EVEREST
BUILDING CONSULTING GROUP

Limited Water Damage & Mold Damage Protocol

PREPARED FOR:
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PREPARED BY:
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June 6, 2025

Thank you for permitting Everest Building Consulting Group to assist with the limited water and mold damage assessment located at the above-referenced address. The limited water and mold damage evaluations were performed, per your request, on June 6, 2025. It was explained that the suspected source of the water intrusion was from the toilet seal. The home was built in 2004, has central air and heat, and has 2,888 square feet of living area. **Travis Jacobsen, MRSA 2577,** is the IEP who represented Everest Building Consulting Group during the evaluation.

The areas evaluated and found to have damage during the assessment were the **Guest Bathroom/Den/Hall, Laundry Room, and Master Bathroom / A/C Closet.** Further detailed notes of each affected area are included in this report. The documented damaged building materials that are recommended to be removed include, but may not be limited to, the removal of the drywall, baseboards, tile flooring, and insulation (if applicable). Specialized experts and/or engineers are recommended to repair the source of the water intrusion before the remediation begins.

Microbial ambient air sampling was also performed during the assessment. One outside control sample was taken to compare to the indoor samples. Indoor air samples were taken in the **Guest Bathroom, Laundry Room, and Master Bathroom.** A surface sample was collected from the affected **Laundry Room East Drywall.** All samples were shipped or hand-delivered to either EMSL Laboratories, located at 3303 Parkway Center Ct., Orlando, FL 32808, or AEML Laboratories, located at 601 E Atlantic Blvd., Pompano Beach, FL 33060.

The IICRC S520 defines an indoor environmental professional (IEP) as an individual who is qualified by knowledge, skill, education, training, certification, and experience to perform an assessment of the fungal ecology of structures, systems, and contents at a job site, create a sampling strategy, sample the indoor environment, submit samples to an appropriate laboratory, interpret laboratory data, and determine Condition 1, 2, or 3 for the purpose of establishing a scope of work and verifying the return of the job site to Condition 1.

The water damage observed during the inspection that is suspected to be from the loss includes, but may not be limited to, elevated moisture, staining, separation, and mold growth. The damage is documented in this report. The moisture evaluation consisted of using a FLIR infrared thermal camera, Extech Humidity/Temperature Pen, and either a Tramex Moisture Encounter Plus non-invasive moisture meter, Surveymaster Protimeter invasive moisture meter, or both. The invasive moisture meter documents moisture content, and the non-invasive moisture meter documents comparable moisture. The FLIR camera shows temperature differential in surfaces or thermal anomalies, which can help indicate water damage. The site photos are included with this report.

All mold remediators and all workers involved with this project should comply with all current CDC, EPA, IICRC-S500, IICRC-S520, NIOSH, OSHA, state, and local guidelines and regulations. This includes, but is not limited to, contents, containment, clothing, respirators, sanitization, mitigation, and remediation practices and principles. The removal of materials indicated should be the responsibility of persons trained in these matters, having the proper licenses and insurance. Mitigation and remediation contractors must use their professional judgement throughout every project, as a project may have unique circumstances that require a deviation from the S500/S520.

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When there is a Condition 2 and/or 3 environment, professional cleaning of the air handler and ducts is recommended. A licensed HVAC contractor should assess the condition of the systems, the air handlers, and the ducts, following the National Air Duct Cleaners Association (NADCA) cleaning standard ACR 2021 – Assessment, Cleaning, and Restoration 2021, or the most recent version. The NADCA standard gives the contractor guidance as to what must be cleaned, how to clean, and when to replace HVAC systems and ducts.

A post-remediation inspection, including a secondary water and mold damage inspection, is recommended by a licensed mold assessor to help determine if the remediation has been completed and returned to a Condition 1 environment. This would include additional mold testing in the areas remediated. The sample strategy would be determined during the additional inspection.

Thank you for allowing Everest Building Consulting Group to perform the interior water and mold damage assessment. If further questions arise after the report is issued, please do not hesitate to contact us.

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ANSI/IICRC S500 Standard for Professional Water Damage Restoration 2021

Water Intrusion Category Determination:

According to the IICRC (Institute of Inspection Cleaning and Restoration Certification), which sets the standards for the cleaning industry and water damage restoration training, there are several different levels involved in water damage. From the IICRC's S-500 2021 standards**, there are three categories describing the type of water involved.**

- **Category 1.** Category 1 water originates from a sanitary water source and does not pose substantial risk from dermal, ingestion, or inhalation exposure. Examples of Category 1 water sources can include but are not limited to: broken water supply lines; tub or sink overflows with no contaminants; appliance malfunctions involving water-supply lines; melting ice or snow; falling rainwater; broken toilet tanks, and toilet bowls that do not contain contaminants or additives.

