

CONFIDENTIAL MOLD & WATER DAMAGE ASSESSMENT



Address: 3502 Washington Rd.
West Palm Beach, FL 33405

Date of Inspection: February 11, 2025

Date of Report: February 14, 2025

Requested By: David Gansky

222 W Yamato Rd. Ste 106-174 Boca Raton, FL 33431



This report was generated by Brad J Fishbein. State of Florida, License number MRSA2139. Council Certified Microbial Investigator by the American Council for Accredited Certification. Certificate Number 1108005.

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TERMS AND CONDITIONS OF INSPECTION REPORT

This inspection report is an opinion only by a licensed mold assessor and should not be intended to be accepted as fact. The information on this report is intended for the customer only. Brownfish Field Inspections makes no guarantees or warranties. No assurance is given that the conditions will not change within the building.

This inspection report is not perfect. Brownfish Field Inspections LLC. works extremely hard to find every defect related to water and mold damage, however, the customer should not expect the inspector to find every single defect.

The intent of this report is to assess the condition of the sampled area to determine the microbial conditions. The survey focuses on detection of visual evidence of molds and microbial growth as well as suspected instances of water intrusion. This inspection only covers this particular visit to the home unless otherwise disclosed. The results of the inspection are only indicative of the presence or absence of mold in the area inspected, at the time and date in which the inspection was conducted. While conducting the inspection, no furniture was moved and no floor or wall coverings were removed unless authorized by the client. There is no possible way for Brownfish Field Inspections to determine the amount of mold growth within every wall/ceiling cavity as well as under any floor covering.

Mold in not readily accessible areas such as:

- Behind wall paper
- Behind Mirrors
- Behind baseboards (specifically under windows)
- And other hard to reach or un-accessible areas

are often found. These areas are investigated as best a Brownfish Field Inspections LLC possibly can but there is no guarantee mold growth is not present in these areas.

BACKGROUND INFORMATION:

The subject property was a multi story CBS construction home partially on a crawl space that was actively lived in. The home was in the process of renovations which was halted. No known active leaks were disclosed. Lots of building activity took place at the time of the inspection. The HVAC system in the Guest House was not running however the main house had HVAC systems that were functioning. The purpose of the inspection was to determine the microbial conditions of the sampled areas for a real estate transaction.

INSPECTION TECHNIQUE-

A visual inspection was conducted to determine if there were any signs of fungal growth or water damage on any building material. Temperature and humidity levels were determined in the investigated areas. Thermal Imaging was used to detect possible moisture intrusion. Moisture sources were investigated if present. Area air samples are taken from a Zefon Bio-Pump Plus calibrated at 15 liters per minute to trap air spores. Samples are taken indoors and outdoors to compare the number of species of airborne spores. Area air samples were taken at this location only to establish a baseline as normal living conditions were not represented. If agreed upon by the client, swab, bulk, tape, or dust samples are used in testing as well. Samples are sent to a 3rd party laboratory (AEML Inc.) for analysis.

GENERAL INFORMATION ON AIR SAMPLES AND LABORATORY RESULTS:

There are no current government regulations or health standards defining the allowable number of airborne fungal spores in buildings. However, there are several accepted protocols and studies that are currently used as industry standards. Indoor spore counts are generally less than outdoor counts. The National Allergy Bureau considers mold counts in the range of 0-900 m³ low. 901-2500 m³ should be considered moderate/inconclusive and should require more investigation from a trained professional. 2501-25,000 m³ should be considered high and needs immediate attention. Anything above 25,000 m³ is considered extremely high. At “high” levels, most individuals with any

type on sensitivity will likely experience symptoms. This does not include spores that may cause mycotoxins.

Relative humidity and temperature are also determined. According to the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE), the optimal indoor thermal comfort range is 73°-81° Fahrenheit in the summer months and 68°-76° in the winter months. The ASHRAE standard for indoor relative humidity is between 30% and 60%. The potential for microbial growth increases as the relative humidity increases above 60%.

