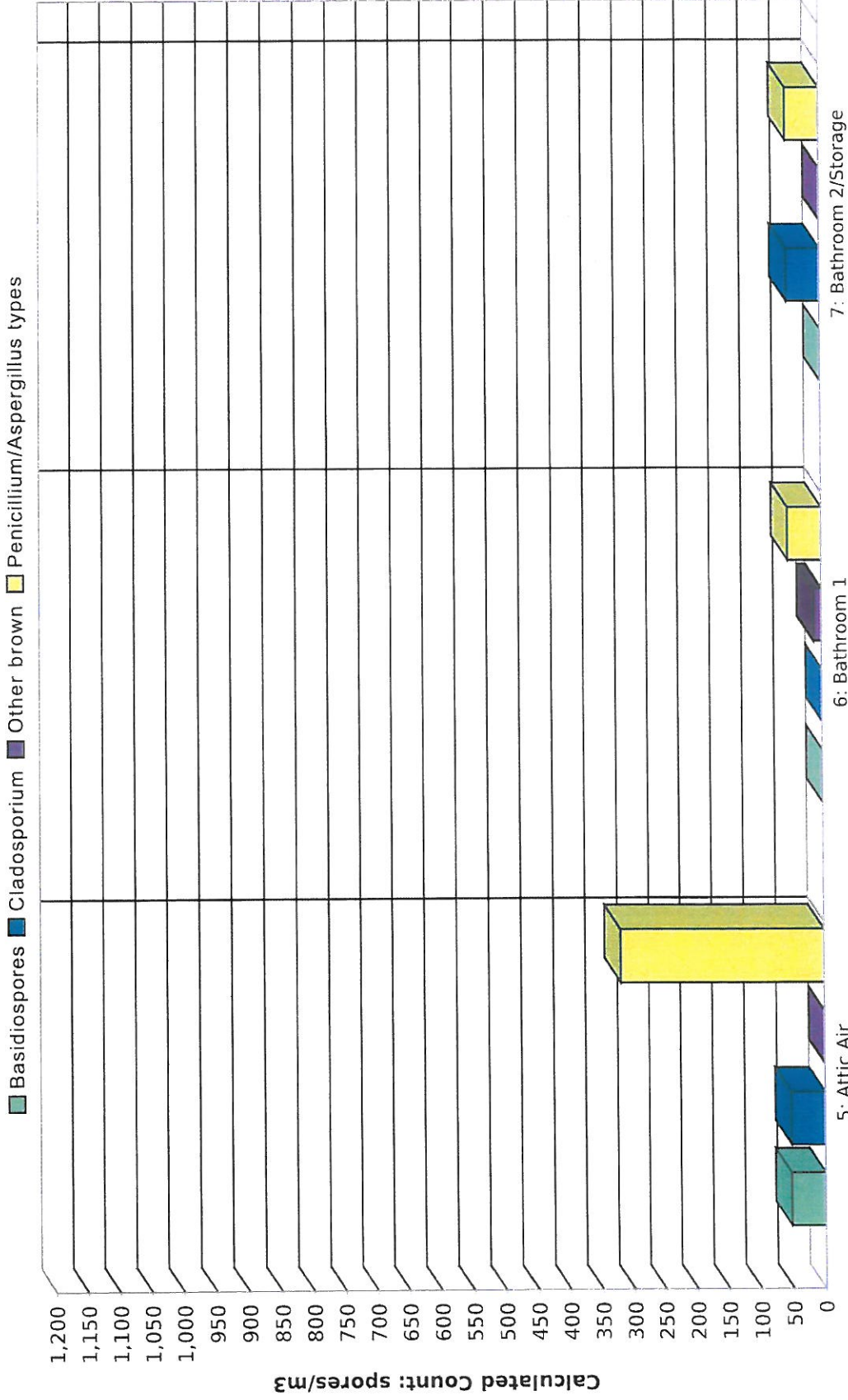
SPORE TRAP REPORT: NON-VIABLE METHODOLOGY



Comments:

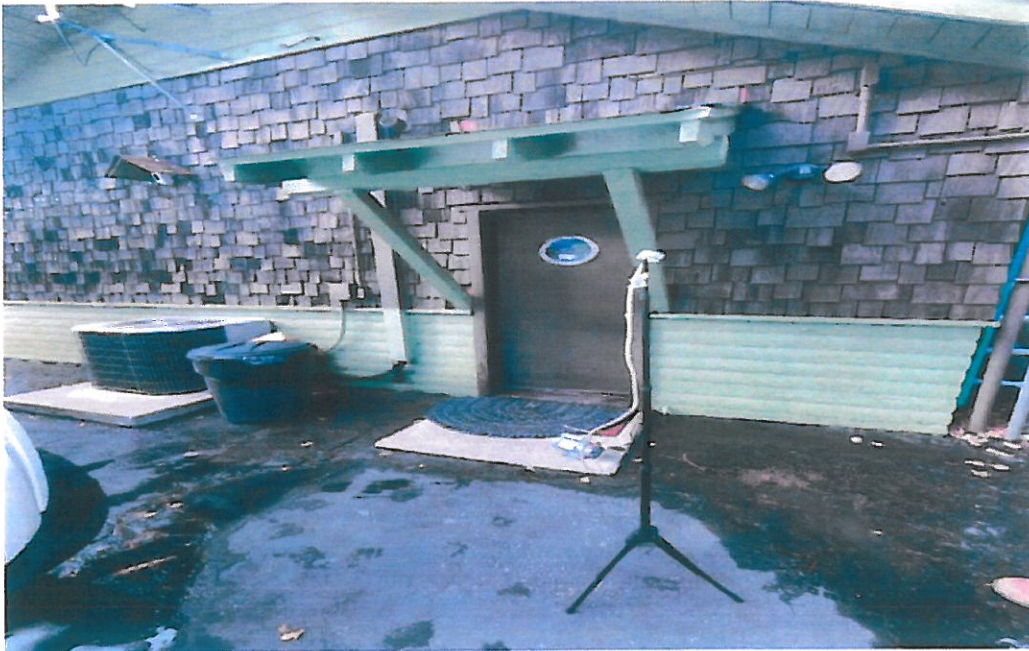
Note: Graphical output may understate the importance of certain "marker" genera. Eurofins EPK Built Environment Testing, LLC

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

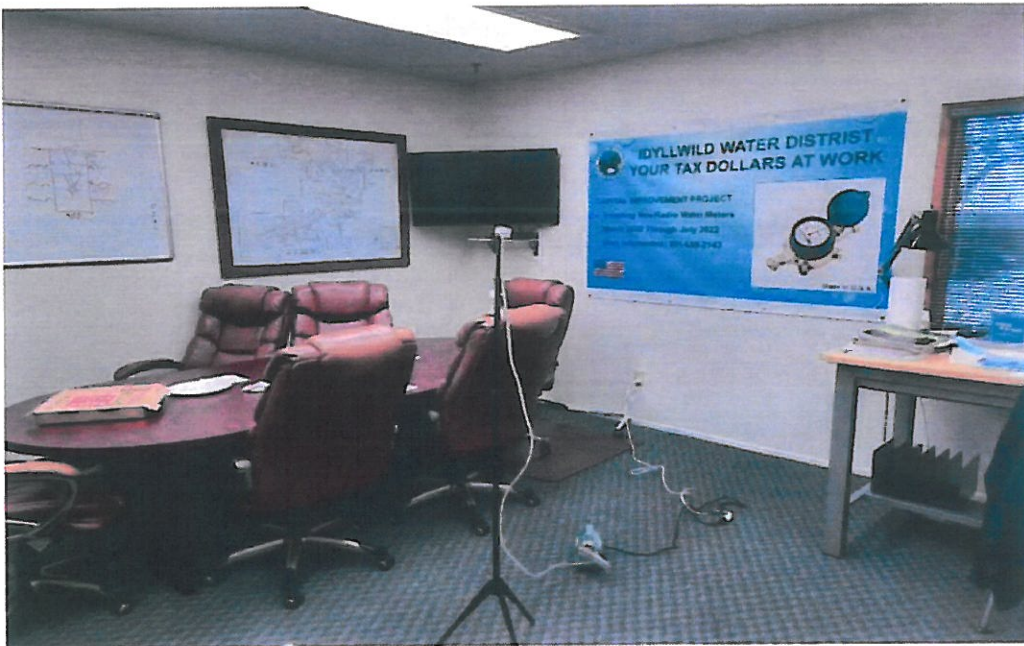


Comments:

Note: Graphical output may understate the importance of certain "marker" genera. Eurofins EPK Built Environment Testing, LLC



The outside/baseline air sample was taken at the exterior of the property



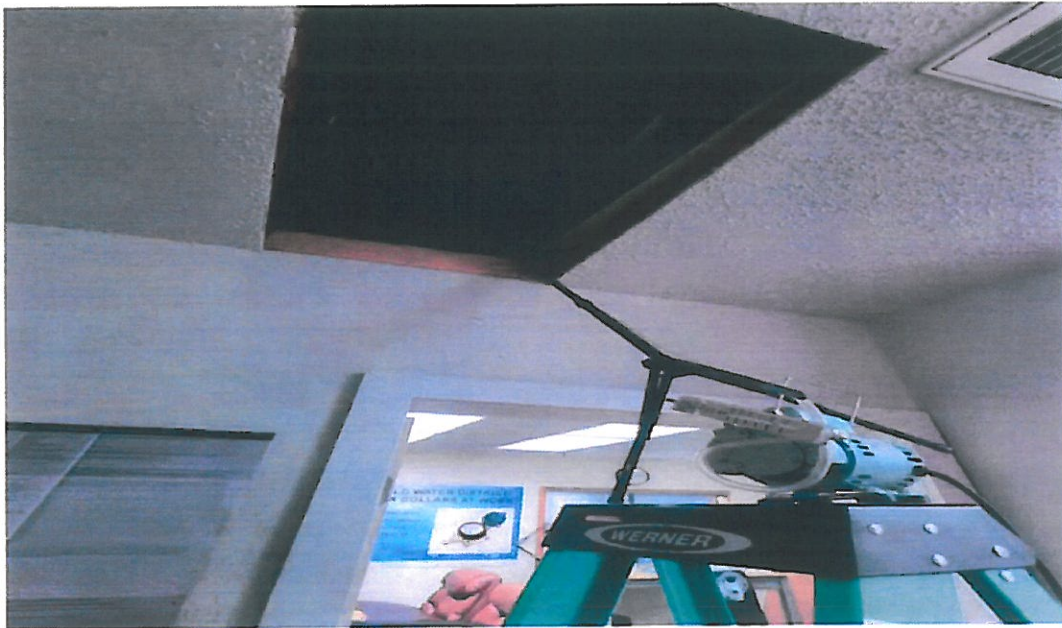
The inside air sample was taken at Leo's office



