



City Manager's Office

MEMORANDUM

DATE: 9/21/2023

TO: Mayor and Council

THROUGH: Doug Thornley, City Manager **Approved Electronically**

FROM: Jackie Bryant, Assistant City Manager

SUBJECT: **315 & 335 Record Street**

Please see the attached information relative to 315 and 335 Record Street.



City Manager's Office

MEMORANDUM

DATE: 9/21/2023
TO: Doug Thornley, City Manager
FROM: Jackie Bryant, Assistant City Manager
SUBJECT: 315 & 335 Record Street

Please see the attached information relative to 315 and 335 Record Street.

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5. FORENSIC INVESTIGATION REPORT

CAC Condition Today

Building is unsafe to occupy. See CAC Memo, attached. A forensic inspector will be assessing the building and testing the extent of the mold damage on Wednesday, September 13th. We should have the report by the end of the week.

Additionally, during the weekend of September 9th, someone broke into the building and stole copper parts necessary for electrical and plumbing. Parts of the building do not have water or electricity.

CAC Calls for Service

Thirteen calls for service due to vandalism/break ins since the facility closed in 2022.

Community Assistance Center (315 & 335 Record St) Maintenance Costs Operations January 1, 2018 – December 31, 2022

Labor and Materials = \$298,774
 Outside services (maintenance & Repairs) = \$361,306
 Janitorial services = \$370,980 5 years/avg \$6,183 per month
 Security Services = \$872,780 5 years/avg \$14,546 per month
 1 full-time maintenance technician paid by VOA/H.A.N.D. = \$70,000

Total for 5 years \$1,973,840.00

Current Amount City of Reno Spends on Homeless Related Resources Annually

Table 10. Reno Homeless Related Service Costs

Provider	Purpose	Staffing	Cost
City Manager's Office Clean and Safe Program			
Qual-Econ	Contract services		\$429,688
RISE Contract	Contract services		\$399,951
Karma Box Project	Contract services		\$58,155
Clean and Safe Program	Operations and Staff	3	\$560,284
Total			\$1,448,077
Police Department	Outreach Team and CAO Support	11	\$933,103
Fire Department			
Fire Cost	Response to Calls for Service	N/A	\$115,843
Dispatch	Response to Calls for Service	N/A	\$19,493
Total			\$135,336
Parks and Recreation (2020 estimate)	Encampment clean up		\$41,300
Public Works (2020 estimate)	Encampment clean up		\$203,675
Neighborhood Services (2020 estimate)	Parking and Towing		\$15,400
Housing Department	Various Programs		Not-quantified
Total Cost Estimate			\$2,776,900

* Source: City of Reno, Economic & Planning Systems

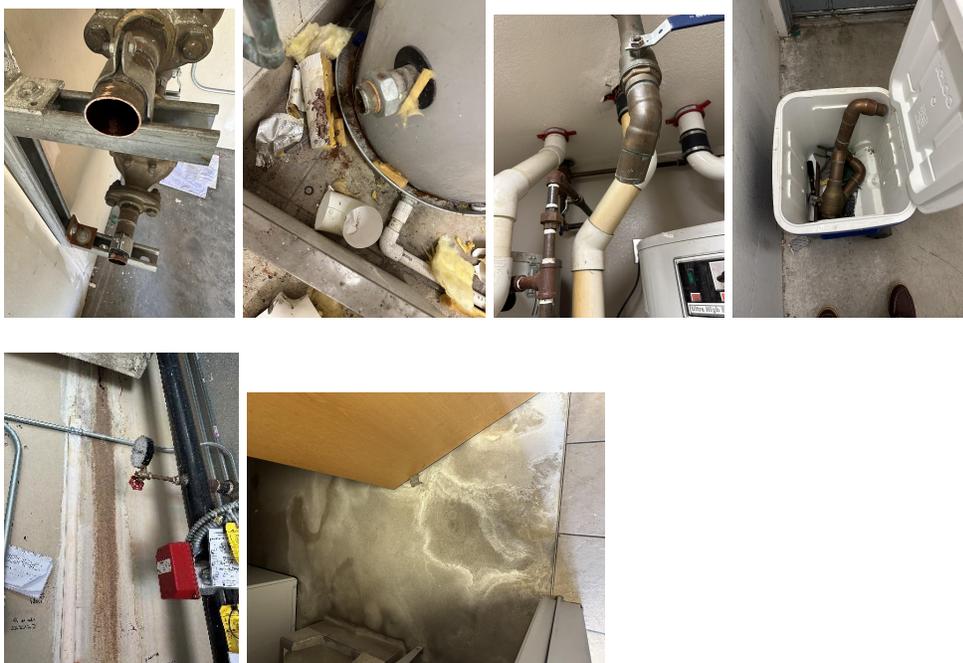
Community Assistance Center (CAC)