UNDERSTANDING YOUR AIR SAMPLE ANALYSIS RESULTS

Mold spores are present in virtually all environments, both indoors and outdoors, with a few notable exceptions such as industrial clean rooms and hospital organ transplant rooms. Generally, in "normal" or "clean" indoor environments, indoor spore levels are lower, on average, than outdoor levels. However, even the most simple rules (such as "inside/outside" ratios) are not always appropriate for determining whether there is a source of mold growth indoors, and may provide false or misleading results. One reason these simple methods do not always work is because both outdoor and indoor spores levels vary widely due to factors such as weather conditions and activity levels within the room. For example, even in a "normal" home, spore levels can be higher than outdoors at certain times, such as after vacuuming (when airborne indoor levels could be unusually high) or after a heavy snow (when outdoor levels could be unusually low). This confidential mold assessment is designed and intended to provide an easily understood report for residential home inspections to help in the assessment of mold growth in the living areas sampled. This confidential mold assessment relies on non-invasive and nondestructive tests, so it cannot guarantee that hidden mold problems will be detected and reported. This confidential mold assessment results apply only to the rooms or areas tested, at the time of sampling. Factors taken into consideration include, but are not limited to, the distribution of spore types, absolute levels inside and outside, relative levels inside and outside, the range and variation of spore levels that normally occur outside,

and the types of spores present. Providing you with a helpful, understandable and top quality interpretation requires special expertise.

DESCRIPTIONS OF THE INDICATORS:

Penicillium/Aspergillus and Cladosporium

This score indicates the likelihood that spores of *Penicillium* or *Aspergillus* present in the indoor sample originated from indoor sources. A high score suggests that there is a high probability that *Penicillium* or *Aspergillus* is originating indoors, such as from active mold growth. A low score indicates that the spores present are more likely to have originated from outdoor sources and come inside through doors and windows, carried in on people's clothing, or similar methods. *Penicillium* and *Aspergillus* are among the most common molds found growing indoors and are one of the more commonly found molds outside as well. Their spores are frequently present in both outdoor and indoor air, even in relatively clean, mold-growth-free, indoor environments. Additionally, their levels vary significantly based upon activity levels, dustiness, weather conditions, outside air exchange rates, and other factors. This score indicates the likelihood that spores of *Cladosporium* present in the indoor sample originated from indoor sources. A high rating indicates that there is probably a source of *Cladosporium* spores in this location. *Cladosporium* is one of the most commonly found molds outdoors and is also frequently found growing indoors. Even more so than *Penicillium* and *Aspergillus*, spores from *Cladosporium* are generally present in outdoor and indoor air, even in relatively clean, mold-growth-free, indoor environments. Its levels also vary based upon activity levels, weather conditions, dustiness, outside air exchange rates, and other factors.

Basidiospores

Basidiospores are extremely common outdoors and originate from fungi in gardens, forests, and woodlands. It is rare for the source of basidiospores to be indoors because basidiospores are produced by a group of fungi that includes mushrooms and other "macrofungi" (and are not technically molds). Their

concentrations can be extremely high outdoors during wet conditions such as rain. Nevertheless, in certain conditions basidiospores can be produced indoors, and a high rating indicates that there is probably a source of basidiospores indoors. One reason basidiospores are important is that they can be an indicator of wood decay (e.g. "dry rot"), a condition that can dramatically reduce the structural integrity of a building.

Alternia

A fungus that grows as a parasite on both plants and plant matter; the toxic spores are easily made airborne and considered to be one of the most common causes of health issues due to an allergy to airborne spores, and it is an agent for hypersensitivity diseases and as a parasite in infections of lesions of the skin, soft tissues or nails.

Botrytis

A fungus that is commonly found in areas of low ventilation with high relative humidity levels. It has a toxic odor like ammonia, and it is usually an airborne fungus that looks very similar to yeast.

Curvularia

A fungus that is found in the soil of areas with very moist tropical climates; an opportunistic pathogen that is found as a parasite on tropical plants and agricultural crops, including beans, cotton, rice, barley, and corn, plant matter, and animals such as birds; the spores are easily made airborne, and can cause respiratory problems for many people.

Epicoccum

An airborne fungus commonly found as a soil inhabitant, but is also found in polluted water and carried by insects. It grows on plant leaves, decaying plant materials, uncooked fruit, textiles, and paper products, and human skin. The usual health symptoms are congestion and runny nose that increase in the summer and early fall.