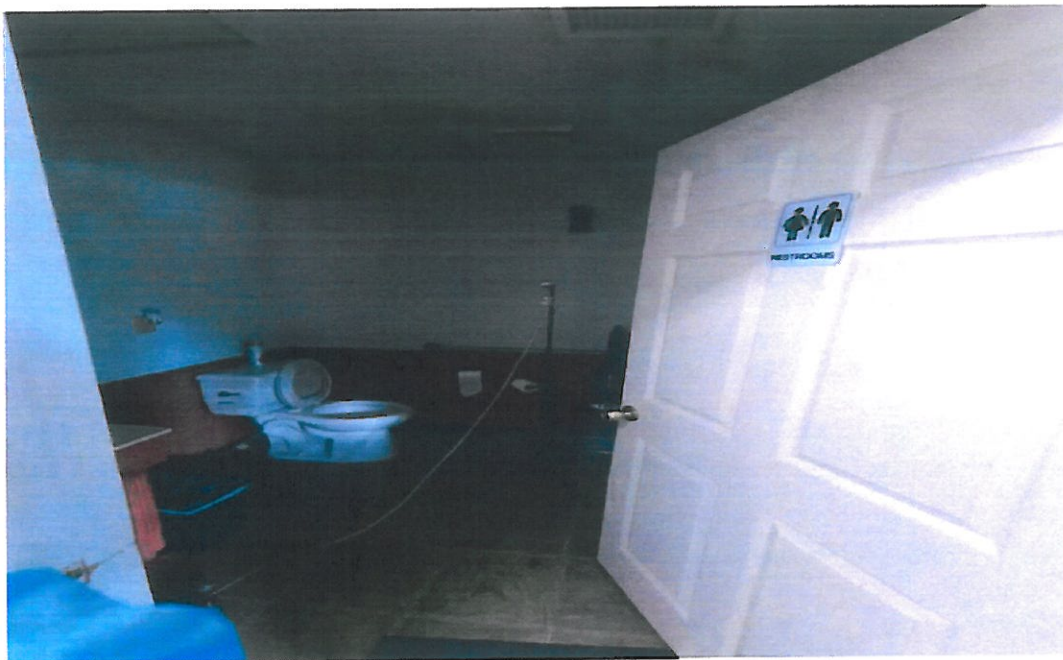
The inside air sample was taken at Hosny's office



The inside air sample was taken at the hallway wall cavity



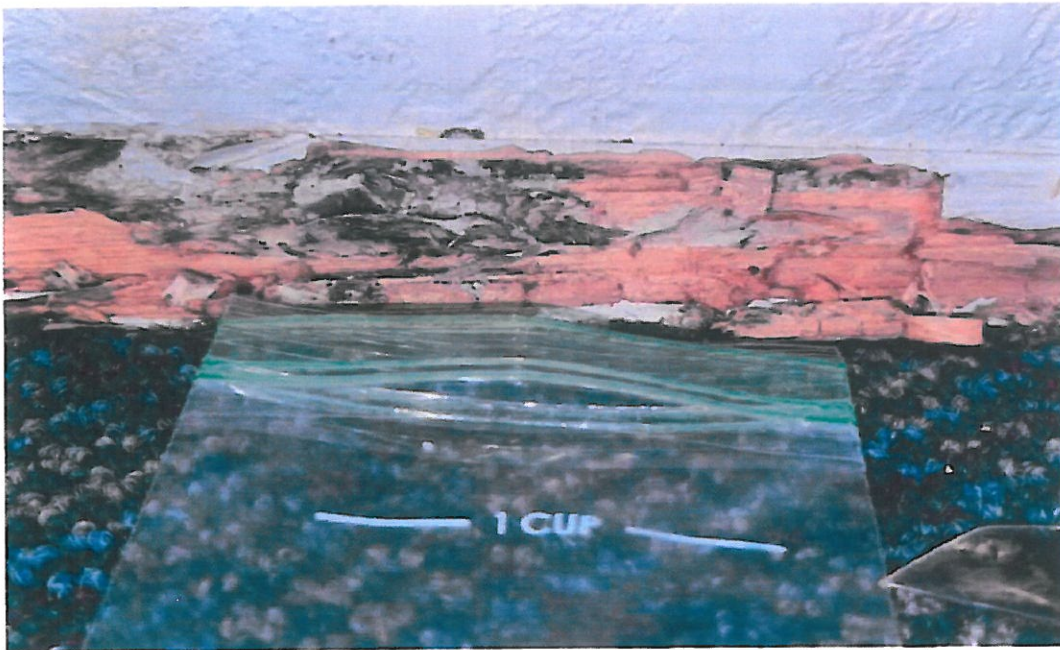
The inside air sample was taken at the attic



The inside air sample was taken at bathroom #1



The inside air sample was taken at bathroom/storage #2



The bulk sample was taken at Leo's office



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cantim@servpro10740.com
TIN # 82-3245605
LIC # 1041471

Insured: Idyllwild Water District

Claim Rep.: SELF PAY

Estimator: Camelia Antim

Business: (951) 344-6114

E-mail: office@servpro10740.com

Claim Number: SELF PAY

Policy Number: 000

Type of Loss: Other

Date of Loss: 1/30/2023 12:00 PM
Date Inspected:

Date Received:
Date Entered: 1/31/2023 11:03 AM

Price List: CABD8X_JAN23
Restoration/Service/Remodel
Estimate: IDYLLWILD_WATER_DIST

(TESTING AND RE-BUILD AREN'T INCLUDED IN THIS ESTIMATE)

Once the estimate has been approved we will require **50%** of the estimate to be paid up front before work can be started. The remaining payment will be due upon completion of job.

If you wish to pay the estimate via credit or debit card, there is a **3% fee** on top of the total amount due.

Thank you for choosing Servpro of San Jacinto/Idyllwild/Lakeview



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IDYLLWILD_WATER_DIST

SKETCH1

Main Level

Main Level

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Emergency service call - during business hours	1.00 EA	0.00	206.00	0.00	206.00
2. Emergency service call - during business hours	1.00 EA	0.00	-206.00	0.00	-206.00
3. South Coast AQMD Emergency Notification fees >1.000	1.00	0.00	380.00	0.00	380.00
4. Add for personal protective equipment - Heavy duty	8.00 EA	0.00	38.97	0.00	311.76
<i>PPE for (4) technicians for (8) hours a day for (1) day. New set was provided after lunch.</i>					
5. Respirator - Full face - multi-purpose resp. (per day)	8.00 DA	0.00	7.61	0.00	60.88
6. Respirator cartridge - HEPA & vapor & gas (per pair)	8.00 EA	0.00	34.22	0.00	273.76
7. Negative air fan/Air scrubber (24 hr period) - No monit.	2.00 DA	0.00	70.00	0.00	140.00
<i>(2) Air scrubbers were used for (1) day during removal of asbestos drywall.</i>					
8. Add for HEPA filter (for negative air exhaust fan)	3.00 EA	0.00	200.01	0.00	600.03
9. Add for HEPA filter (for canister/backpack vacuums)	3.00 EA	0.00	77.19	0.00	231.57
10. Equipment decontamination charge - HVY, per piece of equip	6.00 EA	0.00	71.03	0.00	426.18
<i>(2) Air scrubbers were decontaminated.</i>					
11. Hazardous Waste/Mold Cleaning Technician - per hour	8.00 HR	0.00	78.54	0.00	628.32
<i>(2) technicians for (4) hours wipe down affected area before clearance testing. Note: Wet wipe surrounding surface areas, floors, ceiling, and walls in order to remove all fibers after removal of asbestos drywall</i>					
12. Hazardous Waste/Mold Cleaning-Supervisory/Admin- per hour	4.00 HR	0.00	91.11	0.00	364.44
<i>Note: Supervisor to be on site (1) day for (4) hours a day coordinating crew of (4).</i>					
13. Plastic bag - used for hazardous waste cleanup - Large	150.00 EA	0.00	3.76	0.00	564.00
<i>Note: Hazardous waste removal of all Lead based building materials to be discarded at an EpA approved land fill</i>					
14. Containment Barrier/Airlock/Decon. Chamber	1,512.00 SF	0.00	1.20	0.00	1,814.40
15. Temporary safety shower	1.00 EA	0.00	90.61	0.00	90.61

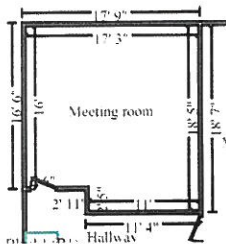


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CONTINUED - Main Level

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
16. Containment Barrier - tension post - per day	6.00 DA	0.00	3.30	0.00	19.80
17. Tear out asbestos vinyl floor covering (no haul off)	716.87 SF	4.23	0.00	0.00	3,032.36
18. Peel & seal zipper	2.00 EA	0.00	14.49	0.00	28.98
19. Hazardous materials - Remove, transport and dispose of asbestos containing materials	3.00 EA	0.00	350.00	0.00	1,050.00
<i>Note: Dispose of waste at a local EPA approved land fill</i>					
20. Abatement Discount	1.00 EA	0.00	-2,500.00	0.00	-2,500.00
21. Pack out/back Discount	1.00 EA	0.00	-1,500.00	0.00	-1,500.00
Total: Main Level				0.00	6,017.09



