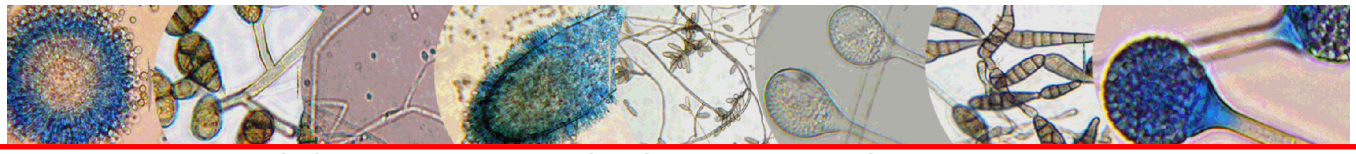
EXPANDED FUNGAL REPORT ™

Prepared Exclusively For

YG Home Inspection Services

Report Date: **3/29/2021**
Project: **IAQ M**
P.O:
EMSL Canada Orde



EMSL Canada Inc.
2756 Slough Street Mississauga, ON L4T 1G3
Phone: (289) 997-4602 Fax: (289) 997-4607 Web: http://www.EMSL.com Email:torontolab@emsl.com

Attn:
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EMSL Order:
Customer ID:
Collected: 3/23/2021
Received: 3/24/2021
Analyzed: 3/26/2021

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1. Description of Analysis

Analytical Laboratory

EMSL Canada Inc. (EMSL Canada) is a nationwide, full service, analytical testing laboratory network providing Asbestos, Mold, Indoor Air Quality, Microbiological, Environmental, Chemical, Forensic, Materials, Industrial Hygiene and Mechanical Testing services. Ranked as the premier independently owned environmental testing laboratory in the nation, EMSL Canada puts analytical quality as its top priority. This is assured by our high quality personnel, including experienced microbiologists with graduate degrees. Our quality is recognized by many well-respected federal, provincial and private accrediting agencies, such as the American Association for Laboratory Accreditation (A2LA). A2LA is a nonprofit, non-governmental, public service, membership society providing laboratory accreditation based on internationally accepted criteria for competence (ISO/IEC 17025). A2LA accreditation is also recognized internationally through its membership with the International Laboratory Accreditation Cooperation (ILAC).

EMSL Canada is an independent laboratory that performed the analysis of these samples. EMSL Canada did not conduct the sampling or site investigation for this report. The samples referenced herein were analyzed under strict quality control procedures using state-of-the-art microbiological methods. The analytical methods used and the data presented are scientifically and legally defensible

The laboratory data is provided in compliance with A2LA accreditation and the ISO 17025 standard for the particular test(s) requested, including any associated limitations for the methods employed. These data are intended for use by professionals having knowledge of the testing methods necessary to interpret them accurately.

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Air Samples - Spore traps:

Spore traps are commercially available sampling devices that capture airborne particles on an adhesive slide. Air is pulled through the device using a vacuum pump. Spores, as well as other airborne particles, are impacted on the collection adhesive. Using spore trap collection methods has inherent limitations. These collection methods are biased towards larger spore sizes.

The analysis for total spore counts is a direct microscopic examination and does not include culturing or growing the fungi. Therefore, the results include both viable and non-viable spores. Some fungal groups produce similar spore types that cannot be distinguished by direct microscopic examination alone (i.e., *Aspergillus/Penicillium*, and others). Other spore types may lack distinguishing features that aid in their identification. These types are grouped into larger categories such as Ascospores or Basidiospores.

Fungal spores are identified and grouped by morphological characteristics including color, shape, septation, ornamentation, and fruiting structures (if present) which are compared to published mycological identification keys and texts. EMSL Canada reports provide spore counts per cubic meter of air to three significant figures. Please note that each spore category is reported to three significant figures. Due to rounding and the application of three significant figures the sum of the individual spore numbers may not equal the total spore count on the report. EMSL Canada does not maintain responsibility for final volume concentrations (counts/m3) since this volume is provided by the field collector and can not be verified by EMSL Canada.

EMSL Canada analyzes spore traps using phase contrast microscopy. There is a wide choice of collection devices (Air-O-Cell, Micro-5, Burkhard, etc.) on the market. Differences in analytical method may exist between spore trap devices.

Spore trap results are reported in spores per cubic meter of air. Due to the other airborne particles collected with the spores, EMSL Canada reports a background particle density. Background density is an indication of overall particulate matter present on the sample (i.e. dust in the air). High background concentrations may obscure spores such as the *Penicillium*/*Aspergillus* group. The rating system is from 1-5 with 1 = 1 - 25% of the background obscured by material, 2 = 26 - 50%, 3 = 51 - 75%, 4 = 76% - 99%, 5 = 100% or overloaded. A background rating of 4 or higher should be regarded as a minimum count since the actual concentrations may be higher than those reported. EMSL Canada will not be held responsible for overloading of samples. Sample volumes are left to the discretion of the company or persons conducting the fieldwork.