Fusarium

A common opportunistic pathogen that is a saprophyte of plants; spores are easily made airborne and found as an infection causing parasite in various lesions of the skin, soft tissues or nails.

Trichoderma

A fungus that is found mainly on decaying wood, damp cotton and wool, and in damp areas such as basements. It may be the most reacting mold, indicating a sensitizing ability in some people.

Chaetomium

A common fungus found in soils, dung, decaying organic matter, seeds, wood or other cellulose containing materials. This mold can be found indoors in water-damaged buildings on sheet rock, wallpaper, and other paper products.

Stachybotrys

A common mold that can grow indoors on water-damaged cellulose rich materials, such as sheet rock, paper, ceiling tiles, insulation backing, gypsum board, and wallpaper. The presence of this fungus can be significant due to its ability to produce mycotoxins under certain environmental conditions. Exposure to the toxins can occur through inhalation, ingestion, or skin exposure.

QUANTITY AND CONCENTRATION OF "MARKER" SPORE TYPES

This score indicates the likelihood that certain distinctive types of mold present in the indoor sample originated from indoor sources. Certain types of mold are generally found in very low numbers outdoors. Consequently, their presence indoors, even in relatively low numbers compared to *Penicillium*, for example, is often an indication that these molds are originating from growth indoors. When present, these mold types are often the clearest indicator of a mold problem. Note, however, that the absence of marker spore types does not mean that a mold problem does not exist in a house; it just means that if a problem is present, it either involves types of mold that are more commonly found both

indoors and outdoors, or that the spores from these molds were not airborne at the time of sampling.

QUANTITY AND CONCENTRATION OF "OTHER" SPORE TYPES

This score indicates the likelihood that other types of mold present in the indoor sample originated from indoor sources. This score includes a heterogeneous group of genera that are not covered by any of the scores discussed above, and so it is difficult to make generalizations about this group. Molds in the "other" category are generally found outdoors in moderate numbers, and are therefore not considered markers of indoor growth. They are frequently found indoors but in lower numbers compared to *Cladosporium* and *Penicillium/Aspergillus* spores.

OTHER SAMPLE INFORMATION:

Sample clarity and visibility

Air samples collect dirt and debris in addition to mold spores. Higher levels of debris make analysis more difficult, because they obscure the analyst's view of spores and can therefore lead to undercounting of the mold spores present. When sample clarity and visibility is rated "poor", the analytical results should be regarded as minimal and actual counts may be higher than reported.

Other "normal trapping" spores

Some molds do not grow on wet building materials and, consequently, are not usually indicative of building problems, or growth on building surfaces. Strict plant pathogens, for example, even if present in high numbers indoors, are not an indication of a building leak or mold growth on a wall or carpet. This section of the report focuses on the exposure level that may be due to these spore types.

CONDITION CATEGORY-

Areas in the conclusion may be referred to the as the following Conditions: (Condition 1, Condition 2, and Condition 3.) (Reference IICRC 520S – Standard and Reference Guide For Professional Mold Remediation).

Condition 1- A normal fungal ecology which is an indoor environment that may have settled spores, fungal fragments, or trace of actual growth whose identity, location, and quantity were reflective of a normal fungal ecology for a similar indoor environment.

Condition 2- (settled spores) is an environment that is primarily contaminated with settled spores that were dispersed directly or indirectly from a Condition 3 area and which may have traces of actual growth.

Condition 3- (actual growth) is an indoor environment that is contaminated with the presence of actual mold growth and associated spores. Actual growth includes growth that is active or dormant, visible or hidden.

INTERIOR CONDITIONS



LAB RESULTS DISCUSSION:

Elevated Pencillium/Aspergillus-like spore counts were found in the ambient air sample taken in the South Bedroom compared to the other areas of the home and the exterior.

All other airborne spore counts were low and consistent with what is expected to be found in a normal fungal building environment.

GENERAL CONCLUSION AND RECOMMENDATIONS:

Upon entering the home there was no odor consistent with Microbial Volatile Organic Compounds (MVOCs). A slight musty odor was present in the Kitchen space where there did not appear to be any HVAC registers and 62% Relative humidity was found. Evidence of water intrusion was found around multiple window frames in the home including the Kitchen windows. Elevated water content was found along the baseboard under the North windows in the Guest House. The wall covering behind it was concrete however it is recommended that the water damaged baseboard be removed.