September 12, 2023

There are two main challenges facing the facilities at 315 & 335 Records Street. First is the ongoing vandalism and theft. There has been 13 break-ins since the CAC campus closed around November 1, 2022.

- o serious damage to copper plumbing causing flooding (3 times),
- o fire alarm panels/devices (4 times),
- o elevators damage (2 times, damaged components no longer available),
- o windows/doors smashed inside and out (7 times),
- o electrical wires cut/stolen (3 times)
- o damaged walls, cabinets, floors, ceilings, equipment, and doors

Copper theft and the water damaged that resulted



Electric theft/damage leaving portions of the building without power



Broken windows, walls, and doors



The second challenge pertains to the water damage from leaks in the roof. The roofs on the campus were used for children play areas, break areas for staff, and even for a garden. The roofing material (EDPM membrane) is not designed for use by non-maintenance staff. In addition to having playground equipment, VOA staff installed large wooden planters for

gardening. The heavy traffic as well as the weight of the planters caused serious damage to the roof causing on-going water damage.

The following pictures are a small sampling of the water damage caused by roof leaks. Each pictures indicates there is a strong possibility of black mold.





City Manager's Office

MEMORANDUM

DATE: 9/6/2023
TO: Doug Thornley, City Manager
FROM: Chris Pingree, Development Services Director
SUBJECT: 315 & 335 Record Street

This memo has been prepared to provide City Council with an update of the current condition of the buildings at 315 and 335 Record Street, formally the Community Assistance Center (CAC). A visual inspection of both buildings took place on 9/4/2023. The state of disrepair (rough estimate of \$2.75 million) of these buildings is substantial and both buildings are not safe to occupy for the following life-safety related reasons:

- Both building's roof structures are severely leaking water into the entire interior space including all floors, ceilings and wall cavities throughout. The amount of water damage is evident by the falling ceiling tiles and deteriorated drywall panels and bulging wall paint throughout both buildings. The potential of structural damage to the floor and ceiling assemblies is very high, noting the length of time and volume of rainwater exposure.
- The years of neglect on the leaking roofs present another life-safety related issue in regards to dangerous levels of mold. The amount of water damage that these buildings have been subject to is an ideal environment for many types of toxic mold that is obvious to the naked eye throughout both buildings. There is confirmed mold in the ceiling tiles and exposed drywall panels throughout both buildings.
- The elevator inside the building at 315 Record Street was decommissioned through the approved State of Nevada permitting process, therefore needing a new elevator system if ever to be occupied. The elevators in the building at 335 Record Street were vandalized and deemed inoperable due to the unsafe electric and control panels, as well as the lack of ability to meet life safety requirements including mandatory elevator recall and fire alarm protocol, and other Building Code requirements.
- Key components to both buildings electrical, HVAC, and plumbing systems have been compromised due to the vandalism of the integral wiring and piping that was removed or destroyed throughout all floors. The main boiler room has been dismantled, and would need approval from the appropriate State of Nevada Department of Mechanical



City Manager's Office

MEMORANDUM

DATE: 9/11/2023
TO: Mayor and City Council
THROUGH: Doug Thornley, City Manager
FROM: Bryan McArdle, Revitalization Manager
SUBJECT: 315 & 355 Record Street

This memorandum outlines the current circumstances surrounding the properties at 315 and 355 Record Street, previously recognized as the Community Assistance Center, and potential paths forward.

Current State of Properties

Both buildings at 315 and 355 Record Street are presently in a state of substantial degradation with considerable water damage and a proliferation of mold which raises serious health concerns. The utilities encompassing the electrical, HVAC, and plumbing systems have faced substantial vandalism, and the boiler room is dismantled. Furthermore, the elevators in both the buildings have ceased to be functional due to a variety of reasons including decommissioning and vandalism.

Until habitable conditions are achieved both buildings are currently red tagged.

