



Phoenix Environmental
CONSULTING, LLC

Environmental Assessment Moisture Assessment Report

Services Delivered to:

Blake Takata

Company:

Restoration Management Company

For:

NOVO Construction

Claim Number:

N/A

Site Address:

**1 Circle Star Way / 1st Floor
San Carlos, CA 94070**

Testing Date:

June 14, 2013

Report Date:

June 15, 2013

Services Provided by:

**Phoenix Environmental Consulting, LLC
Greg Olachea, Senior Hygienist CAC # 10-4647**

Reference Number:

NOV1MA0614



Phoenix Environmental CONSULTING, LLC

June 15, 2013

RE: 1 Circle Star Way - 1st Floor
San Carlos, CA 94070

Dear Mr. Takata:

In accordance with the contract between Phoenix Environmental Consulting and **Restoration Management Company** Moisture Assessment services were performed at the aforementioned property on **June 14, 2013**.

We urge you to read the Moisture Assessment Report in its entirety and to contact the undersigned with any questions or concerns you may have about the report. Our findings, conclusions recommendations and limitations are discussed in the report.

We appreciate the opportunity to provide our services and look forward to assisting you with your future environmental needs.

Sincerely,

Greg Olachea,
Senior Hygienist CAC #10-4647
(510) 735.6403
greg@pecllc.org



Environmental Assessment Report

Moisture Assessment Report

Attention:
Blake Takata
Company:
Restoration Management Company
Claim #: **n/a**
For: **NOVO Construction**
Site Address:
1 Circle Star Way 1st Floor, San
Carlos, CA 94070
Testing Date:
June 14, 2013
Report Date:
June 15, 2013

Outline of Findings

Phoenix Environmental Consulting was contracted to perform third party verification of current moisture levels in previously damaged construction materials prior to replacement of new. The commercial office building is a 4 story structure comprising approximately 103,000sqft of space. Our inspection, for this report, was limited to the 1st floor areas as presented to PEC by Restoration Management and Novo Construction. Drying services were performed by contractor: **RESTORATION MANAGEMENT COMPANY prior to our inspection.** Areas in the kitchen, and corridor are scheduled for removal due to visible mold growth. Environmental services included a visual and tactile examination of materials using industry standard moisture meters and documenting photographs. The source of the water loss was the third floor restroom.

Areas of concern included all areas where remediation activities had occurred. Many of the areas inspected consisted of multiple layers of wallboard, up to three (3) layers in some locations and on all floors. Two types of wallboard were noted - "white" and "green" coated on each floor. Typical green coating indicates anti microbial additives (in most cases) and non treated white wallboard.

Inspection of wallboard on the first floor consistently showed moisture levels ranging from 0% to 4% and green wallboard showing 1% to 3% throughout the second floor areas. Dry out methods were still in operation during inspection.

Summary of Results

PEC has confirmed through visual and tactile inspection that the remediated areas are dry and within acceptable moisture levels. Work activities were still in progress in the kitchen, common corridor, and east of the elevator lobby. These areas show mold growth and are covered by plastic. It is our opinion that reconstruction may proceed based on findings as presented during

the day of inspection of the remaining areas throughout the 1st floor and provided no further leaks have occurred in between the time of inspection and reconstruction.

NOTE: This report is limited to those areas opened by Restoration Management Company on the first floor where wallboard had been removed or is scheduled for removal.

Limitations

PEC makes no representations regarding the legal status of this project. All questions regarding the liability of any entity or person should be addressed by a qualified legal professional.

PEC makes no representations regarding the health of any past, present, or future occupants of the structure. All questions regarding the health of any entity or person should be addressed by a qualified medical professional.