  Category 1 water can deteriorate to Category 2 or 3. Category 1 water that flows into an uncontaminated building does not constitute an immediate change in the category. However, Category 1 water that flows into a contaminated building can constitute an immediate change in the category. Once microorganisms become wet from the water intrusion, depending upon the length of time that they remain wet and the temperature, they can begin to grow in numbers and can change the category of the water. Odors can indicate Category 1 water has deteriorated.

- **Category 2.** Category 2 water contains significant contamination and has the potential to cause discomfort or sickness if contacted or consumed by humans. Category 2 water can contain potentially unsafe levels of microorganisms or nutrients for microorganisms, as well as other organic or inorganic matter (chemical or biological). Examples of Category 2 water can include but are not limited to: discharge from dishwashers or washing machines; overflows from washing machines; overflows from toilet bowls on the room side of the trap with some urine but no feces; seepage due to hydrostatic pressure; broken aquariums and punctured water beds.

  Category 2 water can deteriorate to Category 3. Once the microorganisms become wet from the water intrusion, depending upon the length of time that they remain wet and the temperature, they can begin to grow in numbers and can change the category of the water.

- **Category 3.** Category 3 water is grossly contaminated and can contain pathogenic, toxigenic or other harmful agents and can cause significant adverse reactions to humans if contacted or consumed. Examples of Category 3 water can include but are not limited to: **sewage**; waste line backflows that originate from beyond any trap regardless of visible content or color; all forms of flooding from seawater; rising water from rivers or streams, and other contaminated water entering or affecting the indoor environment, such as wind-driven rain from hurricanes, tropical storms, or other weather-related events. Category 3 water sources can carry trace levels of regulated or hazardous materials (e.g., pesticides or toxic organic substances).

- **Regulated, hazardous materials, and mold: if a regulated or hazardous material is part of a water damage restoration project, then a specialized expert may be necessary to assist in the damage assessment.** Restorers shall comply with applicable federal, state, provincial, and local laws and regulations. Regulated materials posing potential or recognized health risks can include, but are not limited to: arsenic, mercury, lead, asbestos, polychlorinated biphenyls (PCBs), ethylene glycol, pesticides, fuels, solvents, hazardous combustion by-products, caustic chemicals, and radiological residues**. For situations involving visible or suspected mold, refer to the current version of ANSI-IICRC S520 *Standard for Professional Mold Remediation***. The presence of any of these substances does not directly determine or constitute a change in category, but qualified persons shall abate the regulated materials, or should remediate mold prior to drying. Humidity control may be necessary in contaminated structures, and completion of restorative drying may be necessary before the final verification of a mold remediation process.

According to these standards, this is a Category 3 water loss.

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Recommendations for Mold Remediation

We Recommend the Following (and work should begin as soon as possible):

- The removal of materials indicated should be the responsibility of persons trained in these matters, having a mold license and liability insurance.
- Workers should comply with EPA, IICRC-S520, IICRC-S500, NIOSH, and OSHA guidelines regarding clothing, respirators, and remediation practices and principles.
- It is recommended that any residence built before 1981 has the affected materials recommended for removal tested for lead and asbestos.

Contents:

- All non-porous and semi-porous furnishings (wood, plastic, glass, etc.) inside the workspace should be cleaned and moved to conditioned storage outside or an unaffected area of the residence.
- All porous materials (linens, clothes, fabrics, etc.) inside the containment should be laundered and moved to conditioned storage outside or an unaffected area of the residence.
    - Some items that fall into this category will not be able to be cleaned properly for reuse later and should be disposed of (fabric couches, wicker furnishings, mattresses, etc.). These items should be discussed with the remediation contractor to determine if they can be cleaned or should be discarded.

Containment:

- After all contents have been moved away from the workspace, the remediator should establish containment around the affected materials. Containment should be constructed of 6 mil fire retardant poly, following the IICRC-S520 guidelines.
- Containment should be constructed of 6 mil fire retardant poly (flame-spread rating of 25) following the IICRC-S520 guidelines.
- Remediators should:
    - post warning signs stating that mold remediation is in progress;
    - restrict access to the work or containment areas; and
    - place signs conspicuously at entrances to work areas and in areas of potential entry.
- Where applicable, warning signs shall be posted to identify:
    - egress means and exits (29 CFR 1910.37[q]);
    - specific hazards (29 CFR 1910 and 1926); and
    - caution (29 CFR 1910.145[c][2], [d][4]).
- Seal off all HVAC vents inside the contained areas (supply and return).
- Apply a negative pressure to the containment. How this negative pressure is achieved will be left up to the remediation contractor, but should follow IICRC-S520 guidelines.
- A minimum of 4 air exchanges per hour are recommended.