Skin fragment density is the percentage of skin cells making up the total background material, 1 = 1 - 25%, 2 = 26 - 50%, 3 = 51 - 75%, 4 = 76-100%. Skin fragment density is considered an indication of the general cleanliness in the area sampled. It has been estimated that up to 90% of household dust consists of dead skin cells.

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2. Analytical Results

See attached data reports and charts.

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Spore Trap ASSESSMENTReport™ Micro-5(™) Analysis of Fungal Spores & Particulates (Methods MICRO-SOP-201, ASTM D7391)

	Particle Identification	Raw Count	(Count/m³)	% of Total	Interpretation Guideline
552104637-0001	Alternaria (Ulocladium)	-	-	-	
	Ascospores	-	-	-	
Client Sample ID	Aspergillus/Penicillium	5	400	23.5	
1	Basidiospores	14	1100	64.7	
	Bipolaris++	-	-	-	
	Chaetomium	-	-	-	
Location	Cladosporium	2	200	11.8	
Exterior	Curvularia	-	-	-	
	Epicoccum	-	-	-	
Sample Volume (L)	Fusarium	-	-	-	
	Ganoderma	-	-	-	
25	Myxomycetes++	-	-	-	
	Pithomyces++	-	-	-	
Sample Type	Rust	-	-	-	
	Scopulariopsis/Microascus	-	-	-	
Background	Stachybotrys/Memnoniella	-	-	-	
Comments	Unidentifiable Spores	-	-	-	
	Zygomycetes	-	-	-	
	Total Fungi	**21**	**1700**	**100**	
	Hyphal Fragment	3	200	-	
	Insect Fragment	-	-	-	
	Pollen	2	200	-	

Analytical Sensitivity 600x: **80** counts/cubic meter
Analytical Sensitivity 300x *: **40*** counts/cubic meter

Skin Fragments: **2** 1 to 4 (low to high)
Fibrous Particulate: **1** 1 to 4 (low to high)
Background: **3** 1 to 4 (low to high); 5 (overloaded)

Not commonly found growing indoors, spores likely come from outside.
Spores reported to be able to cause allergies in individuals.
Potential for mycotoxin production exists with these fungi.
These fungi are considered water damage indicators.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

Initial report from: 03/29/2021 10:13:25

Sneha Panchal, M.Sc.,RMCCM Laboratory Manager

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.
High levels of background particulate can obscure spores and other particulates, leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "*" Denotes particles found at 300X. "-" Denotes not detected. Due to method stopping rules, raw counts in excess of 100 are extrapolated based on the percentage analyzed.
Samples analyzed by EMSL Canada Inc. Mississauga, ON

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	Particle Identification	Raw Count	(Count/m³)	% of Total	Interpretation Guideline
552104637-0002	Alternaria (Ulocladium)	-	-	-	
	Ascospores	-	-	-	
Client Sample ID	Aspergillus/Penicillium	-	-	-	
2	Basidiospores	5	400	66.7	Acceptable
	Bipolaris++	-	-	-	
	Chaetomium	-	-	-	
Location	Cladosporium	3	200	33.3	Acceptable
Bathroom 2nd floor	Curvularia	-	-	-	
	Epicoccum	-	-	-	
Sample Volume (L)	Fusarium	-	-	-	
	Ganoderma	-	-	-	
25	Myxomycetes++	-	-	-	
	Pithomyces++	-	-	-	
Sample Type	Rust	-	-	-	
	Scopulariopsis/Microascus	-	-	-	
Inside	Stachybotrys/Memnoniella	-	-	-	
Comments	Unidentifiable Spores	-	-	-	
	Zygomycetes	-	-	-	
	Total Fungi	**8**	**600**	**100**	Acceptable
	Hyphal Fragment	-	-	-	
	Insect Fragment	-	-	-	
	Pollen	-	-	-	

Analytical Sensitivity 600x: **80** counts/cubic meter
Analytical Sensitivity 300x *: **40*** counts/cubic meter

Skin Fragments: **3** 1 to 4 (low to high)
Fibrous Particulate: **2** 1 to 4 (low to high)
Background: **3** 1 to 4 (low to high); 5 (overloaded)

Acceptable Concentration at or below background
Slightly Elevated Concentration above background
ELEVATED Concentration 10X or more above background

Not commonly found growing indoors, spores likely come from outside.
Spores reported to be able to cause allergies in individuals.
Potential for mycotoxin production exists with these fungi.
These fungi are considered water damage indicators.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