Next Steps

A range of next steps could be considered. This includes initiating a detailed inspection to ascertain the degree of damage and determine potential renovation strategies, if feasible, and the associated costs. There's also the alternative of bringing a third-party on board to perform a detailed structural evaluation. Engaging with the State of Nevada Department of Mechanical Compliance to understand the guidelines for reactivating the current systems would be required. Meanwhile, strategies to address immediate safety concerns owing to the current state of the buildings will need to be devised and an ongoing maintenance and security plan, and its associated costs, should be put in place.

In light of the present circumstances, a prudent next step would involve commissioning detailed appraisals to comprehensively assess the future potential of the site. Engaging a reputable and experienced agency would facilitate a deep dive into various possible prospects, providing

9/19/23

Paul Davis Restoration
Attn: As Named Above –
Delivery with Report via Email



Re: Inspection Executive Summary, Full Report Attached

On 9/13/23, Adaptive Environmental Consulting (AEC) inspected 315 and 335 Record St Reno Nv to identify if potential current or prior damp space concerns within Client directed inspection areas were present and performed sampling services as engaged.

AEC found areas of water damage and mold growth throughout both buildings. AEC noted multiple sources of water intrusion Including, plumbing leaks, roof leaks and window Leaks.

AEC opines these water-impact concerns are present within inspected area:

- “Grossly contaminated water” (ANSI/IICRC S500 Category 3) water impact issues were noted.

AEC opines these mold growth concerns are present within inspected area:

- “Settled mold spore” (ANSI/IICRC S520 Condition 2) mold concerns are opined present.
- “Actual mold growth” (ANSI/IICRC S520 Condition 3) mold concerns were noted or opined present.

AEC collected samples of flooring and drywall that were analyzed for Asbestos, no Asbestos was identified in the samples submitted. A “Full Survey” for asbestos containing materials will be necessary prior to beginning any demolition.

Client engaged sampling was performed during the inspection. A total of 12 samples were collected: 2 surface-based samples; 10 air-based samples;

ANSI/IICRC S500 and ANSI/IICRC S520 standards and shall utilize appropriate condition and property documentation, investigation, air-control, containment, demolition, cleaning and handling practices. Corrective actions shall start as soon as possible. Personal property within water, mold or regulated contaminant supporting or cross-contaminated areas are considered contaminated and shall be handled in a manner to avoid cross-contamination. Site actions shall align to all applicable regulations.

If additional services are needed, including regulatory or microbial sampling or consultation, contact AEC. Post verification services (“clearance”) shall be performed after any water or mold corrective action and for uniformity it is recommended such is completed by AEC. Post verification services are in addition to current service fees. To understand AEC services, conclusions, recommendations and limitations, the report, report appendices and attachments and AEC’s Engagement shall be reviewed in full prior to work start or report reliance.

I hereby certify I am responsible for the services described in this document. The services described have been provided in a manner consistent with the current standards of the profession and to the best of my knowledge comply with all applicable federal, state and local statutes, regulations and ordinances.

Respectfully submitted,

(Electronic Delivery - Signature on File)

Jordan Needham IM:1815

Field Consultant, Managing Director

Adaptive Environmental Consulting

Direct Contact: Phone: 775.219.9329 / Email: Jordan@Adaptivenv.com

Preliminary Damp Space Inspection Report

Property Address:

315 and 335 Record St Reno Nv

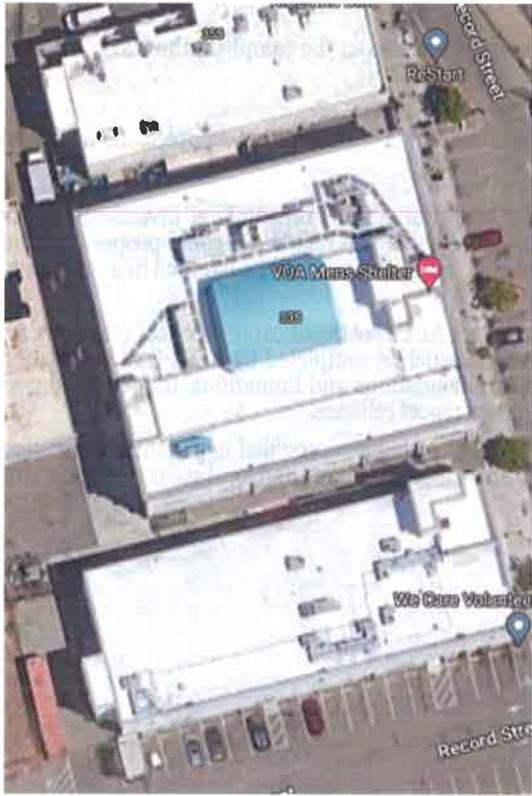
Prepared For: Paul Davis Restoration

Inspection Date: 9/13/23

Report Date: 9/19/23

Report Produced By: Jordan Needham IM:1815

Report Review / Peer Review By: Standard In-Office



Adaptive Environmental Consulting
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Preliminary Damp Space Inspection Report: Report Section Listing

- **Payment Terms Agreement**
 - **Service & Report Acceptance Statement**
 - **State Specific Required Regulatory Statements** (*when applicable*)
 - **Section 1.0: Engagement Information**
 - Section 1.1: Engagement Information & Inspection Terms
 - Section 1.2: Inspection Area
 - Section 1.3: Additional Services
 - **Section 2.0: Inspection Area Conclusions**
 - Section 2.1: Conclusion Statements
 - Section 2.2: General Conclusions
 - Section 2.3: Supplemental Conclusions
 - **Section 3.0: Inspection Area Findings & Considerations**
 - Section 3.1: General Findings
 - Section 3.2: Specific Damp Space Issues (Water & Mold) & Considerations
 - Section 3.3: Recommended Actions and Considerations
 - **Section 4.0: Sample Analysis & Data**
 - Section 4.1: Microbial Sample Analysis & Data
 - Section 4.2: Regulated Contaminant Sample Analysis & Data
 - Section 4.3: Laser Particle Analysis & Data
 - Section 4.4: Air Temperature & Relative Humidity Analysis
 - **Section 5.0: Relevant Inspection Information, Considerations & Authorized Services**
 - Section 5.1: Inspection Relevant Information
 - Section 5.2: Inspection Relevant Considerations
 - Section 5.3: Additional Client Authorized & Engaged Services
 - **Section 6.0: Relevant Sample Considerations**
 - Section 6.1: Relevant Sample Considerations
 - **Section 7.0: Engagement Considerations**
 - **Appendices** (*when included*)
 - **Appendix A: Mandatory General Considerations**
 - **Appendix B: Mandatory Personal Property & Detached Building Material Cleaning Considerations**
 - **Appendix C: Post "Satisfactory / Successful" Verification Determination Mandatory Considerations**
 - **Appendix D: Post Damp Space Corrective Action Verification (Clearance): Property & Building Material Considerations**
 - **Appendix E: Post Damp Space Corrective Action Verification (Clearance): Personal Property Considerations**
 - **Attachments** (*when attached*)
 - **Attachment 1: Laboratory Data Sheets**
 - **Attachment 2: Property Picture Sheet**
 - **Attachment 3: Diagram Sheets**
 - **Attachment 4: Room Identifying Pictures**
 - **Attachment 5: Consultant Certifications & Assigned Inspection Field Equipment**
- * *Non-report included sections, appendices or attachments were intentionally removed by AEC as related service was not engaged, authorized or produced.*

Payment Terms Agreement

AEC provides 30-day payment terms. Billing delays, regardless of duration, do not alter terms or service fees. Billed amounts and invoices are discounted for cash or check payment. All **credit card payments are at non-discount rate, which is invoice amount plus 2 percent (+2%)**. Invoice re-billings occur every 30-days and incur a \$25 labor processing fee. Unpaid amounts after 30-days incur 1.75% per month interest (21% yearly) on all balances. Unpaid amounts after 60-days are subject to lien on service address at Client's expense, minimum \$995. Unpaid amounts after 90-days are in default and submitted to third-party collection. Client directed third-party billing to insurance carriers, contractor, and other parties do not alter terms. Client is responsible for all collection and term fees including, though not limited to, any legal, attorney, interest, associated re-billing, lien fees and all re-billing or collection labor fees incurred or billed by AEC or AEC representing parties.

Additional AEC fees apply to all Client or Client representative requested labor including, though not limited to, post-remediation verification services ("clearances"), supplemental site visits, documentation and work product requests, report, data or finding reviews, reviews, and any invoice negotiation, discussion or collection action. Supplemental fees are billed to Client and are Client's responsibility to pay. Client accepts full responsibility for additional service billings if fees are not paid by Client representing party. Payment terms apply to all supplemental billings.