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Drying Equipment:

- Dehumidification equipment and Air Filtration Devices (AFDs), commonly known as “air scrubbers”, should be used while utilizing HEPA filtration. This is to help stabilize the contained work area environment.
    - The number of dehumidifiers and HEPA air filtration devices needed should follow the guidelines set forth by the IICRC-S520.
    - Negative pressure is recommended by using a lay-flat tube to exhaust the work area air to the outside of the building envelope.
    - After the removal of the affected materials, negative pressure can be stopped, and the AFD with HEPA filtration can be used to further clean the contained work environment ambient air.

Removal of Affected Materials:

- **Remove and Discard:**
    - Remove and discard any sheetrock with discoloration/growth/wetness or embedded microbial growth, continuing two feet past any visual damage.
    - Remove and discard water-damaged and/or affected porous floorings, such as carpet, laminate, and wood, continuing two feet beyond visible water damage.
    - Observe the underlying materials, such as insulation, trusses, studs, etc., and remove materials as necessary.
    - It is recommended to remove any water-damaged framework. If it is decided to not be removed, then it should be sanded, wire brushed, peroxide-treated, or soda/ice blasted to remove the wood grain discoloration and/or microbial growth, sanitized, allowed to dry completely, and then sealed with a clear encapsulant.
    - All removed damaged materials should be bagged inside the containment before being removed outside the containment.

It should also be noted that during the remediation process, additional areas of growth may be discovered and should be addressed. Addendums to this protocol will be written if deemed necessary.

Sanitization:

- After the removal of the affected materials, sanitize the work area:
    - Misting/Fogging all open spaces with an anti-microbial solution is an acceptable procedure, but should not be used in an attempt to kill mold in lieu of source removal.
    - Damp-wipe all vertical and horizontal surfaces with an anti-microbial or mild detergent solution.
    - HEPA-vacuum the entire work area after the fogging and damp wipe-down.
    - Before taking down containment and starting reconstruction, have a licensed mold assessment company perform secondary microbial testing to ensure the remediation has been a success.

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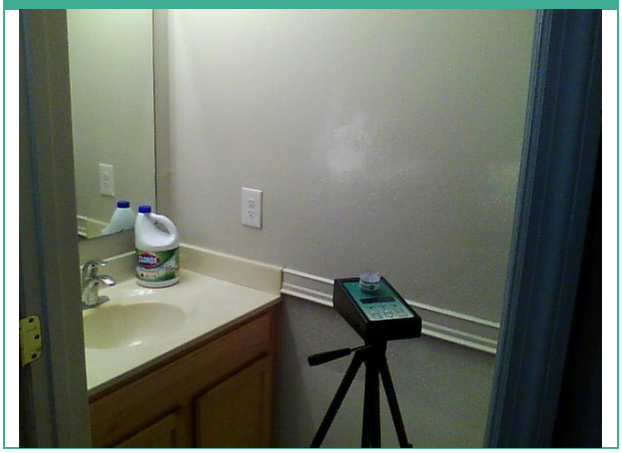
Affected Area: **Guest Bathroom/Den/Hallway**
Humidity: **34.6%**
Temp: **73.5°F**
Condition: **3**

Guest Bathroom/Den/Hallway



Affected Material: **Wallboard/Baseboards**
Dry Standard: <7% Drywall / <13.4% Baseboard
Moisture Readings: N/A Drywall / **20.1%** Baseboard
Removal Suggested: Yes

Affected Material: **Vanity**
Dry Standard: <20%
Moisture Readings: N/A
Removal Suggested: See Recommendations

Affected Material: **Bath/Hall Tile Floor**
Dry Standard: <40%
Moisture Readings: **100%**
Removal Suggested: Yes

Affected Material: **Den Tile Floor**
Dry Standard: <40%
Moisture Readings: **60%**
Removal Suggested: Yes

Comments:

The bathroom west, north, and east wallboard/baseboards had been removed and replaced prior to my assessment. The door trim between the hall bathroom, hallway, and den baseboards adjacent to the bathroom showed staining, separation, and elevated moisture. The bathroom, hallway, and den tile flooring also showed elevated moisture detected. Multiple areas of the hallway bathroom tile floor showed hollow tiles detected.

Recommendations:

- Remove the affected bathroom/hall/den tile flooring, starting near the walls of the bathroom and wallboards adjacent to the bathroom, continuing two square feet past damage or wetness.
- Remove the affected hallway and den wallboards and baseboards adjacent to the bathroom, continuing two square/linear feet past damage, discoloration, or wetness.
- Remove the replaced wallboard and baseboards, and assess the underlying building materials for damage. If damage is discovered, with photographic proof, remove as needed.
- Detach the bathroom vanity, and assess the vanity backing and nearby building materials for further damage. If damage is discovered, with photographic proof, remove as needed.
- Remove the affected insulation (if applicable), and assess for further damage.
- Detach all the nearby baseboards, and assess the underlying building materials for further damage. If damage is discovered, with photographic proof, remove as needed.
- Observe the underlying building material for further damage and, with photographic proof, remove as needed.