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	Particle Identification	Raw Count	(Count/m³)	% of Total	Interpretation Guideline
552104637-0003	Alternaria (Ulocladium)	1	80	0.4	Slightly Elevated
	Ascospores	3	200	1.1	Slightly Elevated
Client Sample ID	Aspergillus/Penicillium	222	17800	96.3	ELEVATED
3	Basidiospores	3	200	1.1	Acceptable
	Bipolaris++	-	-	-	
	Chaetomium	-	-	-	
Location	Cladosporium	2	200	1.1	Acceptable
Basement cold room	Curvularia	-	-	-	
	Epicoccum	-	-	-	
Sample Volume (L)	Fusarium	-	-	-	
	Ganoderma	-	-	-	
25	Myxomycetes++	-	-	-	
	Pithomyces++	-	-	-	
Sample Type	Rust	-	-	-	
	Scopulariopsis/Microascus	-	-	-	
Inside	Stachybotrys/Memnoniella	-	-	-	
Comments	Unidentifiable Spores	-	-	-	
	Zygomycetes	-	-	-	
	Total Fungi	**231**	**18480**	**100**	ELEVATED
	Hyphal Fragment	-	-	-	
	Insect Fragment	-	-	-	
	Pollen	-	-	-	

Analytical Sensitivity 600x: **80** counts/cubic meter
Analytical Sensitivity 300x *: **40*** counts/cubic meter

Skin Fragments: **4** 1 to 4 (low to high)
Fibrous Particulate: **3** 1 to 4 (low to high)
Background: **4** 1 to 4 (low to high); 5 (overloaded)

Acceptable Concentration at or below background
Slightly Elevated Concentration above background
ELEVATED Concentration 10X or more above background

Not commonly found growing indoors, spores likely come from outside.
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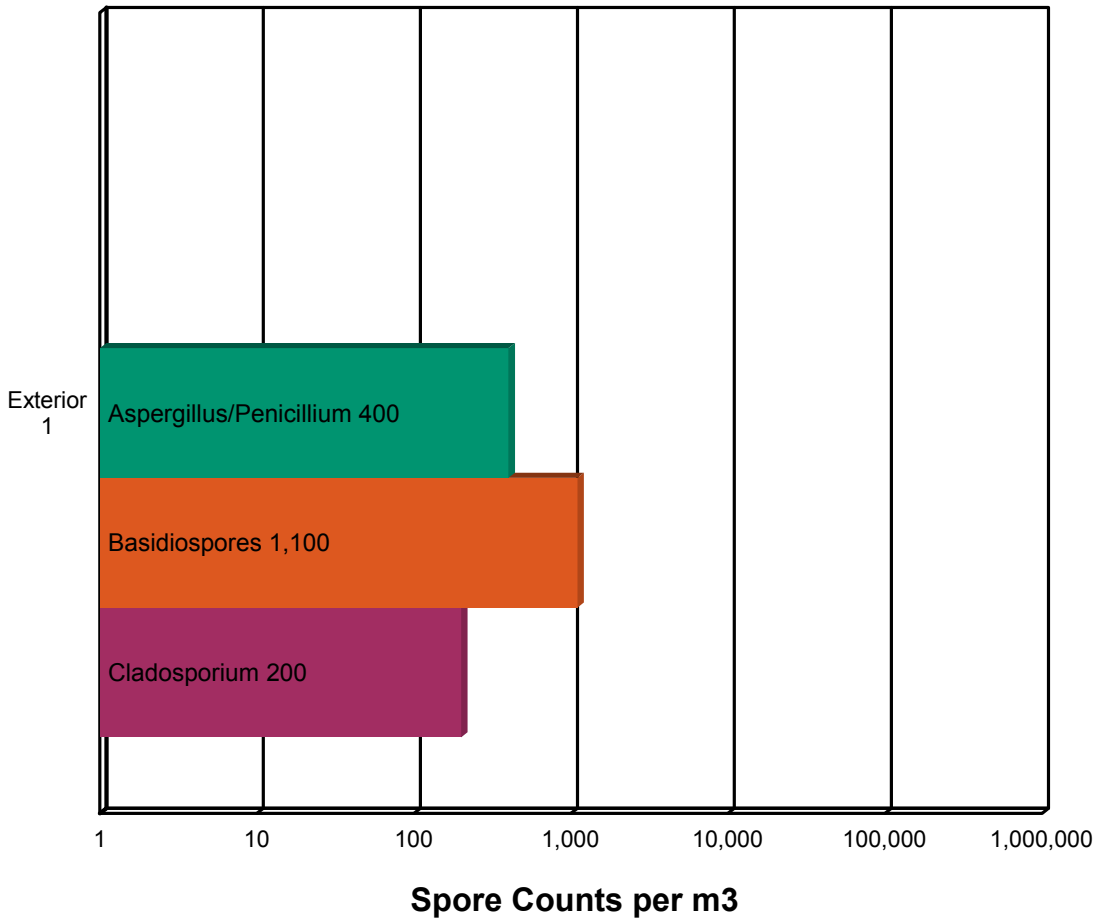
Spore Trap Report: Total Counts



Alternaria (Ulocladium) | Ascospores | Aspergillus/Penicillium
Basidiospores | Cladosporium

* The chart is displayed using a logarithmic scale. Bar size is not directly proportional to the number of spores.