Meeting room

Height: 8'

554.00 SF Walls	302.58 SF Ceiling
856.58 SF Walls & Ceiling	302.58 SF Floor
33.62 SY Flooring	68.83 LF Floor Perimeter
71.33 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

Opens into HALLWAY

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
22. Tear out baseboard and bag for disposal	68.83 LF	1.43	0.00	0.00	98.43
23. Add-on for tearing out trim/base from tile/grout	68.83 LF	1.09	0.00	0.00	75.02
24. Tear out trim and bag for disposal	14.00 LF	1.43	0.00	0.00	20.02
<i>1 x door trim.</i>					
25. Tear off asbestos drywall (no haul off)	856.58 SF	2.06	0.00	0.00	1,764.55
26. Tear out and bag wet insulation	502.58 SF	1.28	0.00	0.00	643.30
27. Tear out wet non-salvageable glue down carpet, cut/bag	302.58 SF	1.40	0.00	0.00	423.61
28. Clean stud wall	137.67 SF	0.00	1.66	0.00	228.53
29. HEPA Vacuuming - Detailed - (PER SF)	1,159.17 SF	0.00	1.00	0.00	1,159.17

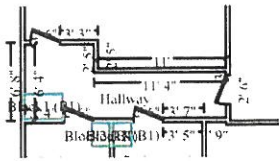


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CONTINUED - Meeting room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
30. Apply plant-based anti-microbial agent to more than the walls and ceiling	1,159.17 SF	0.00	0.42	0.00	486.85
31. Remove Interior door unit	1.00 EA	26.76	0.00	0.00	26.76
32. Negative air fan/Air scrubber (24 hr period) - No monit.	3.00 DA	0.00	70.00	0.00	210.00
Totals: Meeting room				0.00	5,136.24



Hallway

Height: 8'

310.67 SF Walls	81.86 SF Ceiling
392.53 SF Walls & Ceiling	74.82 SF Floor
8.31 SY Flooring	37.17 LF Floor Perimeter
47.17 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into BATHROOM
Door	2' 6" X 6' 8"	Opens into BATHROOM_2
Door	2' 6" X 6' 8"	Opens into MAIN_OFFICE
Door	2' 6" X 6' 8"	Opens into MEETING_ROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
33. Tear out baseboard and bag for disposal	37.17 LF	1.43	0.00	0.00	53.15
34. Add-on for tearing out trim/base from tile/grout	37.17 LF	1.09	0.00	0.00	40.52
35. Tear out trim and bag for disposal <i>1 x door trim.</i>	14.00 LF	1.43	0.00	0.00	20.02
36. Tear out cabinetry - lower (base) units	3.30 LF	14.91	0.00	0.00	49.20
37. Tear out countertop - solid surface/granite	7.59 SF	8.57	0.00	0.00	65.05
38. Tear off asbestos drywall (no haul off)	392.53 SF	2.06	0.00	0.00	808.61
39. Tear out and bag wet insulation	181.86 SF	1.28	0.00	0.00	232.78
40. Negative air fan/Air scrubber (24 hr period) - No monit.	3.00 DA	0.00	70.00	0.00	210.00

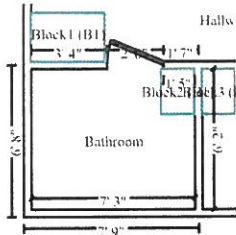


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CONTINUED - Hallway

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
41. Tear out non-salv vinyl, cut & bag - Category 3 water	74.82 SF	2.88	0.00	0.00	215.48
42. Clean stud wall	74.33 SF	0.00	1.66	0.00	123.39
43. HEPA Vacuuming - Detailed - (PER SF)	467.35 SF	0.00	1.00	0.00	467.35
44. Apply plant-based anti-microbial agent to more than the walls and ceiling	467.35 SF	0.00	0.42	0.00	196.29
Totals: Hallway				0.00	2,481.84



Bathroom

Height: 8'

198.00 SF Walls	44.71 SF Ceiling
242.71 SF Walls & Ceiling	41.71 SF Floor
4.63 SY Flooring	24.33 LF Floor Perimeter
26.83 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

Opens into HALLWAY

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
*****WALLS*****					
45. Tear out trim and bag for disposal <i>1 x door trim.</i>	14.00 LF	1.43	0.00	0.00	20.02
46. Cabinet - vanity unit - Detach	2.00 LF	0.00	27.85	0.00	55.70
47. Sink - single basin - Detach	1.00 EA	0.00	48.06	0.00	48.06
48. Remove Plumbing fixture supply line	3.00 EA	9.94	0.00	0.00	29.82
49. Tear off asbestos drywall (no haul off)	242.71 SF	2.06	0.00	0.00	499.98
50. Remove Paneling	73.00 SF	0.63	0.00	0.00	45.99
51. Tear out and bag wet insulation	194.71 SF	1.28	0.00	0.00	249.23
52. Tear out non-salv vinyl, cut & bag - Category 3 water	41.71 SF	2.88	0.00	0.00	120.12
53. Clean stud wall	48.67 SF	0.00	1.66	0.00	80.79
54. HEPA Vacuuming - Detailed - (PER SF)	284.42 SF	0.00	1.00	0.00	284.42

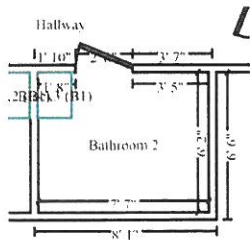


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CONTINUED - Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
55. Apply plant-based anti-microbial agent to more than the walls and ceiling	284.42 SF	0.00	0.42	0.00	119.46
56. Toilet - Detach	1.00 EA	0.00	85.02	0.00	85.02
Totals: Bathroom				0.00	1,638.61



Bathroom 2

Height: 8'

203.33 SF Walls	46.76 SF Ceiling
250.10 SF Walls & Ceiling	43.76 SF Floor
4.86 SY Flooring	25.00 LF Floor Perimeter
27.50 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

Opens into HALLWAY

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
57. Tear out trim and bag for disposal <i>1 x door trim.</i>	14.00 LF	1.43	0.00	0.00	20.02
58. Cabinet - vanity unit - Detach	2.00 LF	0.00	27.85	0.00	55.70
59. Sink - single basin - Detach	1.00 EA	0.00	48.06	0.00	48.06
60. Remove Plumbing fixture supply line	2.00 EA	9.94	0.00	0.00	19.88
61. Tear off asbestos drywall (no haul off)	250.10 SF	2.06	0.00	0.00	515.21
62. Remove Paneling	75.00 SF	0.43	0.00	0.00	32.25
63. Tear out and bag wet insulation	246.76 SF	1.28	0.00	0.00	315.85
64. Tear out non-salv vinyl, cut & bag - Category 3 water	43.76 SF	2.88	0.00	0.00	126.03
65. Clean stud wall	50.00 SF	0.00	1.66	0.00	83.00
66. HEPA Vacuuming - Detailed - (PER SF)	293.86 SF	0.00	1.00	0.00	293.86
67. Apply plant-based anti-microbial agent to more than the walls and ceiling	293.86 SF	0.00	0.42	0.00	123.42
68. Tear out countertop - solid surface/granite	5.00 SF	9.07	0.00	0.00	45.35
69. Toilet - Detach	1.00 EA	0.00	85.02	0.00	85.02



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Pack Out

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
80. Inventory, Packing, Boxing, and Moving charge - per hour 5 Techs for 8 hours for 2 days	80.00 HR	0.00	58.23	0.00	4,658.40
81. Cargo van and equipment (per day)	1.00 EA	0.00	140.68	0.00	140.68
82. Evaluate pack & inventory misc items - per Med box	120.00 EA	0.00	18.91	0.00	2,269.20
83. Evaluate pack & inventory misc items - per Sml box	40.00 EA	0.00	15.43	0.00	617.20
84. Bubble Wrap 24" wide - Add-on cost for fragile items	0.50 RL	0.00	0.17	0.00	0.09
85. Provide furniture lightweight blanket/pad	20.00 EA	0.00	9.07	0.00	181.40
Totals: Pack Out				0.00	7,866.97

Storage

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
86. Job-site cargo/storage container - 20' long (per month) Storage for 3 months	3.00 MO	0.00	140.04	0.00	420.12
87. Job-site cargo container - pick up/del. (each way) 16'-40'	2.00 EA	0.00	180.00	0.00	360.00
88. Padlock/disc lock	1.00 EA	0.00	14.24	0.00	14.24
Totals: Storage				0.00	794.36

Pack Back

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
89. Inventory, Packing, Boxing, and Moving charge - per hour 5 Techs for 8 hours for 2 days	80.00 HR	0.00	58.23	0.00	4,658.40
90. Cargo van and equipment (per day)	1.00 EA	0.00	140.68	0.00	140.68
91. Haul debris - per pickup truck load - including dump fees	0.50 EA	184.08	0.00	0.00	92.04



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CONTINUED - Pack Back

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Debris due to pack back					
92. Vacuuming - (PER SF)	SF	0.00	0.15	0.00	0.00
Vacuuming the floor after pack back is completed due to storage being located outside					
Totals: Pack Back				0.00	4,891.12
Labor Minimums Applied					
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
93. Finish carpentry labor minimum	1.00 EA	0.00	194.37	0.00	194.37
Totals: Labor Minimums Applied				0.00	194.37
Line Item Totals: IDYLLWILD_WATER_DIST				0.00	36,571.47

Grand Total Areas:

1,793.33 SF Walls	729.91 SF Ceiling	2,523.24 SF Walls and Ceiling
716.87 SF Floor	79.65 SY Flooring	220.83 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	240.83 LF Ceil. Perimeter
716.87 Floor Area	790.30 Total Area	1,793.33 Interior Wall Area
1,069.50 Exterior Wall Area	118.83 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Coverage	Item Total	%	ACV Total	%
Dwelling	23,019.02	62.94%	23,019.02	62.94%
Other Structures	0.00	0.00%	0.00	0.00%
Contents	13,552.45	37.06%	13,552.45	37.06%
Total	36,571.47	100.00%	36,571.47	100.00%



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Summary for Dwelling

Line Item Total	23,019.02
Replacement Cost Value	<u>\$23,019.02</u>
Net Claim	<u><u>\$23,019.02</u></u>

Camelia Antim



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Summary for Contents

Line Item Total	13,552.45
Replacement Cost Value	\$13,552.45
Net Claim	\$13,552.45

Camelia Antim



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Recap of Taxes



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Recap by Room

Estimate: IDYLLWILD_WATER_DIST

Area: SKETCH1

Area: Main Level			6,017.09	16.45%
Coverage: Dwelling	100.00% =		6,017.09	
Meeting room			5,136.24	14.04%
Coverage: Dwelling	100.00% =		5,136.24	
Hallway			2,481.84	6.79%
Coverage: Dwelling	100.00% =		2,481.84	
Bathroom			1,638.61	4.48%
Coverage: Dwelling	100.00% =		1,638.61	
Bathroom 2			1,763.65	4.82%
Coverage: Dwelling	100.00% =		1,763.65	
Main office			5,787.22	15.82%
Coverage: Dwelling	100.00% =		5,787.22	
<hr/>				
Area Subtotal: Main Level			22,824.65	62.41%
Coverage: Dwelling	100.00% =		22,824.65	
<hr/>				
Area Subtotal: SKETCH1			22,824.65	62.41%
Coverage: Dwelling	100.00% =		22,824.65	
Pack Out			7,866.97	21.51%
Coverage: Contents	100.00% =		7,866.97	
Storage			794.36	2.17%
Coverage: Contents	100.00% =		794.36	
Pack Back			4,891.12	13.37%
Coverage: Contents	100.00% =		4,891.12	
Labor Minimums Applied			194.37	0.53%
Coverage: Dwelling	100.00% =		194.37	
<hr/>				
Subtotal of Areas			36,571.47	100.00%
Coverage: Dwelling	62.94% =		23,019.02	
Coverage: Contents	37.06% =		13,552.45	
<hr/>				
Total			36,571.47	100.00%



SERVPRO of San Jacinto/Idyllwild/Lakeview

1281 N. State Street, A 321
 San Jacinto, CA 92583
 Bus: 951-344-6114
 Fax: 951-344-6116
 cantim@servpro10740.com
 TIN # 82-3245605
 LIC # 1041471

Recap by Category

Items			Total	%
CLEANING			1,812.72	4.96%
Coverage: Dwelling	@	100.00% =	1,812.72	
CONTENT MANIPULATION			780.12	2.13%
Coverage: Contents	@	100.00% =	780.12	
CONT: PACKING,HANDLNG,STORAGE			12,680.29	34.67%
Coverage: Contents	@	100.00% =	12,680.29	
GENERAL DEMOLITION			12,510.71	34.21%
Coverage: Dwelling	@	99.26% =	12,418.67	
Coverage: Contents	@	0.74% =	92.04	
FINISH CARPENTRY / TRIMWORK			194.37	0.53%
Coverage: Dwelling	@	100.00% =	194.37	
HAZARDOUS MATERIAL REMEDIATION			10,785.70	29.49%
Coverage: Dwelling	@	100.00% =	10,785.70	
SPECIALTY ITEMS			-2,570.00	-7.03%
Coverage: Dwelling	@	100.00% =	-2,570.00	
WATER EXTRACTION & REMEDIATION			377.56	1.03%
Coverage: Dwelling	@	100.00% =	377.56	
Subtotal			36,571.47	100.00%