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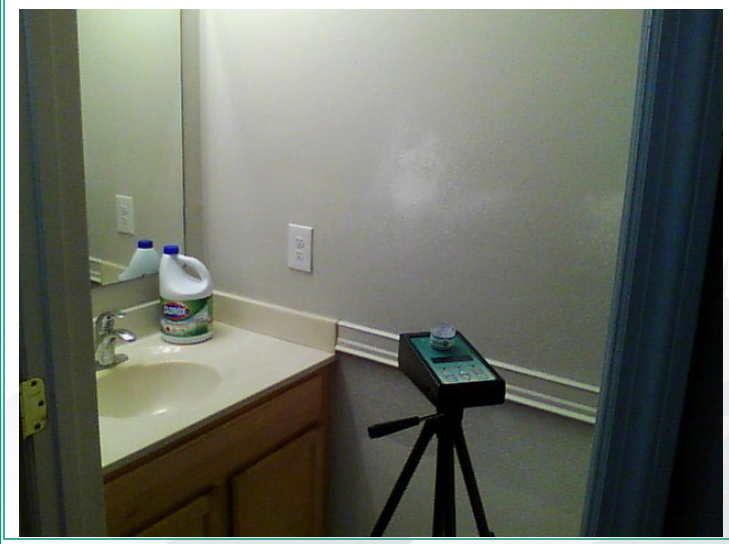
Outside Control air sample	Outside RH 76.8% / Temp 84.3 F
	

Guest Bathroom with air sample	Guest Bathroom RH 34.6% / Temp 73.5 F
	

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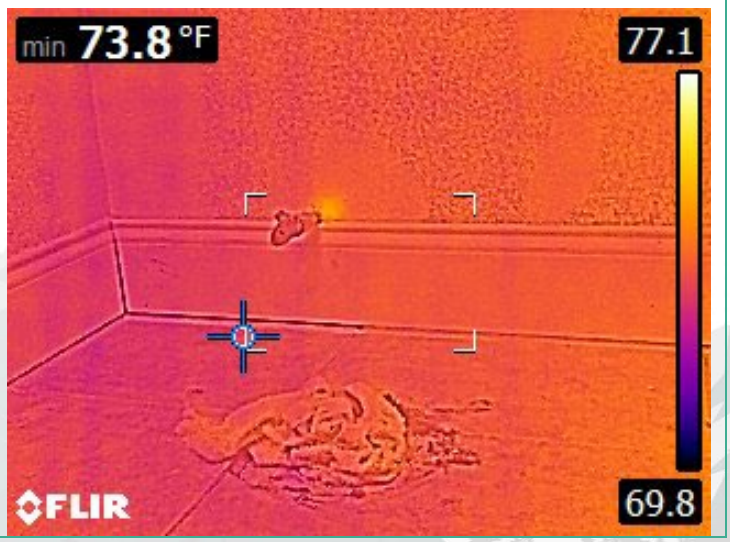
West and north drywall/baseboards removed and replaced by tenant prior to my visit	FLIR camera detected no thermal anomalies
	

Wallboard/baseboard replaced, continued - adjacent to den	FLIR camera detected no thermal anomalies
	