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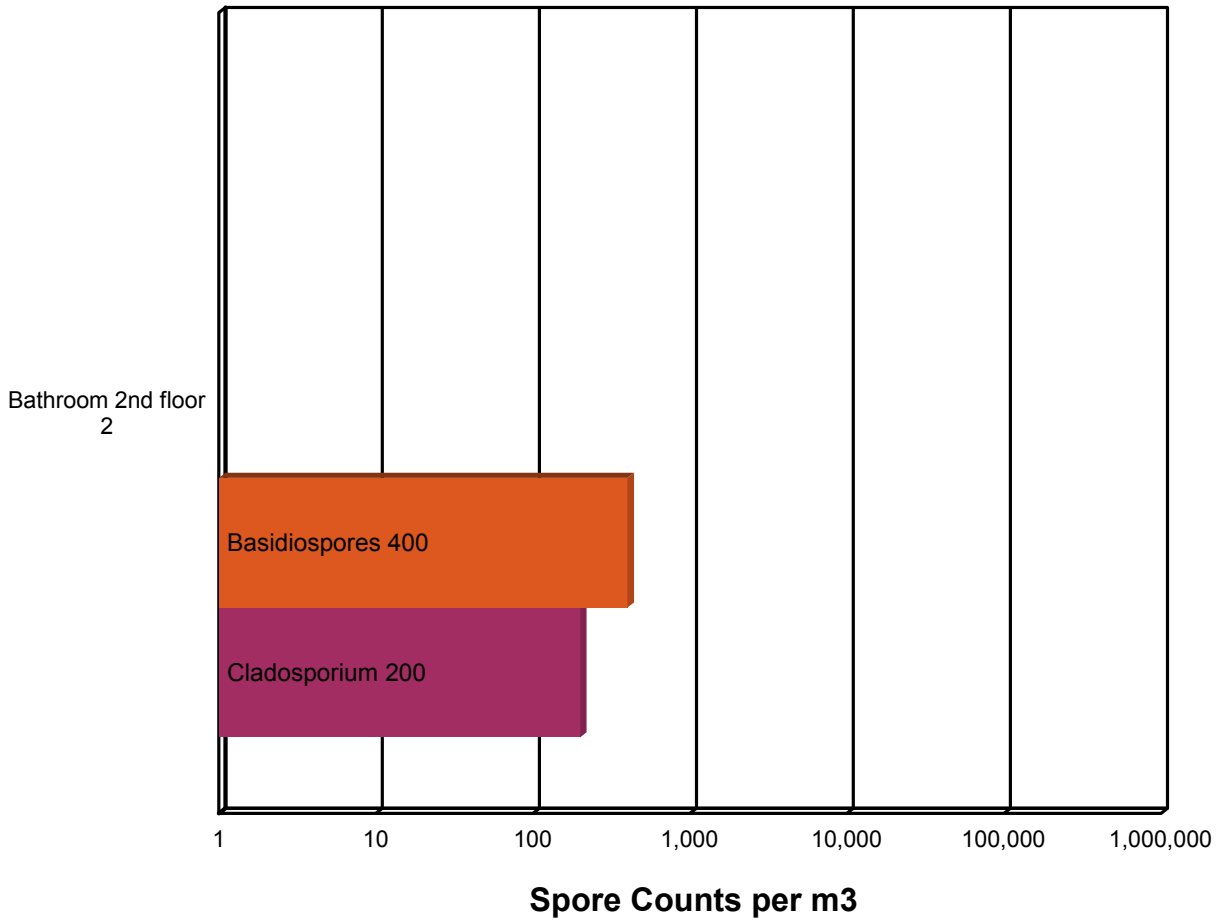
Spore Trap Report: Total Counts



Alternaria (Ulocladium) | Ascospores | Aspergillus/Penicillium
Basidiospores | Cladosporium

