

Vitae

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Experience

1998 – Present: Senior Inspector

- *Owner, Sherlock Homes and Mold Inspection.*
- Founder of two California real estate and environmental inspection companies.
- Completion of over 7,000 property, mold and environmental inspections.
- National Microbial Certification Board Member, American Council for Accredited Certification.
- State Director, California Real Estate Inspectors Association, CREIA (2016-2018).
- 100+ mold educational seminars for inspectors, code enforcement officers and professional organizations.
- 50+ Expert witness and consultant for mold, & real estate inspection litigation.

Certifications

- Council-Certified Microbial Consultant, CMC, *American Council for Accredited Certification*
- Radon Measurement Provider, *California Department of Public Health, #105129RT*
- Radon Professional, *American Association of Radon Scientists and Technologists, (AARST)*
- Certified Radon Residential Measurement, *National Radon Proficiency Program, (NRPP)*
- CREIA Certified Property Inspector, CCI, *California Real Estate Inspector Association, Retired*
- ASHI Certified Property Inspector, ACI, *American Society of Home Inspector, #244157*
- Certified Partner of *Environmental Data Resources*
- Certified Energy Inspector, *Energy Check-Up™*

Memberships

- American Council for Accredited Certification
- American Society of Home Inspectors, #244157
- National Environmental Health Association #105129 RT
- American Society of Radon Scientists and Technologists, #105129 RT
- California Real Estate Inspectors Association, #0155408, Retired
- National Association of Home Inspectors

Professional Endeavors and Consultation

Professional Association Endeavors:

- *National Certification Board*, American Council for Accredited Certification, (2006-Present).
- *Board of Directors*, California Real Estate Inspectors Association, (2016-2018).
- *Code Enforcement Committee*, The California Health Homes Coalition, (2016-Present).
- *Field Instructor*, Kaplan Professional Schools, Inspection Training Associates, (2006-2008).
- *Standards Development Committee*, Indoor Environmental Standards Organization, (2007-2009).

Media Consultation:

- *CREIA Advises Property Owners and Tenants of the New Mold Law SB655*, **California Real Estate Inspectors Association**, http://www.creia.org/assets/docs/Press-Releases/creia_pr_mold_8-2016.pdf (2016).
- Consultant, **Better Homes and Gardens**, “*The Radon Level of Your House is Important*”, http://journalstar.com/lifestyles/home-and-garden/knowning-the-radon-level-of-your-house-is-important/article_fe62cc9d-7b13-5c4d-a970-3ba6885fb4d2.html, (2015).
- Consultant, **NBC News, Dateline, The Hansen Files**, “*Home Contractor and Repair Scams*”, <http://www.msnbc.msn.com/id/3032600/vp/43033141#43033141>, (2011).
- Consultant, **NBC News, Dateline, The Hansen Files**, “*Ducting Cleaning Scams*”, <http://www.msnbc.msn.com/id/3032600/vp/41303490%2341303740>, (2010).

Expert Witness:

- Plaintiff Consultation, microbial inspection, microbial testing, inspection report for a commercial winery. Retaining Firm: David B. Gilbreth Law Firm, Napa, CA (2017).
- Plaintiff Consultation and written opinion. Retaining Firm: Ryan Law Group, Regarding residential mold reports, testing and occupant exposure, Monrovia, CA (2017).
- Plaintiff Consultation, microbial inspection, microbial testing, inspection report for a residential property. Retaining Firm: David B. Gilbreth Law Firm, Napa, CA (2017).
- Plaintiff Consultation, investigation, written report, and deposition: *Pernell v. the El Dorado Lakes Condominium*, Regarding mold indoor air quality conditions of a condominium, Long Beach, CA, (2016).
- Defence Deposition, investigation and consultation, *2928 Camino Real vs. Mold Inspections*, Regarding mold, moisture and indoor air quality conditions a single family home, Del Mar, CA, (2014-2015).
- Plaintiff Consultation, investigation written report, and deposition: *Campbell v. Nationwide Mutual Insurance* for a Newport Beach, CA single family home. (2012-2015).
- Defense Investigation, consultation, written report and deposition, *All County Environmental & Restoration, Inc. v. Campbell*, Regarding indoor air quality for a single family home, Newport Beach, CA, (2014).
- Plaintiff Investigation, consultation and written opinion, *Shahabpour v. Pheasant Creek HOA*, Regarding mold, moisture and indoor air quality conditions at owned condo, Lake Forest, CA, (2014).
- Plaintiff Investigation: *Lee v. Simkin*. Regarding mold, moisture and indoor air quality conditions at a single family rented home, San Clemente, CA. (2013-2014).
- Plaintiff Investigation and deposition: *Burns v. Nationwide Insurance Company of America*. Regarding mold, moisture and indoor air quality conditions at a single family Palm Springs single family home. (2014).
- Plaintiff investigation: Regarding mold, moisture and indoor air quality conditions at a rented Laguna Hills single family home. (2014).
- Plaintiff consultation: *Hamro v. LMF Equity, LLC*, Regarding mold conditions at a rented duplex apartment. (2012 - 2013).
- Plaintiff investigation: Regarding mold and construction defects at a rented condo. Retaining firm: Michael Scovill & Associates: (2013).
- Plaintiff investigation: Regarding mold and construction defects at a single family home. Retaining firm: Combs and Schaertel: (2013).