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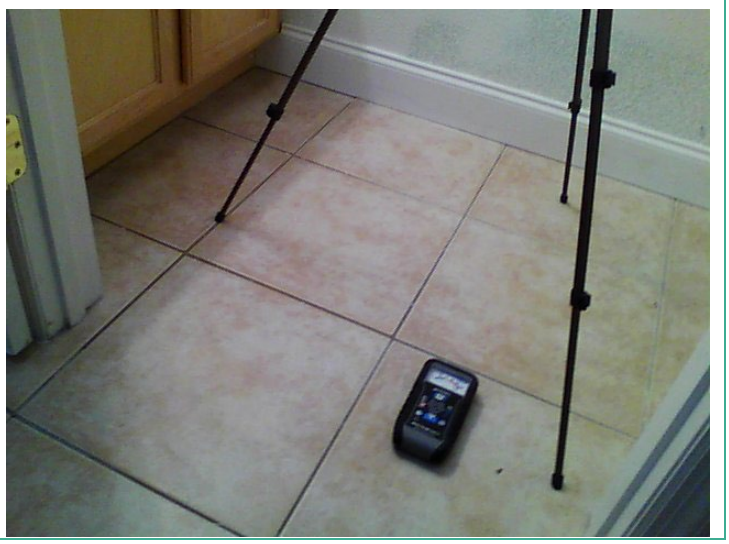
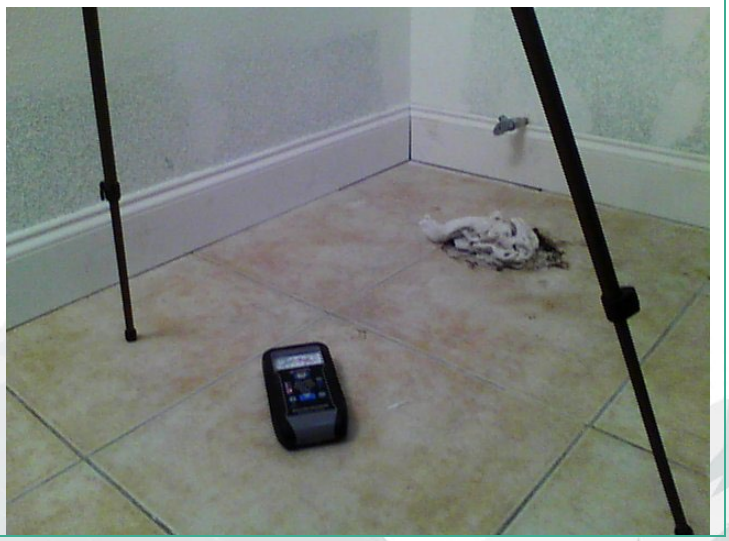
Tile floor moisture reading 98%



Tile floor moisture reading 80%



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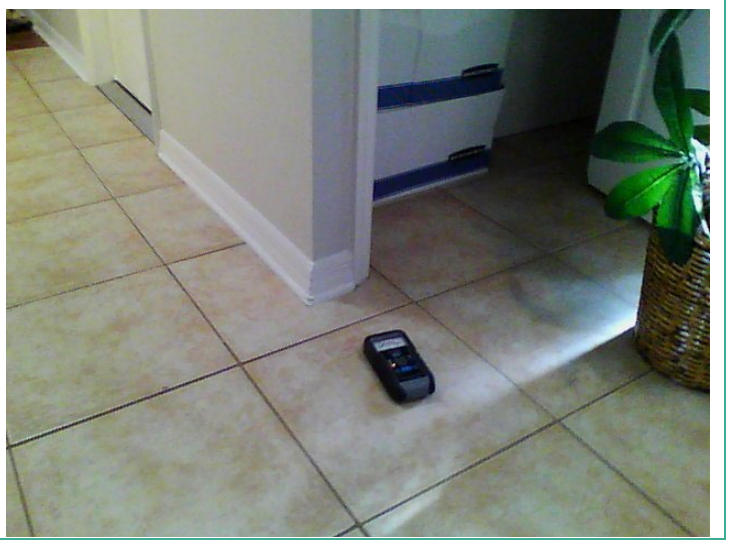
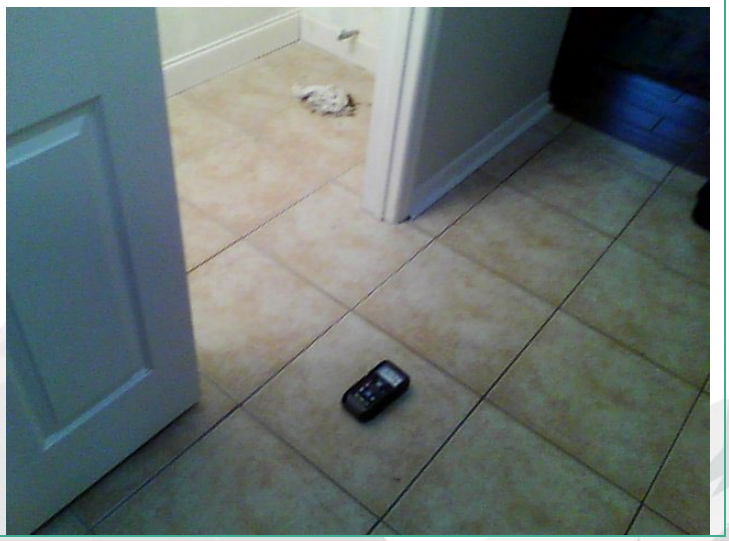
Tile floor moisture reading 40%