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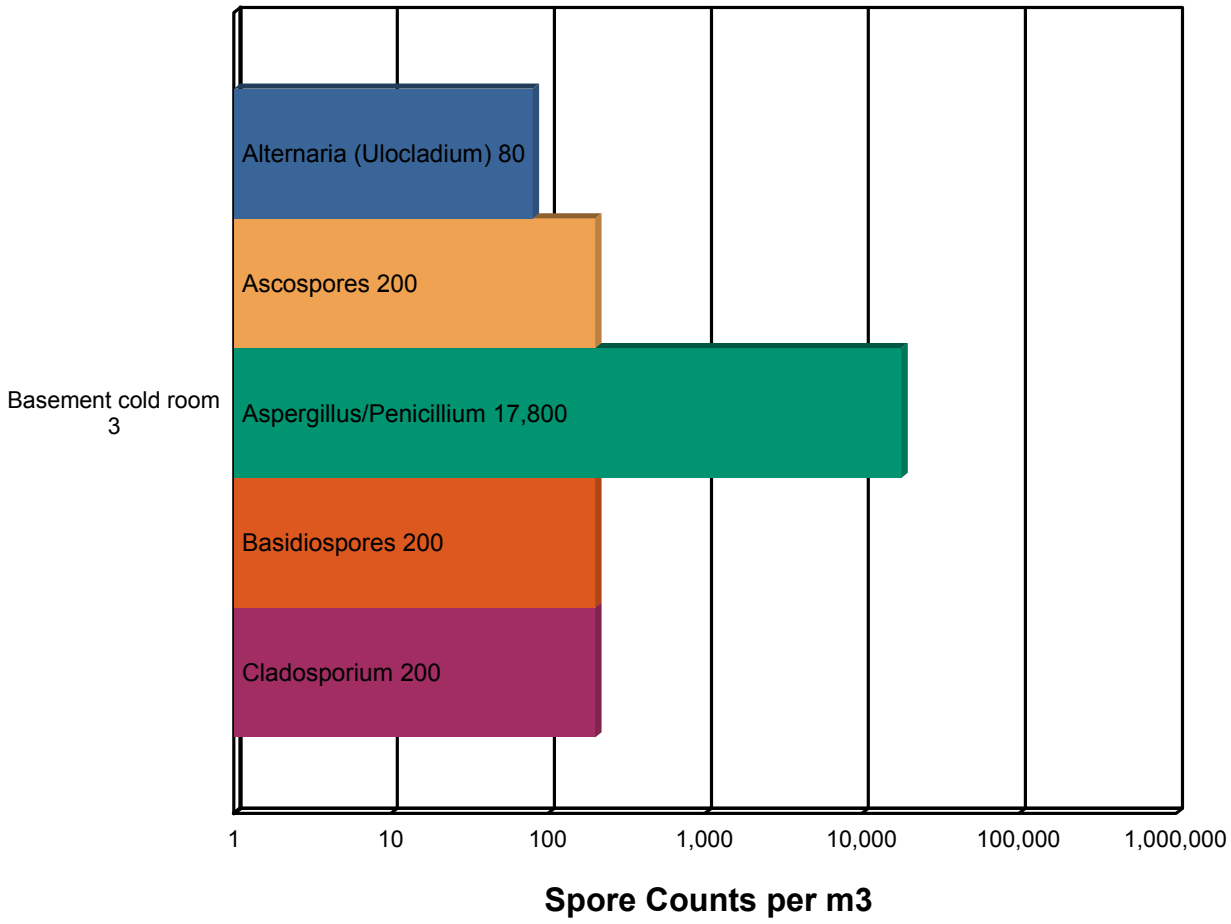
Spore Trap Report: Total Counts