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1 1-IMG_5369

Date Taken: 1/31/2023



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LIC # 1041471



2 2-IMG_5370

Date Taken: 1/31/2023



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3

3-IMG_5371

Date Taken: 1/31/2023



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LIC # 1041471



4 4-IMG_5372

Date Taken: 1/31/2023



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5

5-IMG_5373

Date Taken: 1/31/2023



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LIC # 1041471



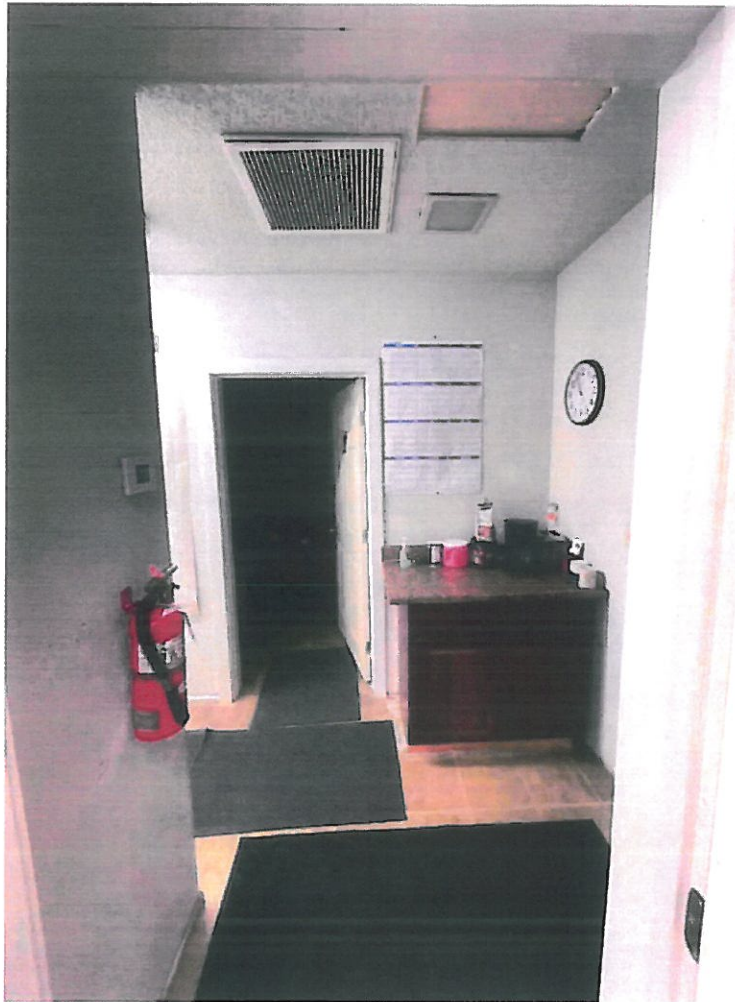
6 6-IMG_5374

Date Taken: 1/31/2023



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7 7-IMG_5375

Date Taken: 1/31/2023



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LIC # 1041471



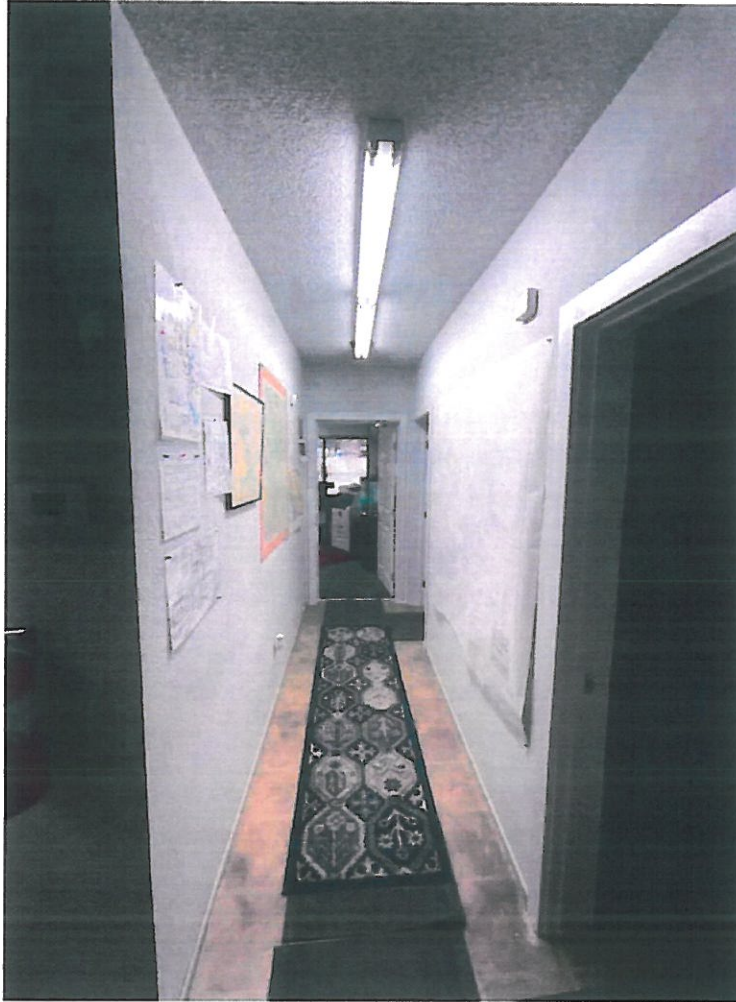
8 8-IMG_5376

Date Taken: 1/31/2023



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9

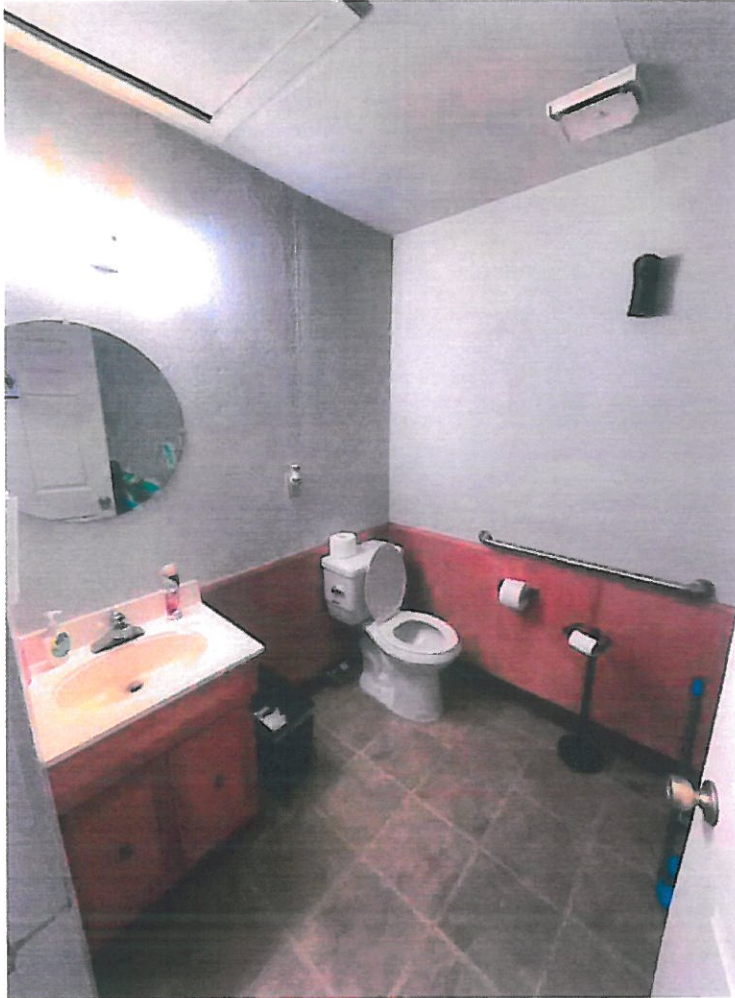
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Date Taken: 1/31/2023



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10 10-IMG_5378

Date Taken: 1/31/2023



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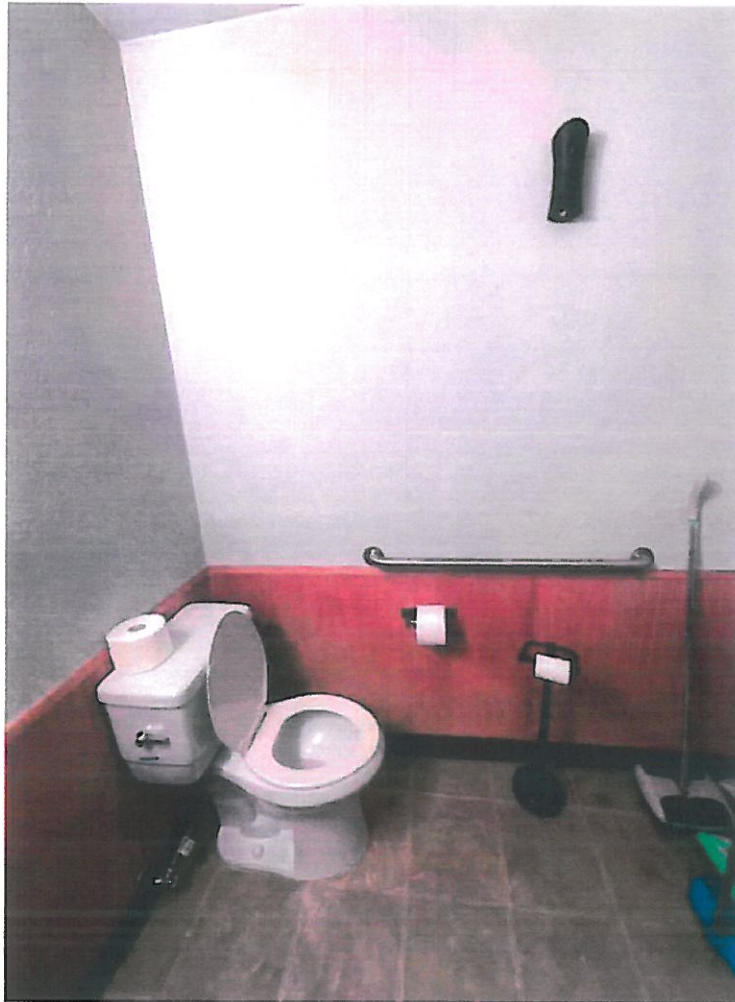
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Date Taken: 1/31/2023



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12 12-IMG_5380

Date Taken: 1/31/2023



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13 13-IMG_5381

Date Taken: 1/31/2023



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14 14-IMG_5382

Date Taken: 1/31/2023



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15 15-IMG_5383

Date Taken: 1/31/2023



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16 16-IMG_5384

Date Taken: 1/31/2023



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17 17-IMG_5385

Date Taken: 1/31/2023



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TIN # 82-3245605
LIC # 1041471



18

18-IMG_5386

Date Taken: 1/31/2023



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LIC # 1041471



19 19-IMG_5387

Date Taken: 1/31/2023



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cantim@servpro10740.com
TIN # 82-3245605
LIC # 1041471



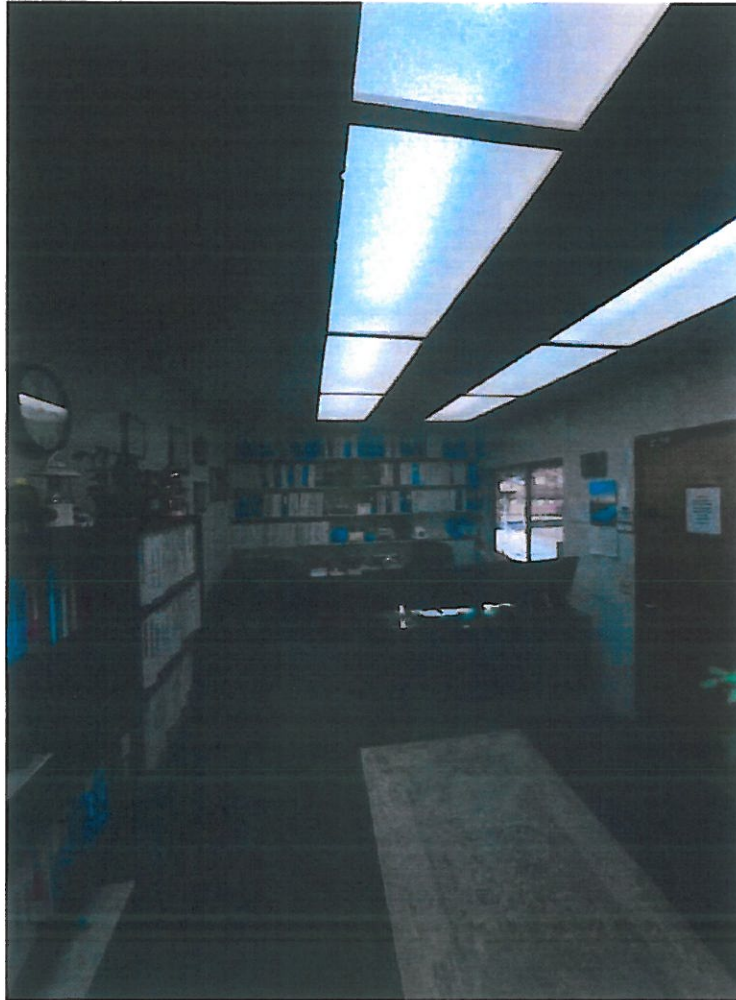
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Date Taken: 1/31/2023