Tile floor moisture reading 100%



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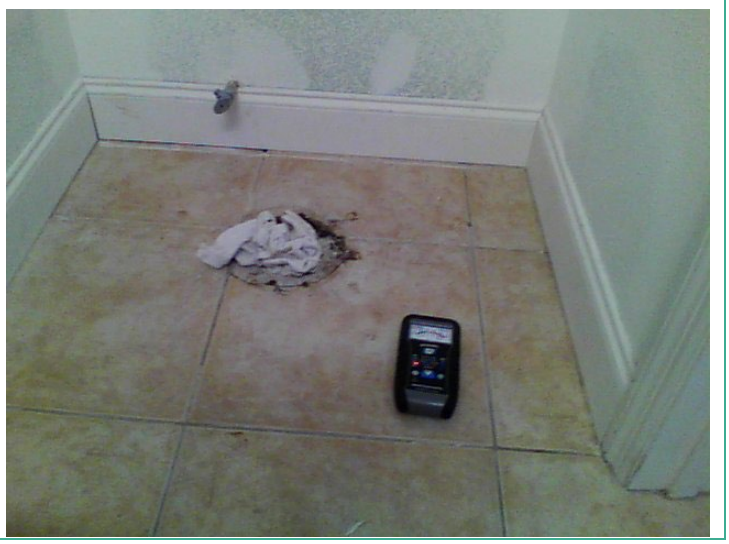
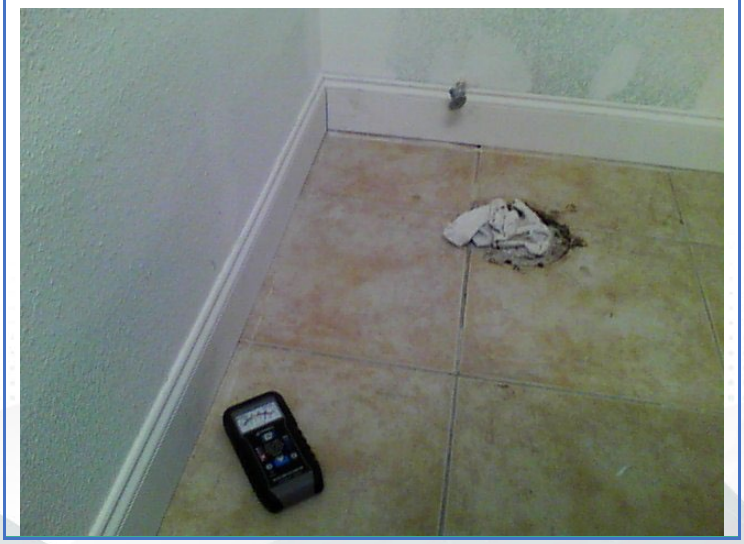
Tile floor moisture reading 90%



Tile floor moisture reading 80%



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Hollow tile floor detected where keys lay

Hollow tile floor detected where keys lay

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Vanity moisture reading 20%

Door trim moisture reading 12.0%

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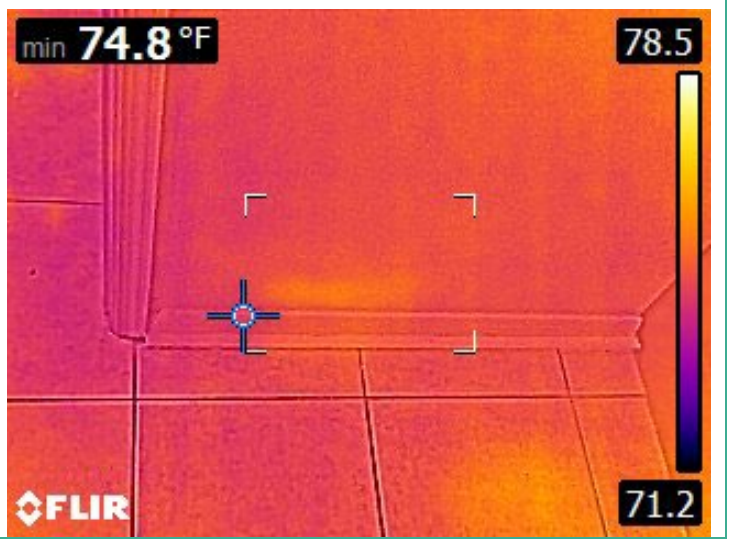
Visible hallway baseboard separation and staining adjacent to bathroom	FLIR camera detected no thermal anomalies
	

Visible Hallway Baseboard Staining	
	

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Den baseboard adjacent to hall bath staining and separation, continued

Staining continued on baseboard adjacent to bathroom

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Den tile floor moisture reading 59%