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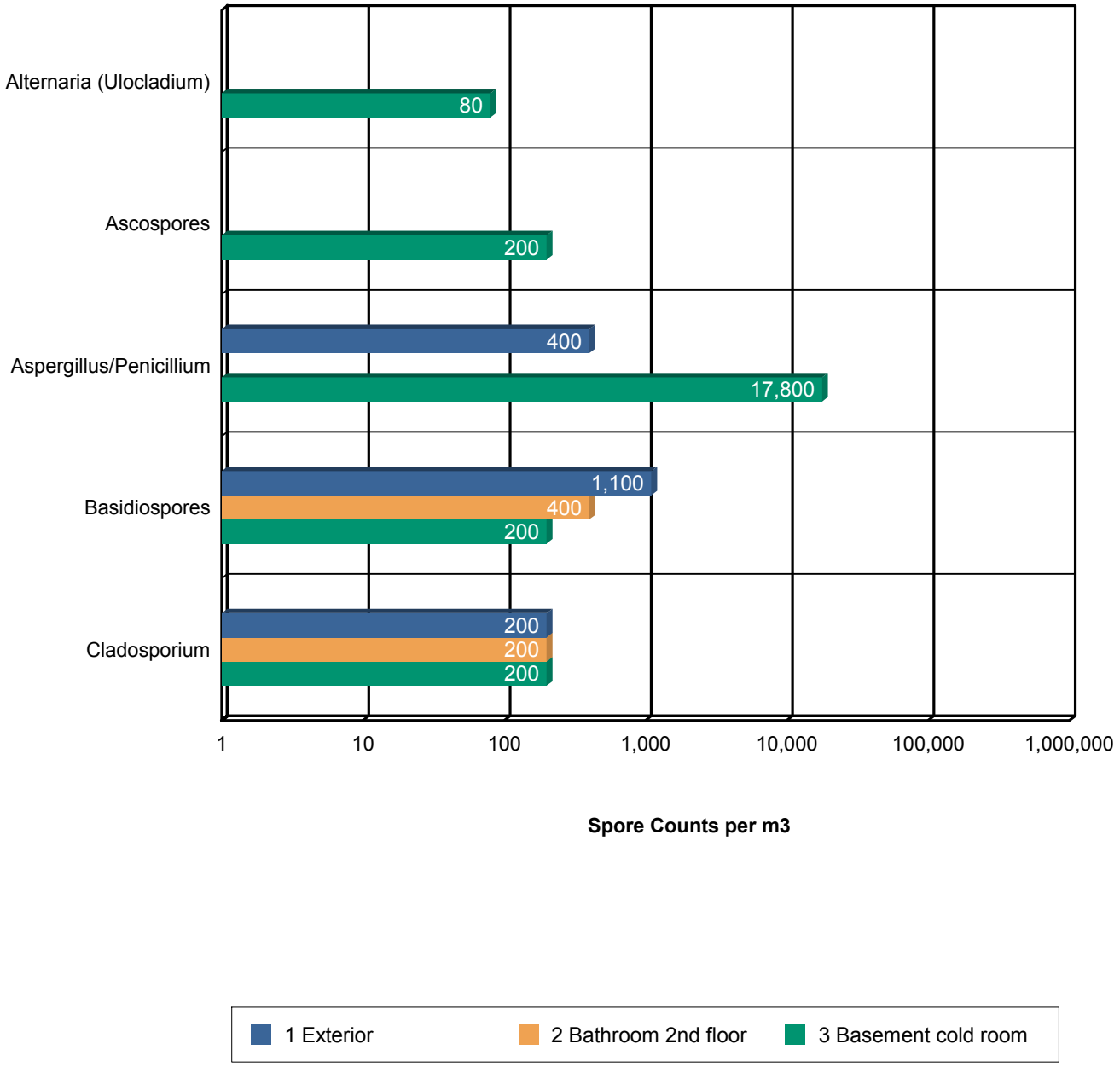
Background Comparison Chart



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3. Understanding the Results

EMSL Canada Inc. is an independent laboratory, providing unbiased and scientifically valid results. These data represent only a portion of an overall IAQ investigation. Visual information and environmental conditions measured during the site assessment (humidity, moisture readings, etc.) are crucial to any final interpretation of the results. Many factors impact the final results; therefore, result interpretation should only be conducted by qualified individuals. The American Conference of Governmental Industrial Hygienists (ACGIH) has published a good reference book covering sampling and data interpretation. It is entitled, Bioaerosols: Assessment and Control, 1999.

Fungal spores are found everywhere. Whether or not symptoms develop in people exposed to fungi depends on the nature of the fungal material (e.g., allergenic, toxic, or infectious), the exposure level, and the susceptibility of exposed persons. Susceptibility varies with the genetic predisposition (e.g., allergic reactions do not always occur in all individuals), age, pre-existing medical conditions (e.g., diabetes, cancer, or chronic lung conditions), use of immunosuppressive drugs, and concurrent exposures. These reasons make it difficult to identify dose/response relationships that are required to establish “safe” or “unsafe” levels (i.e., permissible exposure limits).

It is generally accepted in the industry that indoor fungal growth is undesirable and inappropriate, necessitating removal or other appropriate remedial actions. The New York City guidelines and EPA guidelines for mold remediation in schools and commercial buildings define the conditions warranting mold remediation. Always remember that water is the key. Preventing water damage or water condensation will prevent mold growth.

This report is not intended to provide medical advice or advice concerning the relative safety of an occupied space. Always consult an occupational or environmental health physician who has experience addressing indoor air contaminants if you have any questions.

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4. Glossary of Fungi

ALTERNARIA(ULOCLADIUM)	
Natural Habitat	Common saprobe and pathogen of plants. Typically found on plant tissue, decaying wood, and foods. Soil . Air outdoors.
Suitable Substrates in the Indoor Environment	Indoors near condensation (window frames, showers), House dust (in carpets, and air). Also colonizes building supplies, computer disks, cosmetics, leather, optical instruments, paper, sewage, stone monuments, textiles, wood pulp, and jet fuel
Water Activity	Aw =0.85-0.88 (water damage indicator)
Mode of Dissemination	Wind
Allergic Potential	Type I allergies (hay fever, asthma), Type III (hypersensitivity pneumonitis)
Potential or Opportunistic Pathogens	Phaeohyphomycosis {causing cystic granulomas in the skin and subcutaneous tissue}. In immunocompetent patients, Alternaria colonizes the paranasal sinuses, leading to chronic hypertrophic sinusitis
Industrial Uses	Biocontrol of weed plants ·Biocontrol fungal plant pathogens.
Potential Toxins Produced	Alternariol (AOH) . Alternariol monomethylether (AME). Tenuazonic acid (TeA). Altenuene (ALT). Altertoxins (ATX)
Other Comments	Many species of Ulocladium have been renamed as Alternaria. Alternaria spores are one of the most common and potent indoor and outdoor airborne allergens. Additionally, Alternaria sensitization has been determined to be one of the most important factors in the onset of childhood asthma. Synergy with Cladosporium or Ulocladium may increase the severity of symptoms
References	Alternaria redefined. J. Woudenberg et al., Studies in Mycology. Volume 75, June 2013, Pages 171-212