SERVPRO of San Jacinto/Idyllwild/Lakeview

1281 N. State Street, A 321
San Jacinto, CA 92583
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LIC # 1041471



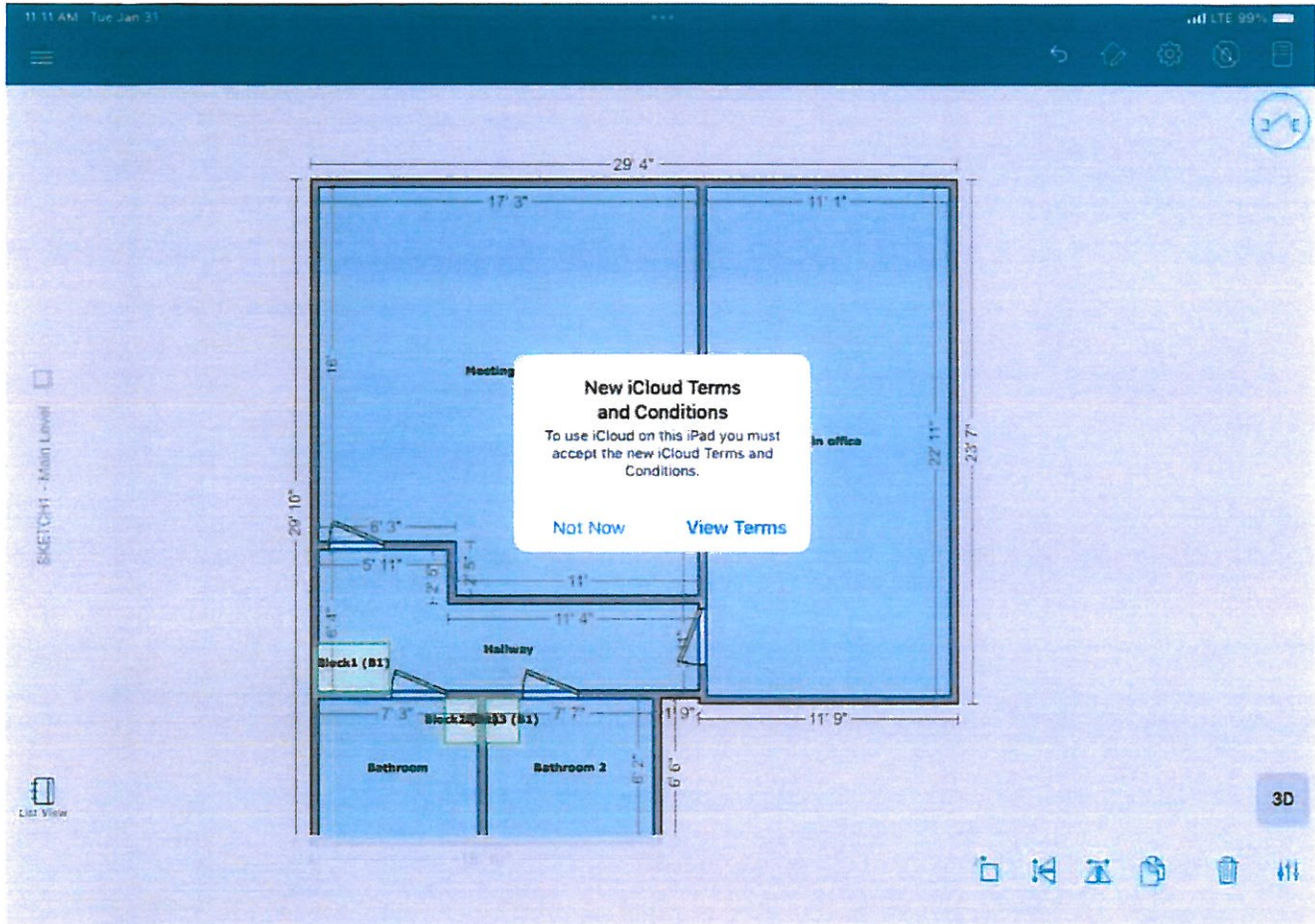
21 21-IMG_5389

Date Taken: 1/31/2023

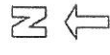
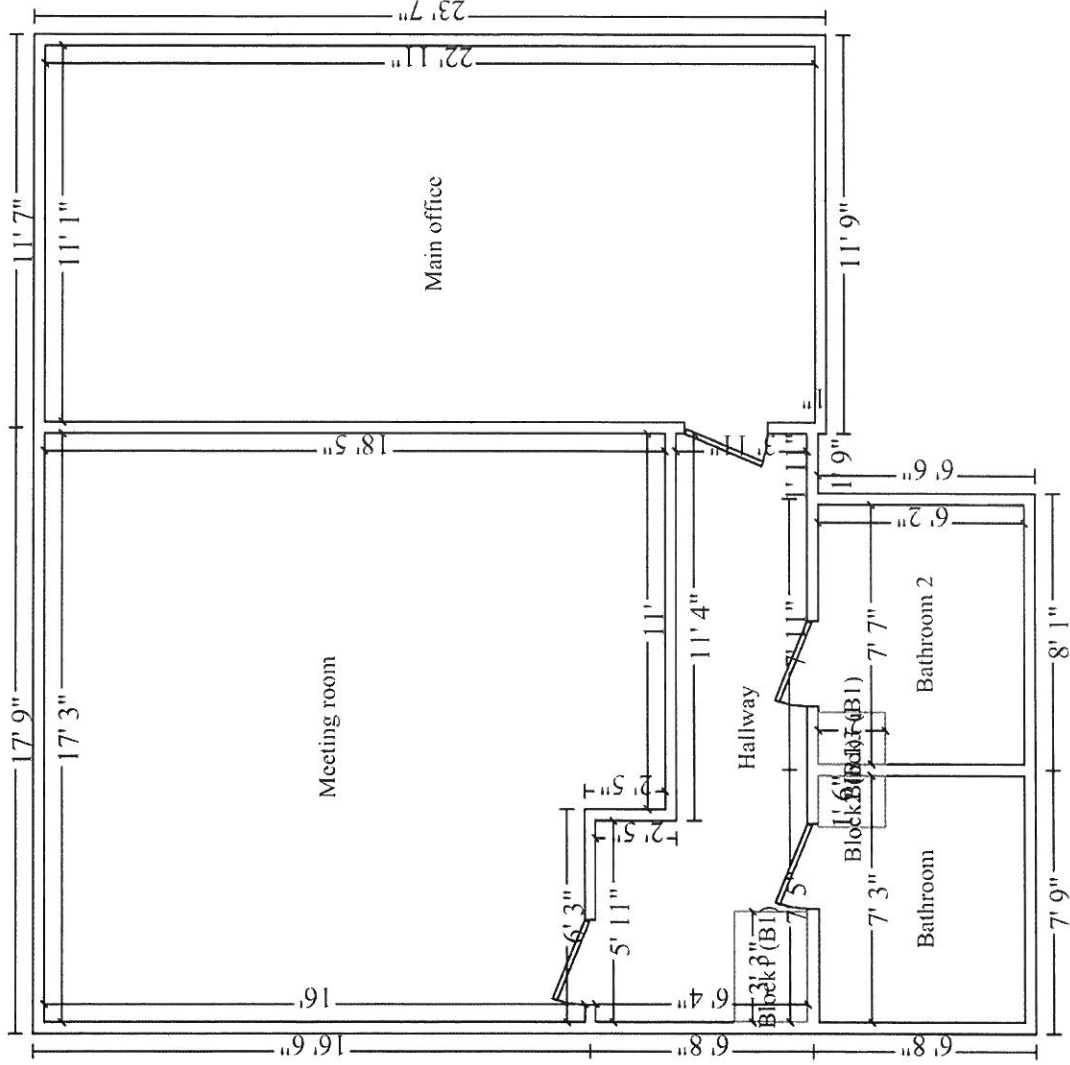


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TIN # 82-3245605
LIC # 1041471



22 22-IMG_5390



Leo Havener

From: Sean Townsend <sean@erictownsendconstruction.com>
Sent: Wednesday, February 8, 2023 4:59 PM
To: Hosny Shouman; Leo Havener
Subject: Office building

Hello all,

I measured the building square footage at 866. I project the following costs for various courses of action:

Demo and haul building: \$35,000

Remodel: \$190,000

New building of like kind: \$325,000

It should be mentioned that these are general estimates based on square footage calculation of typical costs. No one can access the true extent of the structural damage until the interior is stripped out and without a set of blue prints for a new building, no definitive bid can be given.

Sean Townsend

ADMINISTRATION BUILDING

Mold Concerns

EZ Mold Inspections Findings

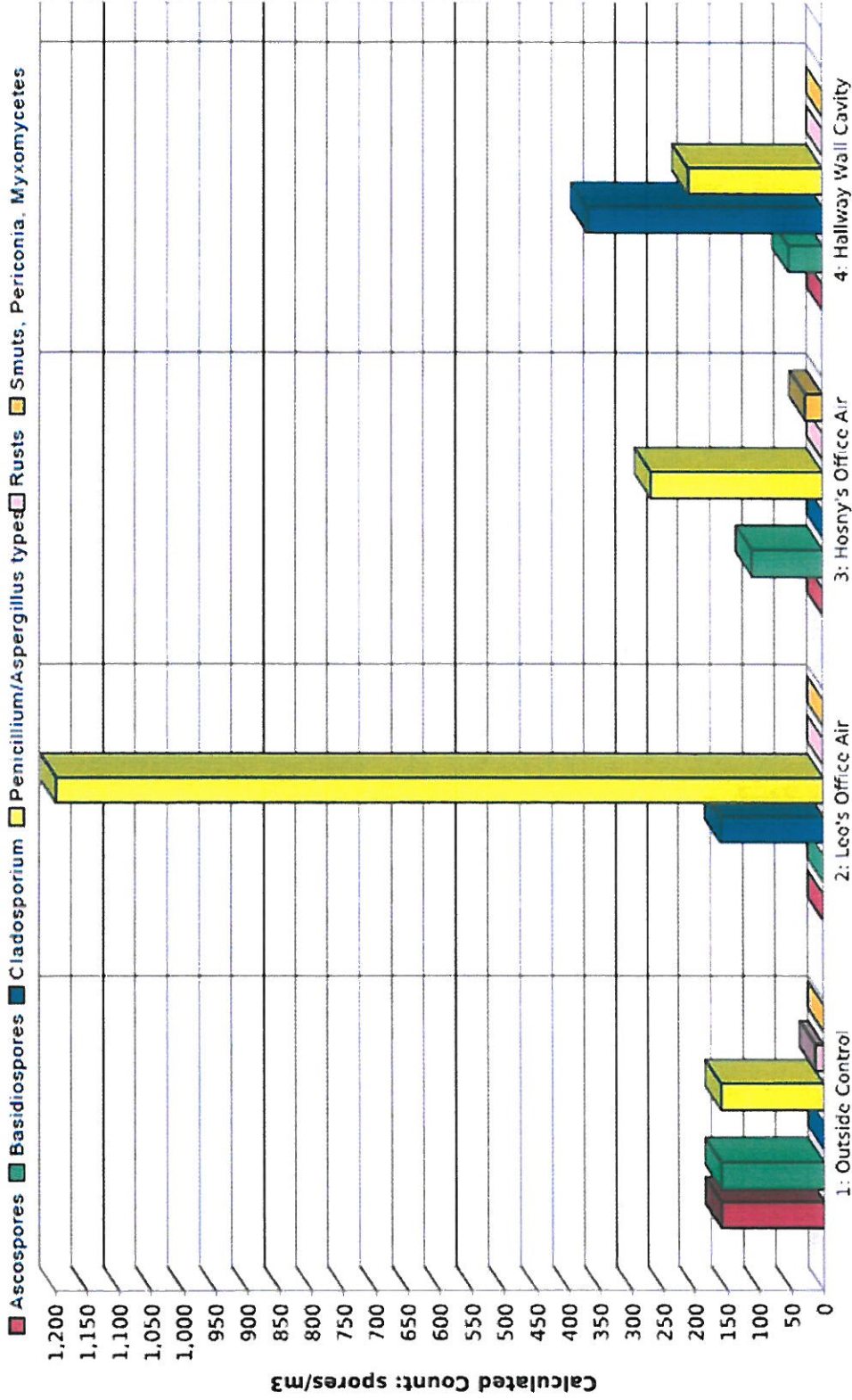
- **Outside Control**
- **Leo's Office**
- **Hosny's Office**
- **Hallway Wall Cavity**
- **Attic**
- **Bathroom 1 (Leo's)**
- **Bathroom 2 (Hosny's)**

