

Vitae

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## **Experience**

### **1998 – Present: Senior Inspector**

- *Sherlock Homes and Mold Inspection.*
- Founder of two California real estate and environmental inspection companies.
- Completion of over 7,000 residential, commercial, property, mold & 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 for mold, & real estate inspection litigation.
- Providing state of the art Mold, ERMI, PCR, mycotoxin, EMF testing and expert analysis.

## **Certifications**

- Council-Certified Microbial Consultant, CMC, Emeritus, *American Council for Accredited Certification*
- Radon Measurement Provider, *California Department of Public Health, #105129RT*
- National Radon Proficiency Program, *#105129 RT*
- CREIA Certified Property Inspector, CCI, Retired, *California Real Estate Inspector Association*
- ASHI Certified Property Inspector, ACI, Retired, *American Society of Home Inspector, #244157*
- Certified Lead Sampling Technician, *California Department of Public Health, #26246, (expired)*
- Asbestos Abatement Building Inspector, *Asbestos Hazard Emergency Response Act, (expired)*
- EPA Certified Lead Paint Renovator, *National Econ, #R-I-18942-10-01961 (expired)*

## **Memberships**

- National Microbial Certification Board, American Council for Accredited Certification
- American Society of Radon Scientists and Technologists #A1000
- California Real Estate Inspectors Association, Retired
- American Society of Home Inspectors, #244157, Retired

## 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).
- *State Director*, California Real Estate Inspectors Association, CREIA, (2016-2018).
- *Code Enforcement Committee*, The California Health Homes Coalition, (2016-2019).
- *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](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](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:

- Defense consultation, and microbial inspection, for an apartment, Glavan v. Santa Rosa. Retaining Firm: Ruzicka, Wallace and Coughlin, Santa Rosa, CA (2020).
- Plaintiff Consultation, microbial inspection, and written report for a single family home. Retaining Firm: Thompson, Welch, Soroko and Gilbert, San Rafael, CA (2019).
- Plaintiff Consultation, microbial inspection, and written report for an apartment. Retaining Firm: Chris Fierro Law Firm, Santa Rosa, CA (2019).
- Plaintiff Consultation, microbial inspection, microbial testing, and an inspection report for an apartment. Retaining Firm: Chris Fierro Law Firm, Santa Rosa, CA (2019).
- 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).

### **Professional Endeavors and Consultation Cont.**

#### **Expert Witness Cont:**

- 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).
- 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 Chakamakis: (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. (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: Research, 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).

## **Professional Endeavors and Consultation Cont.**

### **Expert Witness Cont:**

- 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).
- 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 a condo microbial contamination, Retaining Firm: Thomas, Whitelaw and Tyler, (2004).

### **Consultations/Presentations:**

- Inspection, report and consultation for multi-unit hotel under construction with water damage. Rohnert Park LCC and Proset Construction (2020).
- Inspecting for Mold As Substandard Housing, four regional state trainings for city and county code enforcement staff sponsored by the California Association of Code Enforcement Officers, (2018-2019).
- Inspecting for Mold As Substandard Housing, Sacramento city code enforcement staff, (2017).
- California's Mold Law Update, Annual Code Enforcement Seminar, Rohnert Park, CA, (2016).
- Mold Law SB655: Impact on the Home Inspector, CREIA State Annual Conference, Burbank, CA, (2016).
- California's New Mold Law, SB655, 12 trainings for over 450 city code enforcement staff for the California Association of Code Enforcement Officers, (2016).
- California's New Mold Law, SB655, training for the Silicon Valley chapter of CREIA, (2016).
- Investigation, consultations regarding mold illness patients using Environmental Relative Mold Index (ERMI) protocols, Dr. Kelly McCann M.D., Todd Madera, LND., (2011-2020).

- 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 (2010).
- Investigation and written report, Irvine Unified School District, moisture and mold intrusion (2009).
- 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, and written reports Biola University regarding three single family residences for microbial and asbestos containing material, (2005-2007).
- Consultant, investigation, and written report, Keystone Property Management regarding condo 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).

## **Education Highlights**

- BA Anthropology and MA Special Education Degrees, California State University Los Angeles.
- Certified Microbial Consultant, American Indoor Air Quality Council, Phoenix, AZ
- Certified Microbial Investigator, American Council for Accredited Certification, Phoenix, AZ
- Mold Recognition, Evaluation and Control, University of California Irvine.
- 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
- Lead Safety for Renovation, Repair, and Painting, San Diego, CA
- 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](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, California Real Estate Inspectors Association, 2016-2018.*  
Elected State Director for two year term.
- *Board of Directors, Integrated Resources Institute / Mentorwork, 1990-Present.*  
Founder, and CEO for the non-profit corporation, Integrated Resources Institute (IRI), Irvine, California. The IRI mission is to assist person 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".
- *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.
- *Distinguished Service Award, 1992.*  
California Governor's Committee for the Employment of Persons with Disabilities.