Multiple wall cavities were open to the living space from the renovation on the 2nd floor and the Guest House. All open wall cavities should be sealed. Elevated spore counts were found in the 2nd FL South Bedroom where surface growth was found on contents in the Closet space. This was due to no weatherstripping being present around the attic scuttle allowing the hot attic space air to create a dew point leading to the mold growth. The attic should be sealed and all mold damaged contents should be discarded. An area air scrubber should be placed in the South Bedroom to remove all aerosolized airborne spores.

The 2nd FL HVAC unit could not be accessed as there was shelving in place in front of the air handler. No visual mold growth was observed within the HVAC ducts in the area that can be seen however access dust was present within the 2nd fl return. Some of the

HVAC ducts was laying directly on the ceiling which can allow condensation during summer months. It is recommended that the ducts be raised to prevent water damage.

Evidence of water damage was found around the Garage ceiling which was filled with personal items and not accessible.

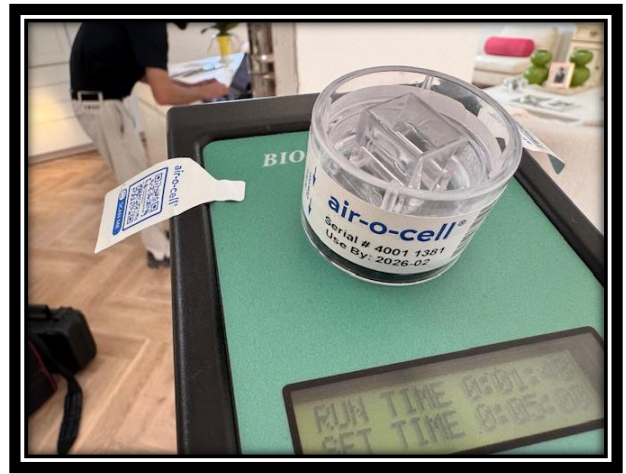
Photographs

SAMPLED AREAS AND OBSERVATIONS

1st FL BR



Kitchen



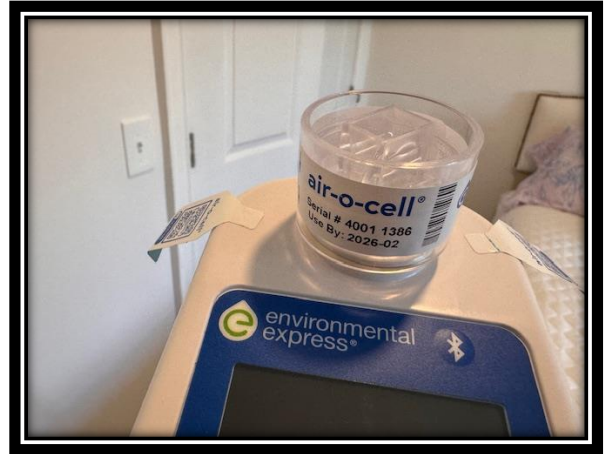
Master



North BR



South BR



The Following Observations Were Made Throughout This Location:

Kitchen Windows

Evidence of water intrusion was found around the windows.



Kitchen Windows

Evidence of water intrusion was found around the windows.



Guest House North Windows

Elevated water content was found along the baseboard under the window.



Guest House

Open wall cavities were found.



Kitchen

Evidence of previous roof leaks were found.