Spores Trap Report: Non-Viable Methodology

Spores / m³

- Ascospores
- Basidiospores
- Cladosporium (Black Toxic)
- Other Brown
- Penicillium / Aspergillus
- Rust

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY



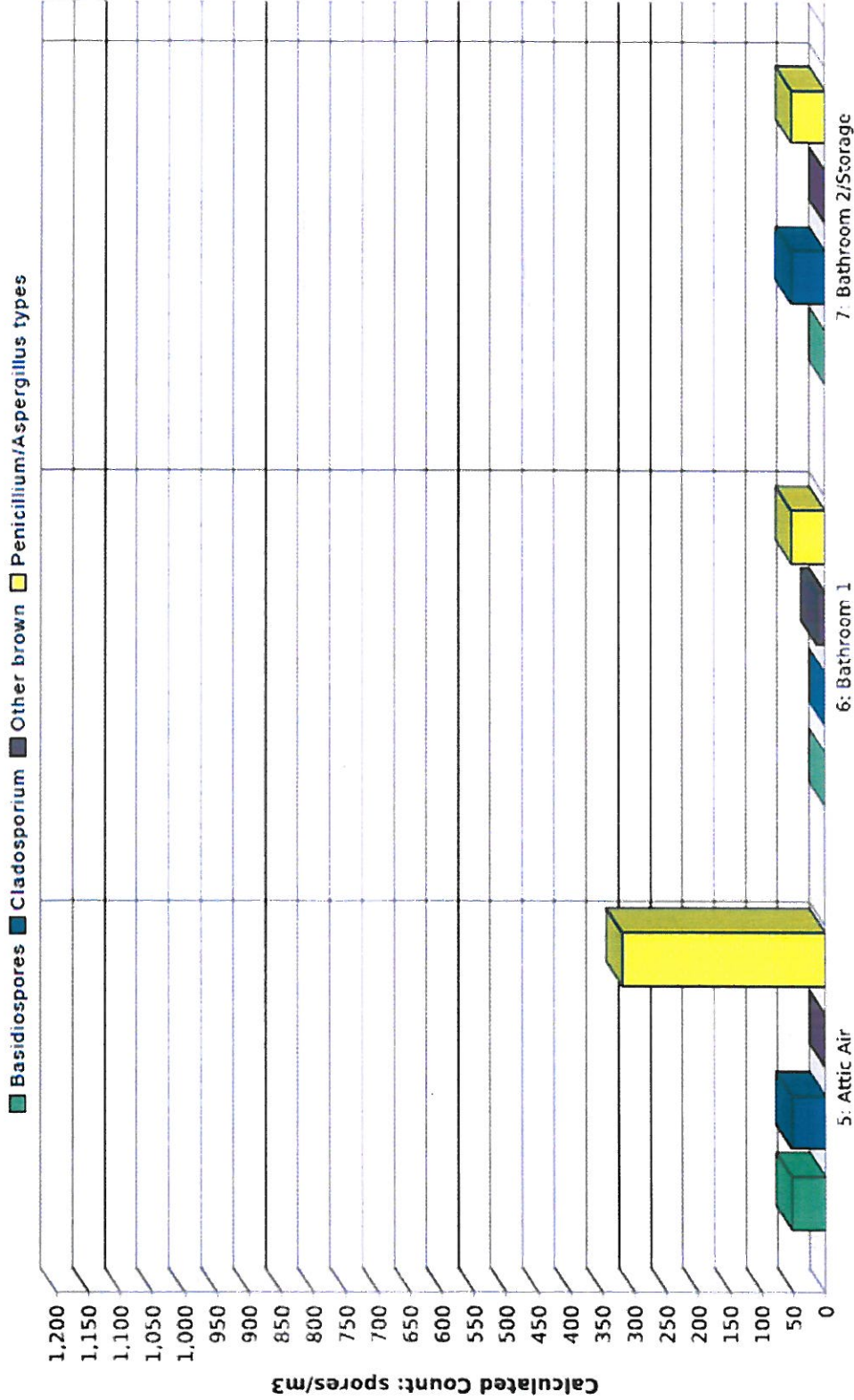
Comments:

Note: Graphical output may understate the importance of certain "marker" genera.
Eurofins: EPK Built Environment Testing, LLC

01-24-2023: IWDM #1

180 Blue Ravine Rd, Folsom, CA 95630
(866) 888-6653 www.eurofinsus.com/Built

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY



Comment:

Note: Graphical output may understate the importance of certain "marker" genera.
Eurofins: EPK Built Environment Testing, LLC



SERVPRO of San Jacinto Idyllwild/Lakeview

1281 N. State Street, A 321
 San Jacinto, CA, 92583
 Bu: 951-344-6114
 Fax: 951-344-6116
 custom@servpro10740.com
 TIN = 82-3245605
 LIC = 1041471

Mold Removal Costs = \$36,600

Recap by Room

Estimate: IDYLLWILD_WATER_DIST

Area: SKEICHI

Area: Main Level			
Coverage: Dwelling	6,017.09	100.00% =	16.45%
Meeting room	6,017.09	100.00% =	14.04%
Coverage: Dwelling	5,136.24	100.00% =	6.79%
Hallway	2,481.84	100.00% =	4.48%
Coverage: Dwelling	1,638.61	100.00% =	4.82%
Bathroom	1,638.61	100.00% =	4.82%
Coverage: Dwelling	1,763.65	100.00% =	15.82%
Bathroom 2	1,763.65	100.00% =	
Coverage: Dwelling	5,787.22	100.00% =	
Main office	5,787.22	100.00% =	
Coverage: Dwelling			
Area Subtotal: Main Level	22,824.65	100.00% =	62.41%
Coverage: Dwelling	22,824.65	100.00% =	62.41%

Area Subtotal: SKEICHI

Coverage: Dwelling	22,824.65	100.00% =	21.51%
Pack Out	7,866.97	100.00% =	2.17%
Coverage: Content	7,866.97	100.00% =	13.37%
Storage	794.36	100.00% =	0.53%
Coverage: Content	794.36	100.00% =	
Pack Back	4,891.12	100.00% =	
Coverage: Content	4,891.12	100.00% =	
Labor Minimum: Applied	194.37	100.00% =	
Coverage: Dwelling	194.37	100.00% =	

Subtotal of Areas:

Coverage: Dwelling	36,571.47	100.00% =	
Coverage: Content	23,019.02	62.94% =	
Coverage: Content	15,552.45	37.06% =	

Total

	36,571.47	100.00%	
--	-----------	---------	--

Informal Construction Estimates

- Existing building is approximately 866 S.F.
- Remodel, after mold removal = \$190,000
- Rebuild new building of like kind = \$325,000
- Demo and haul building = \$35,000

Temporary Solutions

- **Trailer & Office Rent Costs for 6 months**
- **Portable Office Trailers (2) = \$26,000**
- **Rent Office Space = \$10,000 - \$30,000**
 - When available
- **Manufactured Home / Building Estimates**
\$120,000 - \$200,000
- **Could take years for a permanent building solution**

Discussion





IDYLLWILD WATER DISTRICT

Memo

To: Board of Directors
From: Leo Havener, General Manager
Date: February 15, 2023
Subject: Item 8 – Ad Hoc Budget Committee

Discussion:

Board of Directors will discuss creation of an Ad Hoc Budget Committee consisting of two Board Members.



IDYLLWILD WATER DISTRICT

Memo

To: Board of Directors
From: Leo Havener, General Manager
Date: February 15, 2023
Subject: Item 9 – Riverside LAFCO Call For Nominations

Recommendation:

Riverside LAFCO has put forth a Call for Nominations. Any Director interested in applying for consideration review the attachments.

Background:

LAFCO seeks one (1) Regular Special District Member from the western portion of the County, which is where the District is located.

The term for this seat expires on May 4, 2026.

All nomination forms must be signed and dated by the presiding officer of the Board of Directors.

Nominations must be received at LAFCO office by 5 p.m., Tuesday, February 21, 2023.

Once all nominations are received there will be an election. Winner of the election obtains the vacant seat.

Conclusion:

Any Board Member interested in serving on the LAFCO Board, please say so.

Attachments:

- Notice to all Special District Board Presiding Officers c/o District Clerks, January 3, 2023
- Seating Independent Special Districts on LAFCO, The Process
- Call For Nominations for Two (2) Special District Member of the Riverside Local Agency Formation Commission, January 19, 2023
- Special District Selection Committee 2023 Western Region Nomination Form
- Special District Selection Committee List of Eligible Independent Special Districts of Riverside County



via electronic mail

January 19, 2023

CALL FOR NOMINATIONS FOR TWO (2) SPECIAL DISTRICT MEMBERS
OF THE RIVERSIDE LOCAL AGENCY FORMATION COMMISSION

To the Special District Selection Committee (Presiding Officers of Independent Special Districts of Riverside County c/o District Clerks):

As you were recently notified (see attached letter), we are commencing the appointment process for two (2) Regular Members of the Riverside Local Agency Formation Commission (LAFCO). I have determined that a physical meeting of the Special District Selection Committee (SDSC) is not feasible at this time. Therefore, selection proceedings will be conducted by electronic mail (e-mail). Specifically, the positions are as follows:

One (1) Regular Special District Member - must be a board member from a *district in the western portion of the County* (any district with the majority of its assessed value west of the intersection of Interstate 10 and Highway 111); and,

One (1) Regular Special District Member - must be a board member from a *district in the eastern portion of the County* (any district with the majority of its assessed value east of the intersection of I-10 and Highway 111).