All AEC labor related to, in support of or associated with legal services of any kind, including any services which involve any attorney or like-representative are billed at AEC legal service labor rates, including service minimums, regardless if AEC is designated as an expert or not and regardless of initiating party.

Service & Report Acceptance Statement

Report acceptance or use in any manner by Client or Client representative acknowledges Client's acceptance of AEC services, as well as this report, Engagement considerations, invoicing and payment terms (collectively, Service Items). Client disputes must be submitted to AEC in a verifiable written form, with AEC reply, within 72 hours of sending or completion of Service Items. Service Items not disputed within 72 hours confirms Client's full acceptance of Service Items and affirms Client's responsibility for service payment, supplemental labor billings and service fees. Any report, work product or data distribution, reliance or consideration, either through verbal, written, published or electronic distribution by Client or Client representative or at Client direction to any party, even if performed by AEC, constitutes and acknowledges Client's full acceptance of Service Items including payment terms regardless if 72-hour period has passed, and voids all Client disputes regardless of distribution date or, reliance and/or dispute.

1.0 ENGAGEMENT INFORMATION

1.1 Engagement Information & Inspection Terms

On 9/13/23, Adaptive Environmental Consulting (AEC) representative, Jordan Needham (Consultant), was granted access to 315 and 335 Record St Reno Nv (Property), to perform a limited area inspection (Inspection) to identify if opined current or prior potential water impact concerns including moisture, water damage and mold growth (collectively hereinafter, "Damp Space Issues") were present. AEC was engaged by Paul Davis Restoration (Client) under AEC's standard service agreement and initiated services pursuant to Client's authorization and directives and Client's agreement to report included payment terms (collectively hereinafter, "Engagement").

This report fulfils Engagement and lists identified Damp Space Issues, Inspection conclusions and Inspection limitations (collectively hereinafter, "Report Considerations"). Damp Space Issues can support Property, occupancy, worker and personal property exposure issues (collectively hereinafter, "Exposure Risks").

1.2 Inspection Area

Client defined, and service authorized areas as understood by AEC creating the Inspection Area were:

- Interior occupiable areas

Consultant services were completed within Inspection Area per AEC practices, Engagement and Report Considerations. Services were limited to Consultant determined accessible, observable and touchable areas and surfaces. Inspection did not include, even when visible, present or accessible the HVAC system or its ducts, attic, crawlspace, non-living spaces, basement, detached structures or personal property unless specifically noted herein this report.

Areas outside Inspection Area, regardless of proximity to Inspection Area or Consultant entry, were not inspected and Damp Space Issues within or stemming from such areas are specifically outside Engagement and Report Considerations. Such area issues may affect Inspection Area.

If questions exist about Engagement, Report Considerations, AEC services or service exclusion, contact AEC prior to report or any report content distribution, use or reliance and prior to any work start.

2.0 INSPECTION AREA CONCLUSIONS

Conclusion Statements

Provided Engagement and Consultant findings, AEC opines Based on inspection findings and lab data AEC opines all restoration work should be completed by a qualified mold remediation contractor including condition 2 cleaning of the facilities after the damaged areas have been remediated.

Supplemental Conclusions

Provided findings AEC opines these supplemental conclusions are applicable as related to Inspection Area:

- Additional supplemental conclusions are not currently being presented.
- Surface sampling supports mold growth is like mold type within air samples. This supports mold growth is likely the direct and proximate cause of air contamination and an exposure risk source.
- Personal property is to-be considered cross-contaminated by Section 2.2 contamination concerns within Inspection Areas absent rebuttal sampling.
- Occupants should limit use of or vacate Inspection Area or Property because of Section 2.2 contamination concerns absent Exposure Risk rebuttal sampling. Occupancy, and occupancy limitations, should be based on contaminant type, exposure potential, regulatory considerations, and should be reviewed by medical provider or considered by Client, occupant and other site parties given personal situations.
- Building materials were disturbed, disturbances were caused by:
 - The loss events
- Provided Inspection findings these areas and systems are considered cross-contaminated by Section 2.2 contamination concerns:
 - All interior Property areas
 - HVAC system, including FAU and ductwork

Recommended Actions & Considerations

Provided the above findings these specific considerations and recommendations are applicable:

- All water restoration and mold remediation shall adhere to ANSI/IICRC S500 and ANSI/IICRC S520 standards and shall utilize appropriate condition and property documentation, investigation, air-control, containment, demolition, cleaning and handling practices. Corrective actions shall start as soon as possible. Personal property within water, mold or regulated contaminant supporting or cross-contaminated areas are considered contaminated and shall be handled in a manner to avoid cross-contamination. Site actions shall align to all applicable regulations.
- Personal property is to-be considered cross-contaminated within indicated areas and shall be moved from areas prior to any work start or appropriately contained to prevent additional cross-contamination issues. Contaminated personal property shall be cleaned per Report Considerations and ANSI/IICRC standards absent rebuttal sampling.
- Occupants shall limit use of or vacate above indicated areas during any corrective or investigative action which involves water or mold impacted material disturbances. Containments and air-control shall be established to prevent occupancy Exposure Risks and control entry.
- All water restoration or mold remediation shall require impacted area or impacted material discard of, at minimum:
 - All water or mold impacted porous building materials.
- All area and building material cleaning shall align to ANSI/IICRC or applicable regulatory requirements. Cleaning, utilizing air-control or containment, is required and includes cleaning of, at minimum:
 - All area building materials and surfaces (HEPA vacuumed, air-washed, or a combination of both followed by damp wiping)

Post verification should include:

- Visual assessment
- Surface sampling
- Air sampling.

The above listed considerations and recommendations are meant to align with ANSI/IICRC standards' intent and are to include consideration of all Report Considerations and report attached appendices. When establishing work scopes or performing any site actions be sure all applicable appendices, Report Considerations and federal, state and local entity regulations are considered and applied.

4.0 – SAMPLE ANALYSIS & DATA

4.1 Microbial Sample Analysis & Data

Client engaged sampling was performed. Sample analysis supports the following within Inspection Area:

- S520 Condition 3 & S520 Condition 2: Sampling supports “actual mold growth” (Condition 3) and provided observations growth supporting areas are considered to support “settled mold spores” (Condition 2) contaminating air, building surfaces and personal property.

Laboratory sample sheets are attached for review. Exposure risk references be provided for exposure considerations at request.

5.0 – RELEVANT INSPECTION INFORMATION, CONSIDERATIONS & AUTHORIZED SERVICES

5.1 Inspection Relevant Information

Information provided by Client or third-parties for Inspection and report purposes was:

- No additional information was considered by AEC for Inspection purposes or report production at this time.

5.2 Inspection Relevant Considerations

General relevant considerations related to the completed Inspection, conclusions and recommendations are:

- Air sampling was not completed to NIOSH 0800 intent. Sampling other than to NIOSH 0800 intent can affect scientific certainty and limit affect Report Considerations and occupant and personal property exposure considerations. AEC opines sampling collected is likely representative of the area, date, time and conditions present at sampling though supplemental sampling may alter report conclusions.
- basic field instrumentation use. Specialty instrumentation (e.g. thermal imaging, particle counters, luminometers) and sampling (e.g. air, surface, dust) are not automatically used nor completed unless Client engaged as such require additional fees. Inspection was completed, and Report Considerations produced absent specialty instrumentation or services. Report Considerations are based on visual inspection and report listed and completed services only.
- Information provided to AEC is considered truthful and accurate. AEC is not responsible for conditions concealed, withheld or not fully disclosed nor is AEC responsible to verify information accuracy. Information not published in report was not considered.
- AEC makes no warranty Regulated Contaminants (asbestos, lead, silica, etc.), or other issues or contaminants of any type were identified or reported. It is Client’s and work performing party’s responsibility to comply with regulations and all parties proceed at Property at their sole liability related to Damp Space Issues and Regulated Contaminant concerns. AEC is not required, nor engaged, to make any Regulated Contaminant comments or recommendations even when such are readily identifiable.
- Inspection is not an all-inclusive water and mold assessment, nor was it technically exhaustive. The fee charged was substantially less than such services. Services are not meant to replace or mimic a comprehensive indoor air quality investigation or assess the extent Inspection Issues or other contaminants may have on non-inspected areas, Inspection Areas, Property or to adjacent properties. Inspection is not a health assessment or risk analysis. A licensed medical professional should be consulted for medical opinions, occupancy and Exposure Risks.