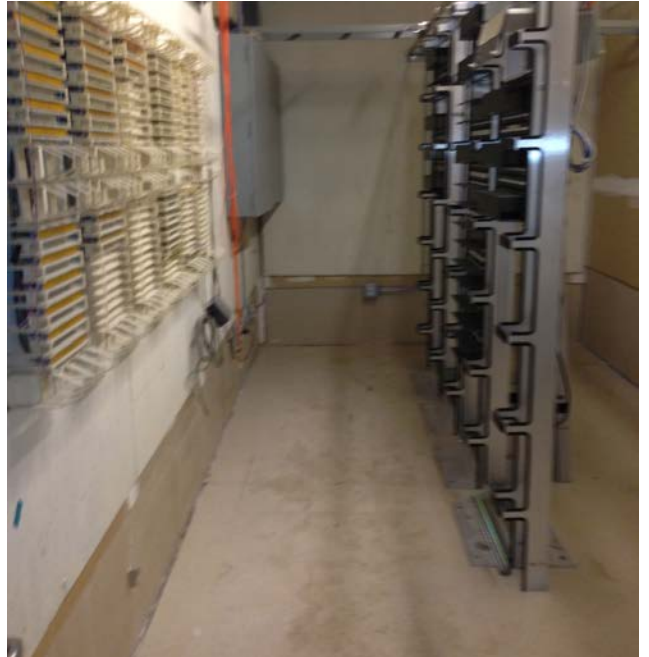
Contact Information

Phoenix Environmental Consulting, LLC
(510)227-6167
P.O. Box 22297
Oakland CA 94623
www.pecllc.org

1 Circle Star Way, San Carlos, CA



Corridor



Electrical room



Floor 1 Ceiling



Open wall



Phoenix Environmental
CONSULTING, LLC

Environmental Assessment Moisture Assessment Report

Services Delivered to:

Blake Takata

Company:

Restoration Management Company

For:

NOVO Construction

Claim Number:

N/A

Site Address:

**1 Circle Star Way / 2nd Floor
San Carlos, CA 94070**

Testing Date:

June 12, 2013

Report Date:

June 15, 2013

Services Provided by:

**Phoenix Environmental Consulting, LLC
Greg Olachea, Senior Hygienist CAC # 10-4647**

Reference Number:

NOV1MA0612



Phoenix Environmental CONSULTING, LLC

June 15, 2013

RE: 1 Circle Star Way - 2nd Floor
San Carlos, CA 94070

Dear Mr. Takata:

In accordance with the contract between Phoenix Environmental Consulting and Restoration Management Company Moisture Assessment services were performed at the aforementioned property on June 12, 2013.

We urge you to read the Moisture Assessment Report in its entirety and to contact the undersigned with any questions or concerns you may have about the report. Our findings, conclusions recommendations and limitations are discussed in the report.

We appreciate the opportunity to provide our services and look forward to assisting you with your future environmental needs.

Sincerely,

A handwritten signature in blue ink that reads "Greg Olachea". The signature is fluid and cursive, written on a light blue rectangular background.

Greg Olachea,
Senior Hygienist CAC #10-4647
(510) 735.6403
greg@pecllc.org



Environmental Assessment Report

Moisture Assessment Report

Attention:
Blake Takata
Company:
Restoration Management Company
Claim #: **n/a**
For: **NOVO Construction**
Site Address:
1 Circle Star Way, San Carlos, CA
94070
Testing Date:
June 12, 2013
Report Date:
June 15, 2013

Outline of Findings

Phoenix Environmental Consulting was contracted to perform third party verification of current moisture levels in previously damaged construction materials prior to replacement of new. The commercial office building is a 4 story structure comprising approximately 103,000sqft of space. Our inspection, for this report, was limited to the 2nd floor areas as presented to PEC by Restoration Management and Novo Construction. Drying services were performed by contractor: **RESTORATION MANAGEMENT COMPANY prior to our inspection.** Environmental services included a visual and tactile examination of materials using industry standard moisture meters and documenting photographs. The source of the water loss was the third floor restroom.

Areas of concern included areas remediated and dried by Restoration Management Company. Many of the areas inspected consisted of multiple layers of wallboard, up to three (3) layers in some locations and on all floors. Two types of wallboard were noted - "white" and "green" coated on each floor. Typical green coating indicates anti microbial additives (in most cases) and non treated white wallboard.