Please see attached list for east and west districts.

Terms of LAFCO Members are generally four years and until appointment of a successor or reappointment of the incumbent. However, due to the vacancies occurring simultaneously, the term of the eastern vacant position will run until May 6, 2024. The term of the western vacant position will run until May 4, 2026.

The nomination period for the two positions will begin on Monday, January 23, 2023 and close on Tuesday, February 21, 2023. Any member of the Special District Selection Committee (presiding officer or an alternate board member designated by the governing body) may nominate a member of the legislative body of an independent special district board to fill the positions, consistent with the geographic requirements noted above.


Since there are two vacant positions, separate nomination forms are provided for potential nominations to either/or, or both vacant positions. Note that any nomination must be consistent with the east or west region and the appropriate nomination form. Refer to the list attached for the east/west districts.

All nomination forms must be signed and dated by the presiding officer, or the designee of your District Board of Directors. Once complete, please scan the signed form and email it to Rebecca Holtzclaw at rholtzclaw@lafco.org. **Nominations must be received in our office by 5 p.m., Tuesday, February 21, 2023.**

Following the nomination period, ballots and voting instructions will be sent to SDSC members. However, if only one candidate is nominated for either vacant position, that candidate will be deemed selected with no further proceedings.

If you have any questions, please contact our office.

Sincerely,



Gary Thompson
Executive Officer

cc: Special District Managers

Att.: 2023 East & West Nomination Forms
East/West Districts List
Copy of Election Notice_ 1-03-2023
Seating Process

RIVERSIDE LOCAL AGENCY FORMATION COMMISSION
6216 BROCKTON AVENUE, SUITE 111-B, RIVERSIDE, CA 92506 • PHONE (951) 369-0631 • www.lafco.org

**SPECIAL DISTRICT SELECTION COMMITTEE
LIST OF ELIGIBLE INDEPENDENT SPECIAL DISTRICTS OF RIVERSIDE COUNTY**

	Independent Special Districts	Region
1.	Chiriaco Summit County Water District	east
2.	Citrus Pest Control District No. 2	east
3.	Coachella Valley Mosquito & Vector Control District	east
4.	Coachella Valley Public Cemetery District	east
5.	Coachella Valley Resource Conservation District	east
6.	Coachella Valley Water District	east
7.	Desert Healthcare District	east
8.	Desert Recreation District	east
9.	Desert Water Agency	east
10.	Mission Springs Water District	east
11.	Palm Springs Cemetery District	east
12.	Palo Verde Cemetery District	east
13.	Palo Verde Healthcare District	east
14.	Palo Verde Irrigation District	east
15.	Palo Verde Resource Conservation District	east
16.	Palo Verde Valley Library District	east
17.	Southern Coachella Valley Community Services District	east
18.	Valley Sanitary District	east
19.	Banning Library District	west
20.	Beaumont Library District	west
21.	Beaumont-Cherry Valley Recreation & Park District	west
22.	Beaumont-Cherry Valley Water District	west
23.	Cabazon County Water District	west
24.	De Luz Community Services District	west
25.	Eastern Municipal Water District	west
26.	Edgemont Community Services District	west
27.	Elsinore Valley Cemetery District	west
28.	Elsinore Valley Municipal Water District	west
29.	Fern Valley Water District	west
30.	High Valleys Water District	west
31.	Home Gardens County Water District	west
32.	Home Gardens Sanitary District	west
33.	Idyllwild Fire Protection District	west
34.	Idyllwild Water District	west
35.	Jurupa Area Recreation & Park District	west
36.	Jurupa Community Services District	west
37.	Lake Hemet Municipal Water District	west
38.	Murrieta Valley Cemetery District	west
39.	Northwest Mosquito & Vector Control District	west
40.	Pine Cove Water District	west
41.	Pinyon Pines County Water District	west
42.	Rancho California Water District	west
43.	Riverside-Corona Resource Conservation District	west
44.	Rubidoux Community Services District	west
45.	San Geronio Memorial Healthcare District	west
46.	San Geronio Pass Water Agency	west
47.	San Jacinto Basin Resource Conservation District	west
48.	San Jacinto Valley Cemetery District	west
49.	Summit Cemetery District	west
50.	Temecula Public Cemetery District	west
51.	Temecula-Elsinore-Anza-Murrieta Resource Conservation District	west
52.	Temescal Valley Water District	west
53.	Tenaja Community Services District	west
54.	Valley-Wide Recreation & Park District	west
55.	Western Municipal Water District	west



via electronic mail

January 3, 2023

Notice to all Special District Board Presiding Officers c/o District Clerks:

Recently, both special district regular member seats for the Riverside Local Agency Formation Commission (LAFCO) became vacant, therefore necessitating an election to fill the corresponding positions. Later this month, we will begin the process of selecting the two special district regular members for Riverside LAFCO. The purpose of this letter is to inform all districts of the process in advance so each district can be prepared.

Historically, the Special District Selection Committee (SDSC) has conducted its elections at a physical meeting in conjunction with a dinner meeting hosted by the Special District Association of Riverside County. Due to cost and logistics, it was determined by the SDSC such a physical meeting is not entirely feasible. Therefore, until determined otherwise by the SDSC, all elections will be conducted by Riverside LAFCO utilizing electronic mail (e-mail), as explained below, and as was conducted for the most recent Special District Election.

Specifically, the election will be for two LAFCO position as follows: a Regular Special District Member *from the western portion of the County* (any district with the majority of its assessed value west of the intersection of I-10 and Highway 111), and a Regular Special District Member *from the eastern portion of the County* (any district with the majority of its assessed value east of the intersection of I-10 and Highway 111). Please see attached list denoting those districts that are either in the west area, or east area. Presiding officers from all Districts are eligible to vote for each position. The term of the western vacant position will run through May 4, 2026. The term of the eastern vacant position will run through May 6, 2024.

The SDSC is comprised of the presiding officers of each independent special district of Riverside County. In approximately 2 weeks, Riverside LAFCO will transmit a formal call for nominations to SDSC members, in care of each District's Clerk. The District Clerks are responsible for transmitting the nomination package to the Board Presiding Officer. Formal nominations must be submitted by SDSC members (i.e., presiding officers) or designated alternates (see below). The nomination period will be approximately 30 days. If only one candidate is nominated, that candidate will be deemed appointed. After nominations are received, an emailed ballot will be sent to the voting member, in care of the District Clerks, to cast a vote.

If the presiding officer is unable to submit a nomination or vote, the governing body of the District may designate another board member to act in place of the presiding officer. District managers or other staff members may not nominate candidates or vote. Please note that neither nominations nor votes of the presiding officer require action of the governing body. Board members designated by their governing body to vote in place of the presiding officer should provide that authorization (in the form of a resolution or minute order) to LAFCO no later than the time the ballot is cast.

Notice to all Special District Board Presiding Officers c/o District Clerks

January 3, 2023


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Ballots will be due approximately 30 days from receipt and will be annotated with a required submittal date.

Note: there are 55 voting districts in Riverside County. To meet the 50% + 1 quorum requirement for this election, we need at least 28 ballots returned from SDSC members for the election to be valid.

Again, in order to expedite this process, please ensure this information is passed to your Presiding Officer when received. Please contact Rebecca Holtzclaw at rholtzclaw@lafco.org with any questions or concerns.

Sincerely,



Gary Thompson
Executive Officer

cc: District General Managers

Attachment:

Special District List by Areas

Seating Independent Special Districts on LAFCO

THE PROCESS

The independent special district selection committee shall consist of the presiding officer of the legislative body of each independent special district. Those districts shall include districts located wholly within the county and those containing territory within the county representing 50 percent or more of the assessed value of taxable property of the district (56332 a).

The LAFCO executive officer (EO) shall call and give written notice of all meetings of the members of the selection committee. A meeting shall be called and held under one of the following circumstances (56332 b):

- ♦ Whenever the EO anticipates that a vacancy will occur within the next 90 days among the members or alternate member (56332 b.1).
- ♦ Whenever a vacancy exists among the members or alternate member (56332 b.2).
- ♦ Upon receipt of a written request by one or more members of the selection committee (56332 b.3).
- ♦ Upon the adoption of a resolution of intention (56332 b.4).

The call for nominations, ballots, and voting instructions shall be delivered by certified mail to each eligible district. As an alternative to the delivery by certified mail, *the EO may transmit materials by electronic mail*. All notices and election materials shall be addressed to the presiding officer, in care of the clerk of the district (56332.3).

The EO shall prepare and deliver a call for nominations to each eligible district. The presiding officer, or his or her alternate as designated by the governing body, may respond in writing at least 30 days from the date on which the EO mailed the call for nominations (56332.1).

At the end of the nominating period, if only one candidate is nominated, that candidate shall be deemed appointed. If two or more candidates are nominated, the EO shall prepare and deliver one ballot and voting instructions to each eligible district. The ballot shall include the names of all nominees and the office for which each was nominated. Each presiding officer, or his or her alternate as designated by the governing body, shall return the ballot to the EO by the date specified in the voting instructions, which date shall be at least 30 days from the date on which the EO mailed the ballot to the eligible district (56332.2).

Nominations and ballots may be returned to LAFCO by electronic mail (56332.4).

Each returned nomination and ballot shall be signed by the presiding officer, or his or her alternate as designated by the governing body of the eligible district (56332.5).

The term of office of each member shall be four years. The expiration date of the term of office of each member shall be the first Monday in May in the year in which the term of the member expires. However, the length of a term of office shall not be extended more than once (56334).