Professional Endeavors and Consultation Cont.

Expert Witness Cont:

- Defense deposition and consultation: Regarding tenant mold complaint at a commercial building. Chiu v. Panno. (2012).
- Plaintiff consultation: Regarding mold and construction defects at a single family home. Romaine v. USAA Casualty Insurance. (2012).
- Defense investigation: Regarding a tenant mold complaint at a commercial building. Retaining firm AM Chakamakias: (2012).
- Plaintiff written opinion: Regarding a home inspection at a single family home. Greer v. Kirsh: (2012).
- Plaintiff deposition: Regarding mold investigation and written report for an apartment, Irvine CA, (2012).
- Plaintiff consultation: Microbial inspection and written report, for a Hemet, CA manufactured home. Retaining firm: Combs and Schaertel (2012).
- Plaintiff consultation: Microbial and construction defect inspection and written report, for a Palm Springs, CA single family home. Retaining firm: Combs and Schaertel (2012).
- Plaintiff Consultation, written report, and deposition: Microbial for a Newport Beach, CA single family home. Retaining firm: Combs and Schaertel (2012-2015).
- Plaintiff Consultation, microbial investigation and written report for an Irvine, CA apartment. Retaining Firm: Russ Tyler, (2011).
- Plaintiff consultation: mold investigation and written report, Tenant condo dispute, Retaining firm: Krolilowski, Irvine, CA., (2011).
- Plaintiff: Consultation, deposition and trial testimony, Cappelmann v. Palumbo, San Diego, CA. (2011).
- Plaintiff consultation: Microbial investigation and written report, Riverside, CA single family home, Retaining Firm: Combs and Schaertel, (2011).
- Plaintiff consultation: Microbial investigation and written report, Rented Duplex, Retaining firm: Combs and Schaertel, (2011).
- Plaintiff inspection, written report, consultation, and deposition, Laguna Niguel, CA condo, Schnell vs. Encore at Marina Hills HOA, (2010).
- Plaintiff microbial investigation and written report, Huntington Beach, CA single family home, Retaining firm: Combs and Schaertel, (2010).
- Defense inspection, written report, consultation, and court testimony regarding tenant landlord dispute; Irvine, CA condo. Bader vs. Pacific City Properties, Inc. (2009).
- Plaintiff inspection, written report, and consultation, regarding undisclosed construction defects of a Newport Beach, single family home. Mr. Mark Hennessy (2009).
- Defense and plaintiff inspection, written report, deposition. consultation and court testimony, regarding construction defects of a Costa Mesa, CA single family home, Retaining firm: Sima Fard, Esq., (2008).
- Plaintiff consultation and written opinion regarding apartment microbial contamination. Retaining firm: Christensen Law Offices, LLC, (2007-2008).
- Plaintiff microbial investigation and written report, residential condo. Retaining firm: Combs and Schaertel, (2008).
- Defense deposition, written opinion and consultation regarding single family home microbial contamination. Retaining firm: Johnson, Cebula and Rygh, (2007-2008).
- Plaintiff consultant, inspection and written report, regarding microbial and industrial hygiene investigation of commercial building. Retaining Firm: Spainhour Law Group, (2007-2009).
- Plaintiff consultant, investigation and written regarding an apartment building. Retaining Firm: Pyfrom and Associates, (2007).
- Plaintiff consultation, microbial investigation, consultation, mediation regarding condo complex. Retaining Firm: Spainhour Law Group, (2006-2007).
- Defense consultant regarding mobile home for construction defect. Retaining Firm: Phillip Officer Esq., (2006).