ASCOSPORES	
Natural Habitat	Everywhere in nature.
Suitable Substrates in the Indoor Environment	Depends on genus and species.
Water Activity	Depends on genus and species.
Mode of Dissemination	Forcible ejection or passive release and dissemination by wind or insects.
Allergic Potential	Depends on genus and species.
Potential or Opportunistic Pathogens	Depends on genus and species.
Industrial Uses	Depends on genus and species.
Potential Toxins Produced	Depends on genus and species.
Other Comments	Ascospores are the result of sexual reproduction and produced in a saclike structure called an ascus. All ascospores belong to members of the Phylum Ascomycota, which encompasses a plethora of genera worldwide.

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ASPERGILLUS/PENICILLIUM

Natural Habitat	Plant debris ·Seed ·Cereal crops
Suitable Substrates in the Indoor Environment	Grows on a wide range of substrates indoors ·Prevalent in water damaged buildings ·Foods (blue mold on cereals, fruits, vegetables, dried foods) ·House dust ·Fabrics ·Leather ·Wallpaper ·Wallpaper glue
Water Activity	Aw=0.75-0.94
Mode of Dissemination	Wind ·Insects
Allergic Potential	Type I (hay fever, asthma) ·Type III (hypersensitivity)
Potential or Opportunistic Pathogens	Possible depending on the species.
Industrial Uses	Many depending on the species
Potential Toxins Produced	Possible depending on the species.
Other Comments	Spores of Aspergillus and Penicillium (including others such as Acremonium, Talaromyces, and Paecilomyces) are small and spherical with few distinguishing characteristics. They cannot be differentiated or speciated by non-viable impaction sampling methods. Some species with very small spores may be undercounted in samples with high background debris.

BASIDIOSPORES

Natural Habitat	Forest floors. Lawns .Plants (saprobes or pathogens depending on genus)
Suitable Substrates in the Indoor Environment	Depends on genus. Wood products
Water Activity	Unknown.
Mode of Dissemination	Forcible ejection. Wind currents.
Allergic Potential	Type I allergies (hay fever, asthma) . Type III (hypersensitivity pneumonitis)
Potential or Opportunistic Pathogens	Depends on genus.
Industrial Uses	Edible mushrooms are used in the food industry.
Potential Toxins Produced	Amanitins. monomethyl-hydrazine. muscarine. ibotenic acid. psilocybin.
Other Comments	Basidiospores are the result of sexual reproduction and formed on a structure called the basidium. Basidiospores belong to the members of the Phylum Basidiomycota, which includes mushrooms, shelf fungi, rusts, and smuts.

CLADOSPORIUM

Natural Habitat	Dead plant matter. Straw. Soil. Woody plants
Suitable Substrates in the Indoor Environment	Fiberglass duct liner. Paint. Textiles. Found in high concentration in water-damaged building materials.
Water Activity	Aw 0.84-0.88
Mode of Dissemination	Air
Allergic Potential	Type I (asthma and hay fever).
Potential or Opportunistic Pathogens	Edema. keratitis. onychomycosis. pulmonary infections. Sinusitis.
Industrial Uses	Produces 10 antigens.
Potential Toxins Produced	Cladosporin and Emodin.

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5. References and Informational Links

Books

- Bioaerosols: Assessment and Control. Janet Macher, Ed., American Conference of Governmental Industrial Hygienists, Cincinnati, OH 1999.

- Exposure Guidelines for Residential Indoor Air Quality. Environmental Health Directorate, Health Protection Branch, Health Canada, Ottawa, Ontario, 1989.

- Fungal Contamination in Public Buildings: Health Effects and Investigation Methods. Health Canada, Ottawa, Ontario, 2004.

- IICRC: S500 Standard and Reference Guide for Professional Water Damage Restoration. 3rd Edition, Institute of Inspection, Cleaning, and Restoration Certification, Vancouver, WA, 2006

  IICRC: S520 Standard and Reference Guide for Professional Mold Remediation. 1st Edition, Institute of Inspection, Cleaning, and Restoration Certification, Vancouver, WA, 2004

- Field Guide for the Determination of Biological Contaminants in Environmental Samples. 2nd Edition, American Industrial Hygiene Association, 2005.