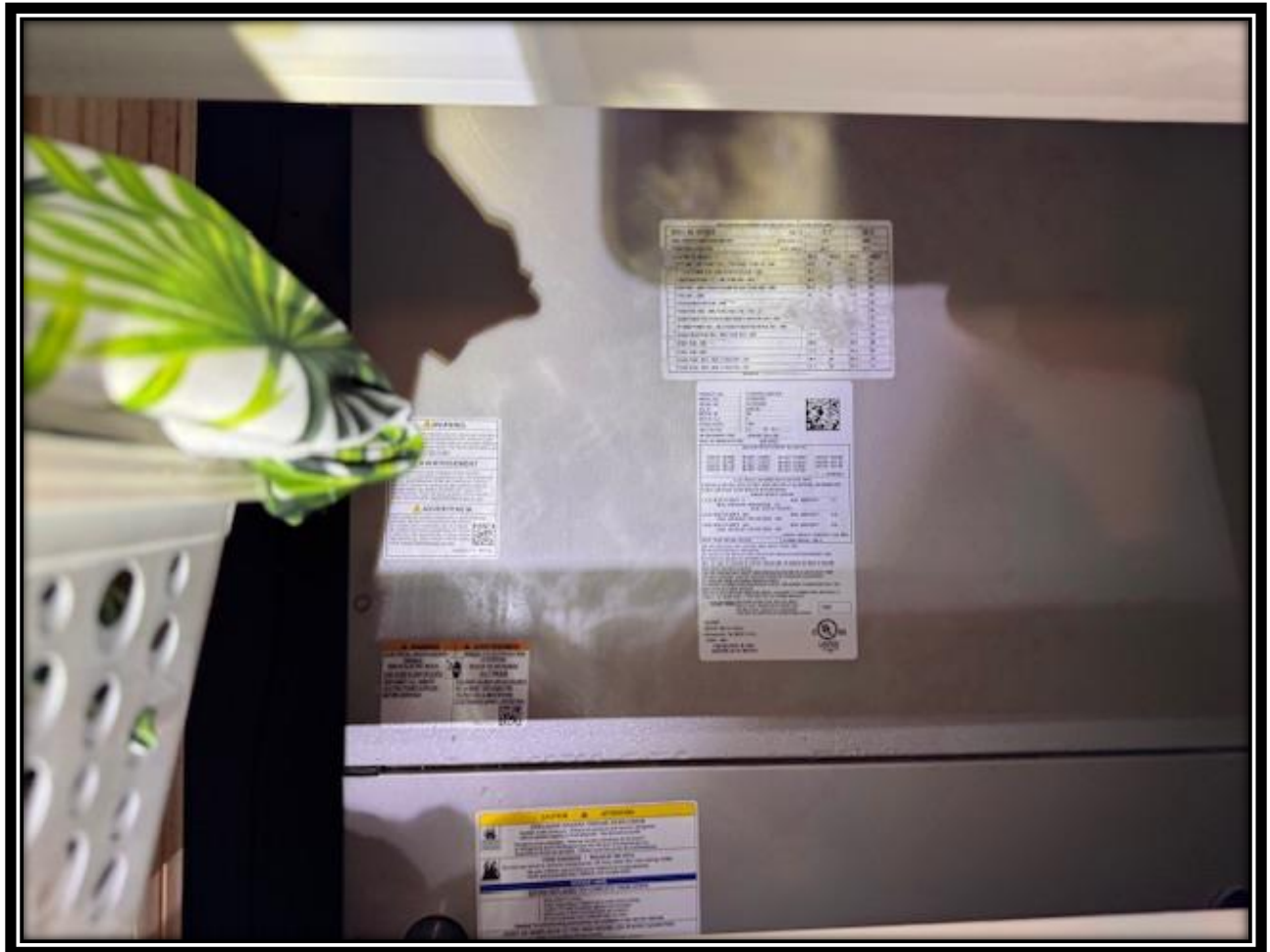
2nd FL Windows

Evidence of previous water intrusion was found



Master HVAC Air Handler

The HVAC air handler was blocked.



HVAC Registers

Staining was found around multiple registers.



South Bedroom

Surface growth was found around the closet door frame.



South Bedroom

Mold growth was found on contents.



HVAC Return

The HVAC return had excess dust present.



Master Bedroom South Wall

Water damage was found along the South Wall.



Master Bedroom Hall Vanity

Evidence of previous water damage was found under the cabinet.



Attachments

LAB REPORTS

LAB RESULTS:

Air Samples

Brad Fishbein Brownfish Field Inspections 481 W Branch St. Lantana, FL 33462 (561) 281-2939		 Built Environment Testing AEML Eurofins EPK Built Environment Testing, LLC - AEML 6340 NW 5th Way, Fort Lauderdale, FL 33309 Phone: (954) 333-8149 Email: customerservice@aemlinc.com		Project: 3502 Washington Batch: 538348		Sampled: 2/11/2025 Received: 2/12/2025 Analysis Date: 2/12/2025 Report Date: 2/12/2025						
AEML Test: A001 Spore Trap Analysis												
Sample ID:	538345-09	538348-01	538348-02	538348-03								
Client Sample ID:	Exterior-4001 1388	North BR-4001 1384	Kitchen-4001 1381	South BR-4001 1386								
Volume Sampled (L):	75	75	75	75								
Media:	Air-O-Cell	Air-O-Cell	Air-O-Cell	Air-O-Cell								
Percent of Trace Analyzed:	100% at 600X Magnification	100% at 600X Magnification	100% at 600X Magnification	100% at 600X Magnification								
Spore Types	Raw Count	Count/m³	%	Raw Count	Count/m³	%	Raw Count	Count/m³	%	Raw Count	Count/m³	%
Alternaria	—	—	—	—	—	—	—	—	—	—	—	—
Arthrinium	—	—	—	—	—	—	—	—	—	—	—	—
Ascospores	14	187	12	1	13	2	—	—	—	1	13	1
Aspergillus/Penicillium-Like	—	—	—	—	—	—	4	53	18	163	2,173	94
Basidiospores	33	440	27	1	13	2	3	40	14	—	—	—
Bipolaris/Dreschlera	—	—	—	—	—	—	—	—	—	—	—	—
Botrytis	—	—	—	—	—	—	—	—	—	—	—	—
Chaetomium	—	—	—	—	—	—	—	—	—	—	—	—
Cladosporium	67	893	55	52	693	95	14	187	64	9	120	5
Curvularia	2	27	2	—	—	—	—	—	—	—	—	—
Epicoecum	—	—	—	—	—	—	—	—	—	—	—	—
Fusarium	1	13	1	—	—	—	—	—	—	—	—	—
Ganoderma	—	—	—	—	—	—	—	—	—	—	—	—
Memnoniella	—	—	—	—	—	—	—	—	—	—	—	—
Nigrospora	—	—	—	1	13	2	—	—	—	—	—	—
Oidium/Peronospora	—	—	—	—	—	—	—	—	—	—	—	—
Pestalotiopsis	1	13	1	—	—	—	—	—	—	—	—	—
Pithomyces	—	—	—	—	—	—	—	—	—	—	—	—
Rust	—	—	—	—	—	—	—	—	—	—	—	—
Smut/Mycosporium/Periconia	2	27	2	—	—	—	—	—	—	—	—	—
Stachybotrys	—	—	—	—	—	—	—	—	—	—	—	—
Torula	1	13	1	—	—	—	—	—	—	—	—	—
Ulocladium	—	—	—	—	—	—	—	—	—	—	—	—
Unidentified Spores	—	—	—	—	—	—	1	13	5	—	—	—
Total Spores	121	1,613		55	733		22	293		173	2,307	
Hyphal Fragments	1	13		3	40		5	67		—	—	
Pollen	21	280		—	—		—	—		—	—	
Debris Rating	3			3			4			4		
Detection Limit	13			13			13			13		


 Agner Martinez
 Laboratory Director

Results submitted pertain only to the samples as presented on the accompanying Chain of Custody.
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LAB RESULTS:

Air Samples

Brad Fishbein Brownfish Field Inspections 481 W Branch St. Lantana, FL 33462 (561) 281-2939			 Built Environment Testing AEML Eurofins EPK Built Environment Testing, LLC - AEML 6340 NW 5th Way, Fort Lauderdale, FL 33309 Phone: (954) 333-8149 Email: customerservice@aemlinc.com			Project: 3502 Washington Batch: 538348			Sampled: 2/11/2025 Received: 2/12/2025 Analysis Date: 2/12/2025 Report Date: 2/12/2025		
AEML Test: A001 Spore Trap Analysis											
Sample ID:	538348-04			538348-05							
Client Sample ID:	1st FL BR-4001 1397			Master-4001 1408							
Volume Sampled (L):	75			75							
Media:	Air-O-Cell			Air-O-Cell							
Percent of Trace Analyzed:	100% at 600X Magnification			100% at 600X Magnification							
Spore Types	Raw Count	Count/m ³	%	Raw Count	Count/m ³	%					
Alternaria	—	—	—	—	—	—					
Arthrinium	—	—	—	—	—	—					
Ascospores	1	13	7	1	13	9					
Aspergillus/Penicillium-Like	3	40	20	3	40	27					
Basidiospores	—	—	—	1	13	9					
Bipolaris/Dreschlera	—	—	—	—	—	—					
Botrytis	—	—	—	—	—	—					
Chaetomium	—	—	—	—	—	—					
Cladosporium	11	147	73	3	40	27					
Curvularia	—	—	—	2	27	18					
Epicoecium	—	—	—	—	—	—					
Fusarium	—	—	—	—	—	—					
Ganoderma	—	—	—	—	—	—					
Memnoniella	—	—	—	—	—	—					
Nigrospora	—	—	—	—	—	—					
Oidium/Peronospora	—	—	—	—	—	—					
Pestalotiopsis	—	—	—	—	—	—					
Pithomyces	—	—	—	—	—	—					
Rust	—	—	—	—	—	—					
Smut/Myxomyces/Periconia	—	—	—	1	13	9					
Stachybotrys	—	—	—	—	—	—					
Torula	—	—	—	—	—	—					
Ulocladium	—	—	—	—	—	—					
Unidentified Spores	—	—	—	—	—	—					
Total Spores	15	200		11	147						
Hyphal Fragments	1	13		1	13						
Pollen	—	—	—	—	—	—					
Debris Rating	3			4							
Detection Limit	13			13							


 Agner Martinez
 Laboratory Director

Results submitted pertain only to the samples as presented on the accompanying Chain of Custody.
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MOLD REMEDIATION PROTOCOLS

Prepared For:

David Gansky
3502 Washington Rd.
West Palm Beach, FL 33405

Prepared By:

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DISCUSSION

Elevated Penicillium/Aspergillus-like spores were found in the ambient air sample taken in the South Bedroom. The weatherstripping should be sealed. An area air scrubber should be placed in the room to remove the aerosolized airborne mold spores. All mold damaged contents should be discarded.

REMEDIATION PROCEDURES COMPLIANCE

The remediation procedures shall comply with regulations of *the Institute of Inspection, Cleaning and Restoration Certificate (IICRC) S520* and the *US Occupational Safety and Health Administration (OSHA) Mold Remediation- Building Assessment, Restoration, and Demolition*, and any other state and local regulations. If there is any overlap or conflict, the most stringent provisions should apply. The work should be completed by a mold remediation professional and it is the contactor's sole responsibility for the protection, health, safety and the environment on the job site.

SUMMARY OF WORK TO BE COMPLETED

1. The work area should include the South Bedroom
2. Set up Containment barriers as needed
3. Set up a negative air system as needed
4. HEPA Vacuum and damp wipe all contents in the work area. Move to a non-work area of the residence and store in a climate controlled storage area.
5. Remove the water damaged building materials
6. HEPA vacuum and damp wipe all surfaces in the work area
7. Conduct a post remediation evaluation

PPE GUIDELINES:

The work should be completed by a mold remediation professional and it is the contactor's sole responsibility for the protection, health, safety and the environment on the job site.

The following information is a guide only and professional judgement should be made on a case by case basis.

If Mold disturbance work is completed, it shall be performed in Level C Personal Protective Equipment (PPE), and includes, as a minimum, Tyvek-type disposal suit, eye protection, head protection and 1/2 face respirator (NIOSH-approved) with HEPA cartridges.

A minimum N-95 respirator should be worn during sanitization

PRE-REMEDICATION:

1. A state licensed mold remediation professional should be hired to perform remediation.
2. Perform all remediation work in accordance with industry practices and guidelines.
3. Establish a controlled access work area
4. Obtain necessary permits
5. The remediation contractor is solely responsible for the protection of health and safety and the environment at the job site
6. The PPE used at this location is at the remediator's discretion in accordance with OSHA guidelines. The remediation contractor assumes all responsibility for PPE compliance.