Professional Endeavors and Consultation Cont.

Expert Witness Cont:

- Plaintiff deposition, microbial investigation, regarding a single family residence for construction defect and microbial contamination. Retaining Firm: Thomas, Whitelaw and Tyler, (2006).
- Plaintiff consultant, and written report regarding a single family residence for construction defect and microbial contamination. Retaining Firm: Blatz, Pyfrom and Associates, (2005).
- Plaintiff consultant regarding microbial contamination, Retaining Firm: Thomas, Whitelaw and Tyler, (2004).

Consultations/Presentations:

- Investigation, consultations, and written reports regarding mold illness patients using the Environmental Relative Mold Index (ERMI): Dr. Kelly McCann M.D., Dr. Sunny Ralieggh DO, Dr. Todd Maderas, ND Lac, and Dr. Ryan Partovi, (2011-present).
- Inspecting for Mold as Substandard Housing, CACEO Code Enforcement Seminar, Palm Springs, CA, (2017).
- Mold Law and Vector Control, Regional CACEO Code Enforcement Seminar, Santa Rosa, CA, (2017).
- California Mold Law Update, Annual CACEO Code Enforcement Seminar, Rohnert Park, CA, (2016).
- Mold Law SB655: Impact on the Home/Mold Inspector, CREIA State Conference, Burbank, CA, (2016).
- California's New Mold Law, SB655, 15 statewide trainings for over 450 code enforcement and public health staff for the California Association of Code Enforcement Officers CACEO, (2016).
- California's New Mold Law, SB655, training for the Silicon Valley chapter of CREIA, (2016).
- Irvine Ranch Water District, Irvine, CA, moisture, mold & indoor air quality inspections, 5 historical homes, using Environmental Relative Mold Index (ERMI) protocols, (2012-2013).
- Investigation and written report, Suntek, Irvine, CA, indoor air quality, (2012).
- Investigation and written report, Saddleback Valley School District, moisture and mold intrusion (2010).
- Investigation and written report, Irvine Unified School District, moisture and mold intrusion (2009-2010).
- Consultant, Beth Jacob Temple, regarding microbial contamination, (2008).
- Consultant, East Whittier School District, regarding microbial and industrial hygiene investigation, (2007).
- Consultant, and written report, Suberbia/Village Green HOA, regarding condo moisture investigation, (2007).
- Consultant and written report, New Life Church commercial building microbial contamination, (2006).
- Consultant and written report, Riverside County Office of Education classroom industrial hygiene, (2006).
- Consultant, & reports Biola University for 3 single family residences for microbial & asbestos, (2005-2007).
- Consultant, investigation, & report, Keystone Property Management for microbial contamination, (2005).
- Consultant, Retaining Firm: Moina Shiv Esq., regarding single family home microbial contamination, (2005).
- Consultant, Beth Jacob Temple, regarding microbial contamination, (2003).
- Consultant, and written report, Sage school regarding microbial contamination (2003).