Inspection of wallboard on the second floor consistently showed moisture levels ranging from 0% to 4% and green wallboard showing 1% to 7% throughout the second floor areas. Dry out methods and equipment are still in operation during inspection.

Summary of Results

PEC has confirmed through visual and tactile inspection that the remediated areas are dry and within acceptable moisture levels. It is our opinion that reconstruction may proceed based on findings as presented during the day of inspection and provided no further leaks have occurred in between the time of inspection and reconstruction.

NOTE: This report is limited to those areas opened by Restoration Management Company on the Second Floor - an additional report is forthcoming of the remainder of the water damaged areas below the third floor space. A second inspection is being completed at this time.

Limitations

PEC makes no representations regarding the legal status of this project. All questions regarding the liability of any entity or person should be addressed by a qualified legal professional.

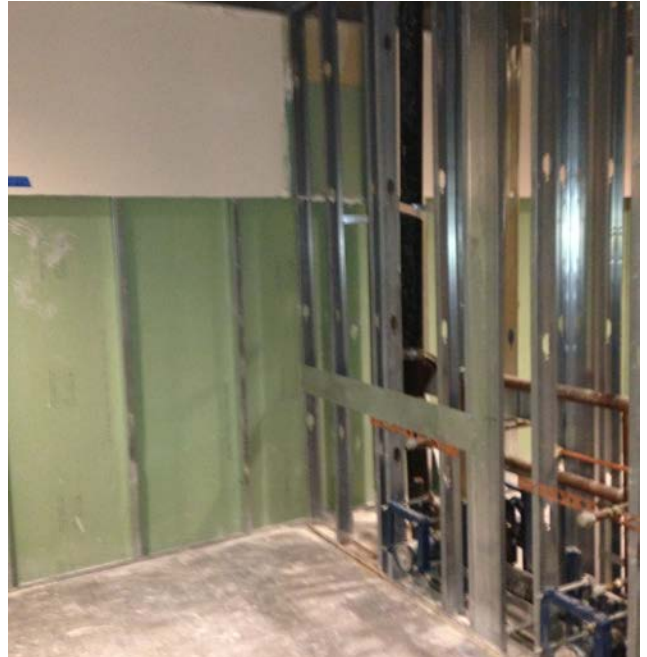
PEC makes no representations regarding the health of any past, present, or future occupants of the structure. All questions regarding the health of any entity or person should be addressed by a qualified medical professional.

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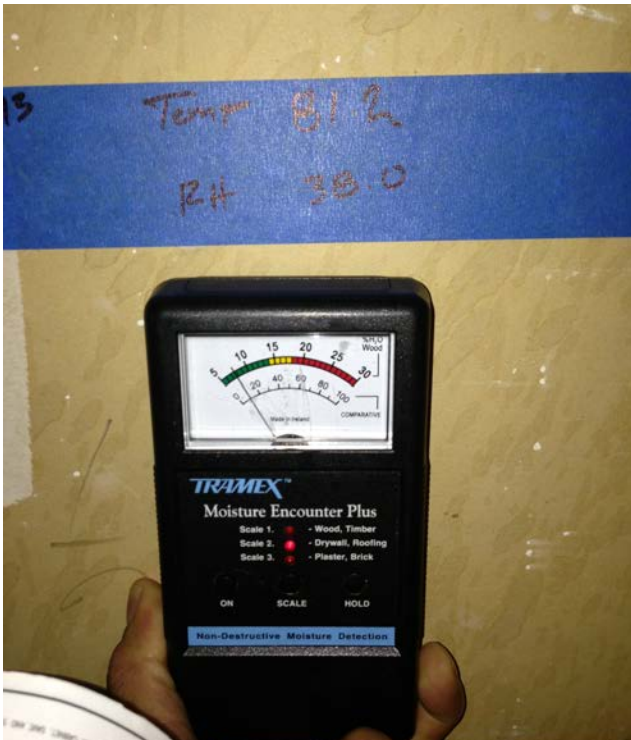
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Painted wall