Baseboard moisture reading 17.1%

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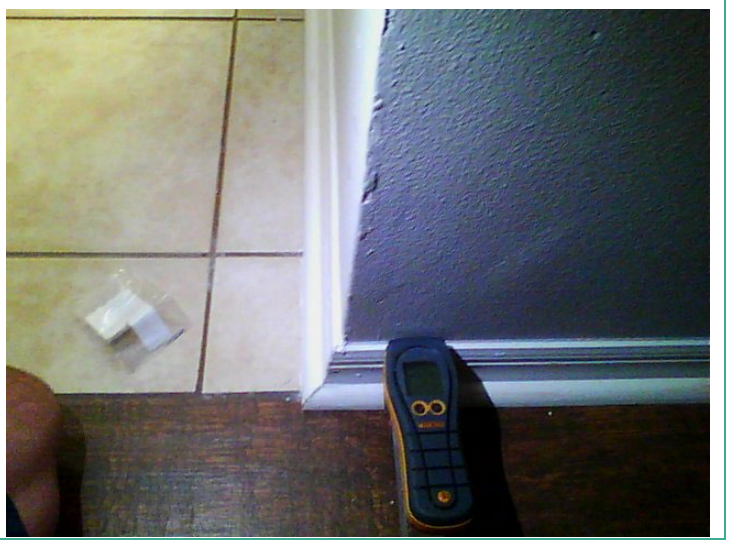
Drywall moisture reading <7%



Den tile floor moisture reading 60%

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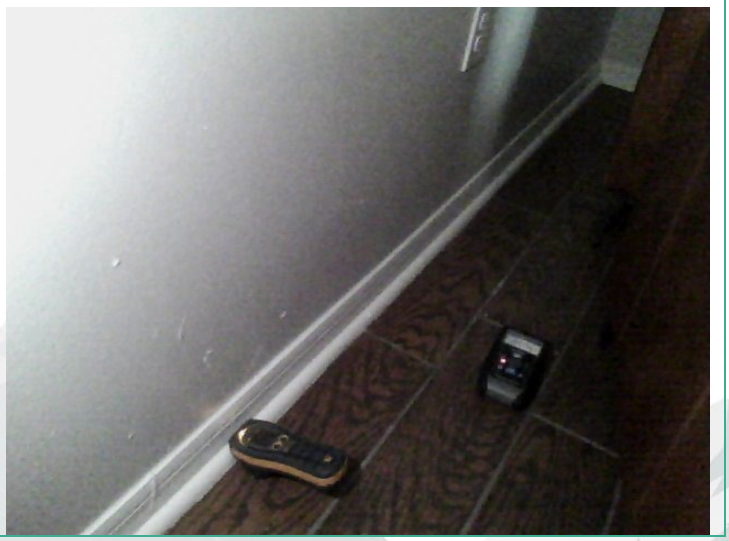
Tile floor moisture reading 40%

Baseboard moisture reading 18.3%



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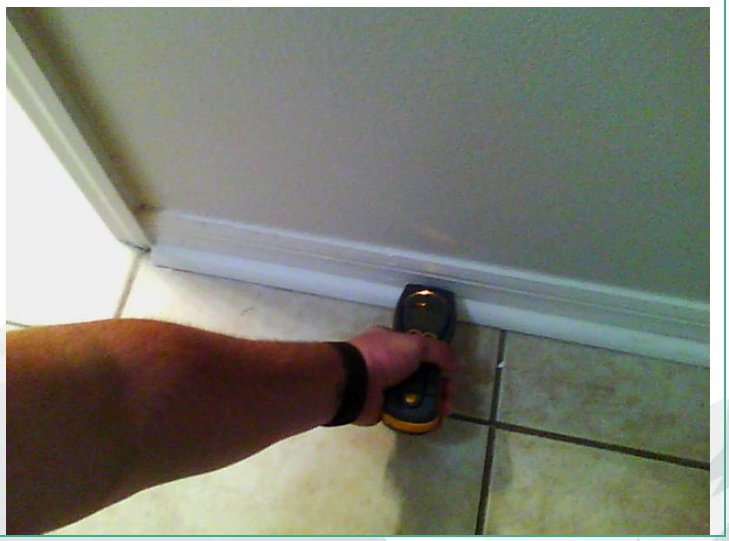
Bathroom door trim moisture reading 17.3%

Baseboard moisture reading 17.6%



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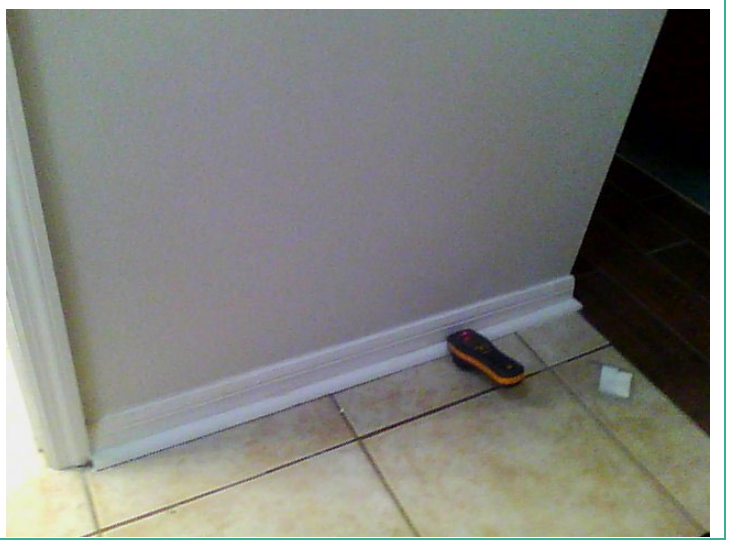
Baseboard moisture reading 20.1%