Education

- BA and MA Degree, California State University Los Angeles.
- Certified Microbial Consultant, American Indoor Air Quality Council, Phoenix, AZ
- Certified Microbial Investigator, American Indoor Air Quality Council, Phoenix, AZ
- Mold Recognition, Evaluation and Control, University of California Irvine, Irvine, CA.
- Mold and Mold Remediation for Environmental and Public Health Professionals, Mold University, EMLab, San Diego, CA
- IAQ and Industrial Testing, EMSL Laboratories, Anaheim, CA
- AHERA Asbestos Abatement Building Inspector, Ecologics, Santa Ana, CA
- AHERA Asbestos Abatement Consultant, Ecologics, Santa Ana, CA
- Radon and Radon Decay Product Measurement, Center for Environmental Research, Denver, CO
- Certified Neighborhood Environmental Inspector, Environmental Data Resources, Milford, CT
- Residential Property Inspection, Inspection Training Associates, Oceanside, CA
- Pool and Spa Inspection, Inspection Training Associates, Oceanside, CA
- Level One Training in Residential Energy Efficiency, Energy Checkup, Los Angeles, CA
- Level Two Training in Residential Energy Efficiency, Energy Checkup, Los Angeles, CA
- FEMA/Alltech Disaster Housing Field Inspector, Parsons Brinckerhoff, Anaheim, CA
- Electric and Magnetic Fields, California Edison, City of Industry, CA

Publications

- Zivolich, S., CREIA Advises Property Owners and Tenants of New Mold Law SB655, https://creia.memberclicks.net/assets/docs/Press-Releases/creia_pr_mold_8-2016.pdf, 2 August, 2016.
- Zivolich, S., New 2016 California Mold Law, <http://ezinearticles.com/?New-2016-California-Mold-Law&id=9351315>, 18 March, 2016.
- Zivolich, S., SB655, California's New Housing Law, <http://www.gpinspect.com/California-new-mold-law.php>, Feb., 2016.
- Zivolich, S. New DNA Mold Testing Replacing Traditional Approaches, EzineArticles.com. 21 Feb. 2012.
- Zivolich, S., An Expert Witness, Not a Hired Gun, CREIA Inspector Journal, California Real Estate Inspectors Association, 32(1), pp. 7, 2010.
- Zivolich, S., Home Safety the Primary Duty of Home Inspectors, Inspector eNews, California Real Estate Inspectors Association, November-December, pp. 4, 2009.
- Zivolich, S., Save Money on Home Energy Costs - Help the Environment and the Economy at the Same Time, Ezine Articles, <http://ezinearticles.com/?id=1833148>, 2009.
- Zivolich, S., Foreclosure Property Money Pits - Advice From a Certified Home Inspector, Ezine Articles, <http://ezinearticles.com/?Foreclosure-Property-Money-Pits---Advice-From-a-Certified-Home-Inspector&id=1826386>, 2008.
- Zivolich, S., Radon and Lung Cancer - What You Don't Know Can Hurt You When Buying a Home, Ezine Articles, <http://www.ezinearticles.com/?Radon-and-Lung-Cancer---What-You-Dont-Know-Can-Hurt-You-When-Buying-a-Home&id=1829758>, 2008.
- Zivolich, S., EPA Relative Mold Index (ERMI) - A Powerful New Standardized Mold Investigation, <http://medical.presslib.com/asthma/501860.htm>, 2007.

Community Involvement and Awards

- *Board of Directors, Integrated Resources Institute / Mentorwork, 1990-Present.*

Founder, and volunteer CEO for the non-profit corporation, Integrated Resources Institute (IRI), Laguna Hills, California. IRI mission assists persons with disabilities to be integrate into their community, through employment. IRI has facilitated employment for of over 20,000 persons with disabilities since 1990.

- *Lifetime Achievement Award for Enhancing the Lives of Persons with Disabilities, 2016.*

Regional Center of Orange County, California. The lifetime achievement award for exceptional contributions to advancing the rights of and enhancing the life for people with developmental disabilities.

- *Paul Harris Fellow, Board of Directors, Irvine and Sebastopol Rotary Clubs, 2008-Present.*

Rotary club members are professional leaders who volunteer in their communities and promote world understanding and peace. Rotary clubs support community projects at home and abroad.

- *Autism Employer Superstar Award, 2015.*

California Senate Select Committee on Autism.

- *Bill Rosenberg Memorial Award, 2011.*

California Association for Persons with Severe Handicaps (CAL-TASH) “For demonstrating outstanding leadership in promoting the inclusion of person with disabilities”.

- *Distinguished Service Award, 1992.*

California Governor's Committee for the Employment of Persons with Disabilities.

- *Irvine Community Police Academy Class #19, 2007.*

The Community Police Academy purpose is to develop, enhance, and retain stronger partnerships with Irvine residents and business community.