Bathroom core



Wallboard wall

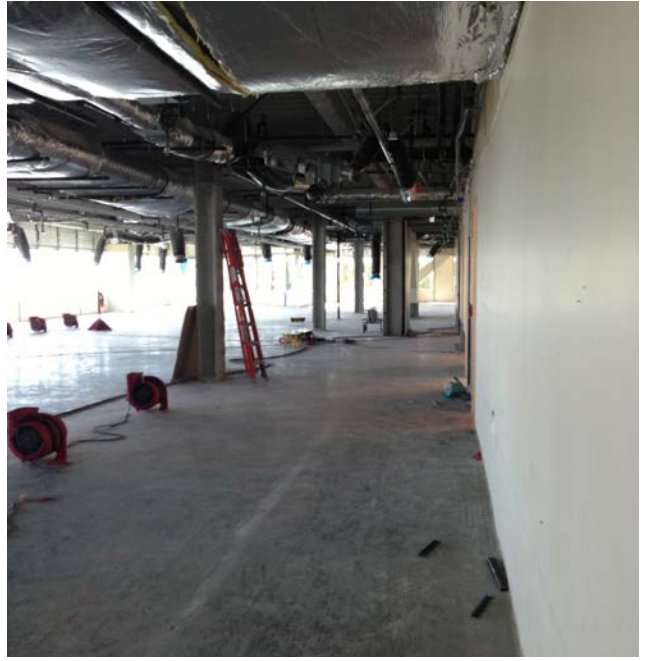


Open ceiling (Monokote)

1 Circle Star Way, San Carlos, CA



Structural steel



2nd Floor open space



Ceiling 2nd floor



Stairwell



Phoenix Environmental
CONSULTING, LLC

Environmental Assessment Moisture Assessment Report

Services Delivered to:

Blake Takata

Company:

Restoration Management Company

For:

NOVO Construction

Claim Number:

N/A

Site Address:

**1 Circle Star Way - 3rd Floor
San Carlos, CA 94070**

Testing Date:

June 11 & 12, 2013

Report Date:

June 12, 2013

Services Provided by:

**Phoenix Environmental Consulting, LLC
Greg Olachea, Senior Hygienist CAC # 10-4647**

Reference Number:

NOV1MA0612



Phoenix Environmental CONSULTING, LLC

June 12, 2013

RE: 1 Circle Star Way
San Carlos, CA 94070

Dear Mr. Takata:

In accordance with the contract between Phoenix Environmental Consulting and Restoration Management Company Moisture Assessment services were performed at the aforementioned property on June 11 & 12, 2013.

We urge you to read the Mold Assessment Report in its entirety and to contact the undersigned with any questions or concerns you may have about the report. Our findings, conclusions recommendations and limitations are discussed in the report.

We appreciate the opportunity to provide our services and look forward to assisting you with your future environmental needs.

Sincerely,

A handwritten signature in blue ink that reads "Greg Olachea". The signature is written in a cursive, flowing style.

Greg Olachea,
Senior Hygienist CAC #10-4647
(510) 735.6403
greg@pecllc.org



Environmental Assessment Report

Moisture Assessment Report

Attention:
Blake Takata
Company:
Restoration Management Company
Claim #: **n/a**
For: **NOVO Construction**
Site Address:
1 Circle Star Way, San Carlos, CA
94070
Testing Date:
June 11 & 12, 2013
Report Date:
June 12, 2013

Outline of Findings

Phoenix Environmental Consulting was contracted to perform third party verification of current moisture levels in previously damaged construction materials prior to replacement of new materials. The commercial office building is a 4 story structure comprising approximately 103,000sqft of space. Our inspection, for this report, was limited to the 3rd floor areas as presented to PEC by Restoration Management and Novo Construction. Drying services were performed by contractor: **RESTORATION MANAGEMENT COMPANY prior to our inspection.** Environmental services included a visual and tactile examination of materials using industry standard moisture meters and documenting photographs. The source of the water loss was the third floor restroom.