During Remediation:

1. Establish containment in the South Bedroom. The extent of the containment should be at the full disclosure of the licensed mold professional. If full containment, full containment means critical barriers, airlocks, negative pressurization, with HEPA filtered exhaust and related procedures. Air scrubbers and dehumidifiers (approx. 1 air scrubber and 1 dehumidifier in EACH containment) .Place ample dehumidification equipment within the treated areas and clean storage areas to maintain relative humidity at 50% during the remediation process. Dehumidification should allow for <14% moisture in all construction materials. GFCI is to be used on all electrical equipment within the containment.
2. Remove and discard water damaged sections of gypsum ceiling ,wallboard, trim, cabinets, crown molding baseboards etc. Remove all water damaged insulation if present. Any exposed batt insulation and aluminum/wood studs that are affected should be removed. Conduct a visual inspection on any wood framing materials present and if they are affected, removal should occur. If visible mold damage is

observed beyond the recommendations, removal of the affected materials must continue for minimum of one linear foot beyond visible mold growth.

3. Double bag all mold contaminated materials in 6 mil plastic bags. HEPA Vacuum the bags prior to removal from containment area
4. Wire-brush clean, HEPA- Vacuum and dry all exposed surfaces, including structural members and other items inside of the exposed wall cavities. The exposed area should be treated with an EPA approved biocide.
5. The containment areas should have antimicrobial wipe down and HEPA Vacuum disinfectant on all exposed surfaces, including upholstery, shelves, and other structural members. This includes the concrete foundation surface and structural members in contact with concrete. Ensure there is not settled construction dust present in the living space of the home or on the remediation equipment.

Contents Guidelines

Each of the contents within the home should be fully inspected by the Remediation Professional and determined whether the items should be disposed, preserved or restored. Below is a guideline chart that should be followed by the remediation professional:

Contents Services	Porous	Semi-porous	Nonporous	Irreplaceable Porous	Irreplaceable Semi-porous	Irreplaceable Nonporous
Condition 3	Preserve or Dispose	Dispose	Restore	Preserve	Preserve	Restore
Condition 2	Restore	Restore	Restore	Restore	Restore	Restore

When preservation is required, remediators should follow the additional precautions set forth in the "Unrestorable Contents" section of the IICRC s520.

Control Guidelines:

Remediation contractor should refer to this section if any of the following details are specified.

Critical Barriers: Containment areas with which remediation activities are to be conducted shall be separated from adjacent areas by impermeable barriers with a minimum of (1) layer of 6-mil polyethylene sheeting attached securely in place and sealed with tape. All openings between containment areas and adjacent areas including but not limited to windows, doorways, elevator openings, corridor entrances, ventilation openings, drains, ducts, grills, grates, diffusers, skylights, etc. shall be sealed. All cabinets, shelving, etc. that have cracks and holes should be sealed.

Full Containment area ventilation: Air filtration devices with HEPA filtration and in a sufficient number to provide a negative pressure between the containment and outside areas shall be operated continuously from the time containment is established through the time all demolition is completed. Remove the negative pressure and operate the air filtration devices under normal pressure continuously for 48-72 hours before post remediation testing is completed. All units should be clean and sanitized with new filters installed prior to the beginning of the project. All units utilized to provide clean filtered air into the containment area shall be vented to the exterior of the entire structure whenever possible. The remediation contractor shall carefully coordinate with the post remediation tester and home owner proper to establishment of the air filtration device's exhaust into a particular area. Air exhaust locations will be secured from criminal entry by using burglar bars or other satisfactory method during the remediation process and protected against water intrusion during rainfall events. Provisions for make-up air should be made; dedicate a portion of a wall critical barrier for fresh make-up air. Ensure that each make-up air opening is adequately filtered. All filters should be disposed of as contaminated waste material at the end of the project. Install new air filters prior to the 48-72 hours before post remediation testing is complete.

Walls: Wall sheathing shall consist of at least 1 layer of 6 mil polyethylene sheeting and shall be constructed in such a manner to prevent falling during normal use. Wall sheeting attached to structural walls shall be held in place with staples

Post- Remediation:

1. Turn of all air filtration devices approximately 24-48 hours prior to clearance testing
2. Have a licensed mold assessor test the previously affected areas to determine if remediation is successful.

CREDENTIALS:



REFERENCES:

- IICRC S520 STANDARD AND REFERENCE GUIDE FOR PROFESSIONAL MOLD REMEDIATION
- FIELD GUIDE FOR THE DETERMINATION OF BIOLOGICAL CONTAMINANTS IN ENVIRONMENTAL SAMPLES, 2ND EDITION
- FLORIDA STATE STANDARDS OF PRACTICE FOR MOLD ASSESSORS, FLDBPR

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