5.3 Additional Client Authorized & Engaged Actions

Client authorized and engaged AEC to complete these Inspection services as directed:

- Thermal imaging was used during Inspection and findings, when possible, verified with hand-held meter.
- Limited intrusive actions were performed at Client authorization. AEC is not liable for repairs. Repairs are at Client’s expense.
- Non-viable air laboratory-based sampling (spore trap sampling) was performed.
- Non-viable surface laboratory-based sampling, via swab, tape lift, bulk material collection or vacuum lift, was performed.
- Asbestos containing material or asbestos contaminated dust sampling was performed.
- Lead based paint or lead contaminated dust sampling was performed.
- No additional services were engaged by Client.

AEC assumes no liability regarding services not Client authorized or engaged, or the conditions or altered conclusions such, including sampling or additional sampling, may have identified. AEC is not responsible to recommend additional services as Inspection was Client directed.

6.0 – RELEVANT SAMPLE CONSIDERATIONS

6.1 Relevant Sample Considerations

General relevant sample considerations are:

- AEC may use EmLab P&K MoldRANGE tables (IAQ Pocket Reference Guide, 7th Ed) for air-based mold sample reference and analysis. Use can substitute or supplement control or reference sampling. Additional industry or organizational references may also have been used for contaminant and exposure considerations. Client authorized reference use. Reference lists and citations can be provided.
- Various exterior and interior conditions affect sample collection and analysis. Universally mandated or industry, state or federal permissible mold exposure limits do not exist within the United States. Sample evaluation is based on AEC practices, general guidelines, Property considerations, Client communications and Consultant understanding of such. Client should consider Inspection, and sampling inclusion or absence, based on personal situation, occupancy, Inspection objectives and liability issues.
- Sample analyses are in good faith considering authorizations, findings and Report Considerations. AEC deemed “not satisfactory” (not normal) or “satisfactory” (normal) results are not a guarantee condition is always present. All sampling can present sample variances as contaminants are not uniformly disturbed in a building, on surfaces or within an air space.
- American Conference of Industrial Hygienist (ACGIH) states: "Failure to find a biological agent or related environmental condition (through sampling) is not absolute insurance of their absence or of exposure and risk. However, such findings may make absence more probable than presence and may be used to support that the environment presents conditions of acceptable risk. Investigators can never definitively conclude or prove that an environment is "safe" and presents no risk of exposure to biological agents. Data can be collected that document apparent absence of specific hazards, but the requirements for data quality to reach this conclusion are stringent".
- Additional sample considerations are not being provided at this time.

7.0 – ENGAGEMENT CONSIDERATIONS

AEC’s services were performed in accordance with customary principles and practices as provided by AEC like-qualified Indoor Environmental Professionals (IEPs), or per AEC practices considering Engagement and known property conditions. No other service guarantee or warranty is offered nor is such offered with respect to any condition or area outside Inspection Area. This statement is in lieu of other statements either expressed or implied.

AEC considers National Standards Institute / Institute of Inspection, Cleaning and Restoration Certification Inspection Cleaning Restoration (ANSI/IICRC), as do multiple federal and state entities, the nationally recognized standards for water restoration, mold remediation, and general Inspection considerations. Primary utilized documents are ANSI/IICRC S500 Standard for Professional Water Damage Restoration (S500) and its reference guide, and ANSI/IICRC S520 Standard for Professional Mold Remediation (S520) and its reference guide. Additional documents may be utilized for report and Inspection purposes, including those published by ASTM International ASTM 7338-10 or ATSM E2418-08, and other like industry, state or federal documents such as, though not limited to, those published by OEHCS, ACGIH, AIHA, AIQA, ISSA, US DOD, US Military or as provided via Uniform Standards, US EPA, OSHA and proprietary state of locality documents, or the referenced listed therein. A listing of AEC used or referenced documents can be provided upon request.

No party other than Client is not to rely on or use this report in any manner absent AEC written authorization. Third-party usage is at Client and third-party sole liability. Client is solely responsible for report use and AEC shall not have any liability with respect to any decisions made or any actions taken by Client, their subsidiaries, suppliers, employees, agents, contractors, affiliates or attorneys, based on Inspection findings, report conclusions and report recommendations, or lack thereof.