Areas of concern included all areas remediated or dried by Restoration Management Company. Many of the areas inspected consisted of multiple layers of wallboard, up to three (3) layers in some locations. Two types of wallboard were noted - "white" and "green" coated. Typical green coating indicates anti microbial additives (in most cases) and non treated white wallboard. Inspection of white wallboards consistently showed moisture levels ranging from 0% to 4% and green wallboard showing 2% to 12% throughout the third floor areas. Remaining wallboard where removal had occurred was dry in all locations.

Summary of Results

PEC has confirmed through visual and tactile inspection that all areas are dry and within acceptable moisture levels. It is our opinion that reconstruction may proceed based on findings as presented during the day of inspection and provided no further leaks have occurred in between the time of inspection and reconstruction.

NOTE: This report is limited to those areas opened by Restoration Management Company on the Third Floor - an additional report is forthcoming of the remainder of the water damaged areas below the third floor space. A second inspection is being completed at this time.

Limitations

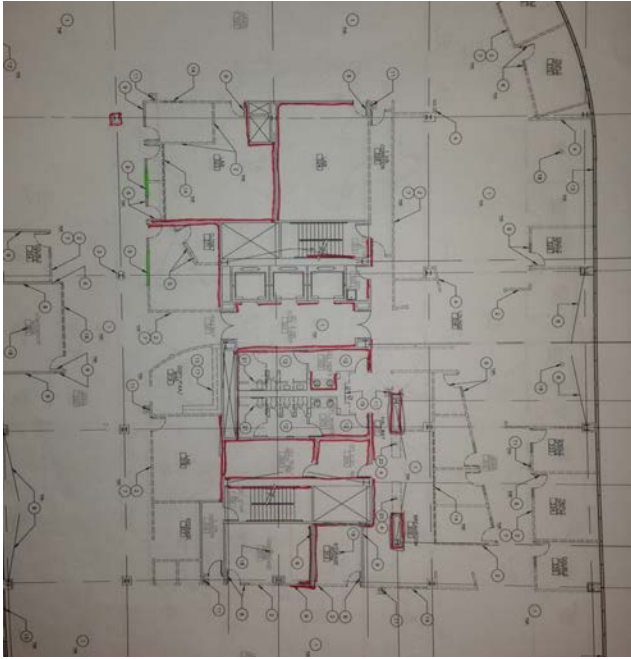
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1 Circle Star Way, San Carlos, CA



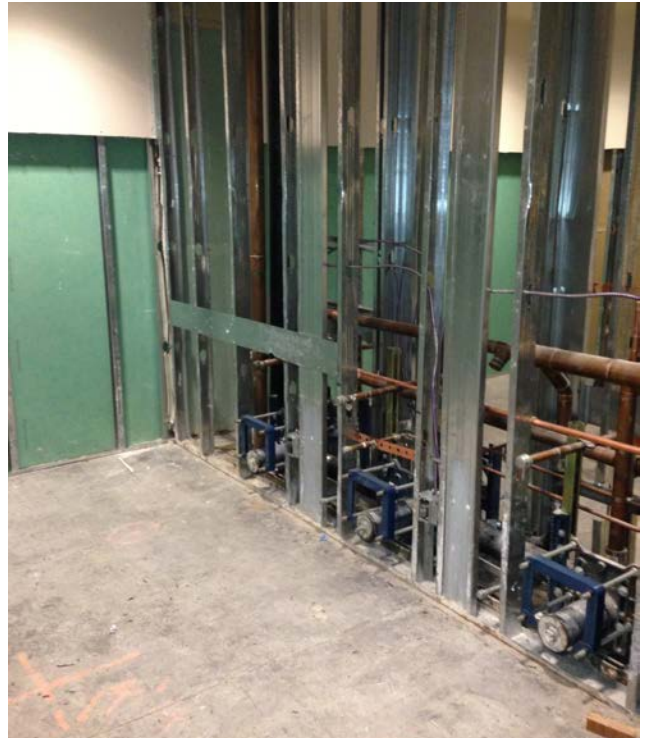
Areas of removal



Triple layered construction



Elevator lobby



Restrooms