Consumer Links

Read the full text of AIHA's "The Facts About Mold" consumer brochure.
<http://www.aiha.org/get-involved/VolunteerGroups/Documents/BiosafetyVG-FactsAbout%20MoldDecember2011.pdf>

The Occupational Safety and Health Administration (OSHA)
http://www.osha.gov/SLTC/molds/index.html

CDC Mold Facts
http://www.cdc.gov/mold/faqs.htm

CDC Stachybotrys - Questions and answers on Stachybotrys chartarum and other molds
http://www.cdc.gov/mold/stachy.htm

IOM, NAS: Clearing the Air: Asthma and Indoor Air Exposures
https://www.epa.gov/indoor-air-quality-iaq/should-you-have-air-ducts-your-home-cleaned

National Library of Medicine-Mold website
http://www.nlm.nih.gov/medlineplus/molds.html

California Department of Health Services (CADOHS)
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/Mold.aspx

Minnesota Department of Health
http://www.health.state.mn.us/divs/eh/indoorair/mold/index.html

New York City Department of Health and Mental Hygiene
https://www1.nyc.gov/site/doh/health/health-topics/mold.page

H.R.: The United States Toxic Mold Safety and Protection Act

EPA

"Should You Have the Air Ducts in Your Home Cleaned?"
<http://www.epa.gov/iaq/pubs/airduct.html>

General information about molds and actions that can be taken to clean up or prevent a mold problem.
<http://www.epa.gov/asthma/molds.html>

“A Brief Guide to Mold, Moisture, and Your Home” - Includes basic information on mold, cleanup guidelines, and moisture and mold prevention
http://www.epa.gov/mold/moldguide.html

“Mold Remediation in Schools and Commercial Buildings” - Information on remediation in schools and commercial property, references for potential mold and moisture remediators.
https://www.epa.gov/mold/mold-remediation-schools-and-commercial-buildings-guide

FEMA

“Homes That Were Flooded May Harbor Mold Problems” - Information and tips for cleaning mold.
http://www.fema.gov/news-release/homes-were-flooded-may-harbor-mold-problems

“Dealing With Mold & Mildew in Your Flood Damaged Home.
http://www.fema.gov/pdf/rebuild/recover/fema_mold_brochure_english.pdf

EMSL Canada Inc.
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Attn:
YG Home Inspection Services

EMSL Order:
Customer ID:
Collected: 3/23/2021
Received: 3/24/2021
Analyzed: 3/26/2021

Proj: IAQ M

6. Important Terms, Conditions, and Limitations

A. Sample Retention

Samples analyzed by EMSL Canada will be retained for 60 days after analysis date Storage beyond this period is available for a fee with written request prior to the initial 30 day period. Samples containing hazardous/toxic substances which require special handling will be returned to the client immediately. EMSL Canadareserves the right to charge a sample disposal fee or return samples to the client.

B. Change Orders and Cancellation

All changes in the scope of work or turnaround time requested by the client after sample acceptance must be made in writing and confirmed in writing by EMSL Canada. If requested changes result in a change in cost the client must accept payment responsibility. In the event work is cancelled by a client, EMSL Canada will complete work in progress and invoice for work completed to the point of cancellation notice. EMSL Canada is not responsible for. holding times that are exceeded due to such changes.

C. Warranty

EMSL Canada warrants to its clients that all services provided hereunder shall be performed in accordance with established and recognized analytical testing procedures and with reasonable care in accordance with applicable federal, state and local laws. The foregoing express warranty is exclusive and is given in lieu of all other warranties, expressed or implied. EMSL Canada disclaims any other warranties, express or implied, including a warranty of fitness for particular purpose and warranty of merchantability.

D. Limits of Liability

In no event shall EMSL Canada be liable for indirect, special, consequential, or incidental damages, including, but not limited to, damages for loss of profit or goodwill regardless of the negligence (either sole or concurrent) of EMSL Canada and whether EMSL Canada has been informed of the possibility of such damages, arising out of or in connection with EMSL Canada's services thereunder or the delivery, use, reliance upon or interpretation of test results by client or any third party. We accept no legal responsibility for the purposes for which the client uses the test results. EMSL Canada will not be held responsible for the improper selection of sampling devices even if we supply the device to the user. The user of the sampling device has the sole responsibility to select the proper sampler and sampling conditions to insure that a valid sample is taken for analysis. Any resampling performed will be at the sole discretion of EMSL Canada, the cost of which shall be limited to the reasonable value of the original sample delivery group (SDG) samples. In no event shall

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EMSL Canada be liable to a client or any third party, whether based upon theories of tort, contract or any other legal or equitable theory, in excess of the amount paid to EMSL Canada by client thereunder.

E. Indemnification

Client shall indemnify EMSL Canada and its officers, directors and employees and hold each of them harmless for any liability, expense or cost, including reasonable attorney's fees, incurred by reason of any third party claim in connection with EMSL Canada services, the test result data or its use by client