Client constraints limited AEC services and may have impeded AEC’s ability to identify Damp Space Issues, Inspection Areas, and Property, change over time and can support latent or concealed defects supporting unidentified Damp Space Issues. Non-observable, inaccessible and impractical to access areas and surfaces are excluded from Inspection and Report Considerations even though such areas may support Damp Space Issues. Excluded areas, at minimum, are: wall and ceiling cavities; HVAC systems and ducts; floor product concealed areas; materials behind wall coverings, cabinets or other obfuscating items; all limited or no access areas; attic, basement or other areas concealed or made inaccessible by insulation, construction, ducting, belongings, or equipment; and areas concealed by appliances, personal property or other like items including stored materials.

Determination “no elevated moisture” or “no microbial contamination” is present in Property is not feasible absent unrestrained intrusive investigation and sampling which was not authorized by Client. Findings, conclusions and recommendations are based on findings at time of Inspection, are based on Consultant opinion and experience, and are not meant to represent non-visible, obfuscated, non-accessible or non-touchable areas or surfaces are considered free of Damp Space Issues.

Client asked AEC to render professional opinions and recommendations based on incomplete or potentially invalid information and statistical data, limited Property observations, limited or absence of sampling and various assumptions about Property based on Consultant experience and Property accessibility. As such, Client accepts AEC opinions and recommendations can carry extreme use and reliance limitations and may, given industry conflicts, technology limitations and Engagement create false or inaccurate Inspection assumptions and reliance. Reporting errors or omissions may be present or have occurred in the publishing of this report.

Unless specifically provided for within published Engagement or this report, AEC disclaims all representations and warranties, whether expressed, implied or statutory, related though not limited to, any service, finding, report consideration, Inspection methodology and third-party information. AEC is not liable for special, indirect, incidental, punitive, or consequential damages of any kind regardless of form of action whether in contract, tort (including negligence), product liability or otherwise arising from or related to AEC services or this report. AEC accepts no responsibility or liability to any person or organization for any loss or damage claim, including attorney, legal fees or income loss, caused or believed to be caused,

directly or indirectly, by conditions not identified by AEC or their representatives, not revealed by laboratory analysis or were misreported by laboratory or third-party, were detectable under other chemical analysis or alternative sampling methods, were identifiable through additional or alternative sampling points or sample locations, or by failure to recommend additional services above those authorized by Client.

AEC makes no warranty Regulated Contaminants, or other issues or contaminants of any type were identified or reported. It is Client's and work performing party's responsibility to comply with regulations and all parties proceed at Property at their sole liability related to damp space issues and Regulated Contaminant concerns. AEC is not required, nor engaged, to make any Regulated Contaminant comments or recommendations even when such are readily identifiable or potentially present.

Regulations, laws and industry standards and guidelines considered in report are based on Consultant's knowledge and document understanding at time of service. Document interpretation and application vary between IEPs. Interpretations are reliant on professional experience and judgement. AEC cannot anticipate future industry interpretation adjustments or technology, industry or regulatory changes.

If any Court of Law, Arbitrator, Mediator, Tribunal, or any other entity capable of enforcing the contents and covenants contained within Engagement or report declares AEC has financial liability of any type, AEC's liability is limited between Client and AEC agreement to the amount of the services in dispute or \$1,000.00, whichever is greater.

The invalidity or unenforceability, in whole or in part, of any provision, statement, term or condition within report or Engagement shall not invalidate or otherwise affect the enforceability of the remainder of the provisions, statements, terms or conditions.

AEC reserves its right to modify any report consideration if supplemental information is discovered or presented, or additional services are engaged, or not. Report is based on findings, data and information as understood by AEC or Consultant which was provided at Inspection.

This report is not to be used for Regulated Contaminant (asbestos, lead, silica, etc) regulatory compliance or other regulatory compliance reporting. Inspection, sampling and other AEC services may not conform to such compliance reporting regulations. This does not apply to water and mold concerns when Property is located within water and mold regulating states or localities and AEC and Client Engagement provides report or AEC services were specific to water or mold regulatory compliance considerations.

I hereby certify I am responsible for the services described in this document. Services described in this document have been provided in a manner consistent with current standards of the profession and to the best of my knowledge comply with all applicable federal, state and local statutes, regulations and ordinances.

Respectfully submitted,

(Electronic Delivery - Signature on File)

Jordan Needham IM:1815

Field Consultant

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Report Reviewed or Peer Reviewed: Standard In-Office





