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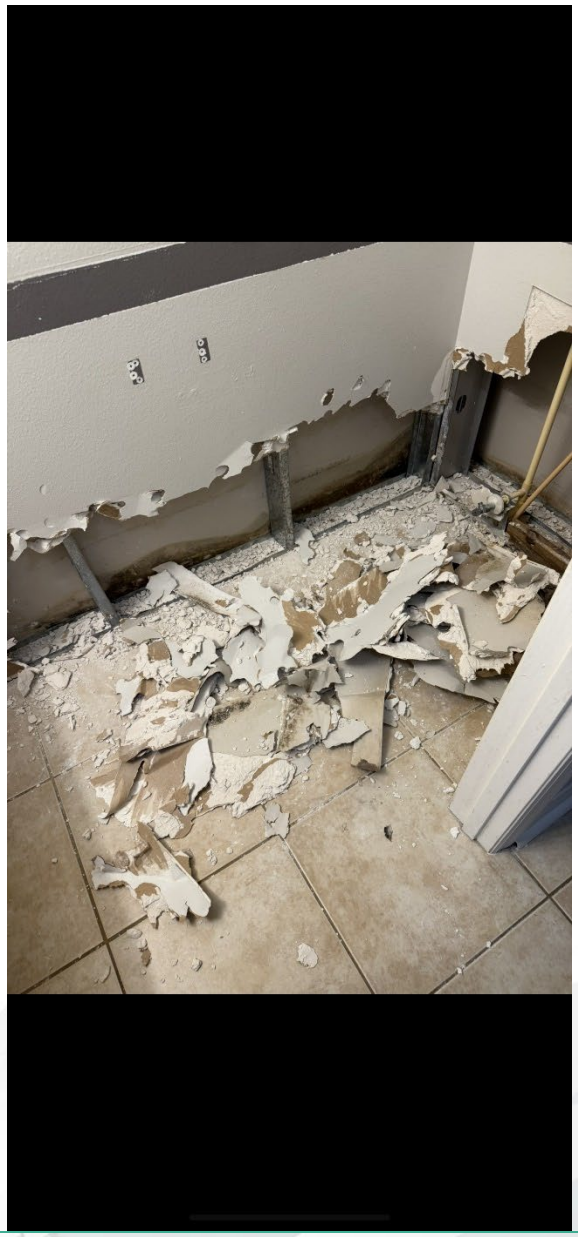
Pictures provided by tenant showed visible damage and suspect growth on wallboard backings of the laundry/den	Bathroom wallboard prior to removal showed visible suspect growth near baseboard level
	

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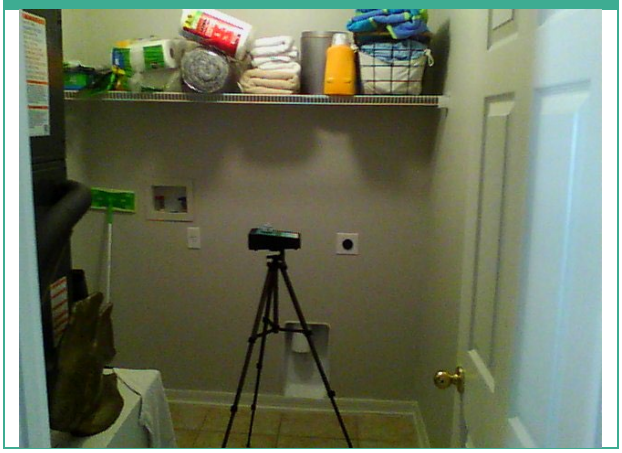
Affected Area: **Laundry Room**
Humidity: **35.5%**
Temp: **73.0°F**
Condition: **3**

Laundry Room



Affected Material: **Wallboard/Baseboards**
Dry Standard: <10.4% Drywall / <13.4% Baseboards
Moisture Readings: N/A Drywall / **18.4%** Baseboards
Removal Suggested: Yes

Affected Material: **Tile Flooring**
Dry Standard: <40%
Moisture Readings: **91%**
Removal Suggested: Yes

Comments:

The east and north baseboards showed visible staining and separation, with the north baseboard showing elevated moisture. The tile flooring also showed elevated moisture, with multiple hollow tiles detected. Suspect growth was visible.

Recommendations:

- Remove the affected wallboards and baseboards adjacent to the hallway bathroom and den, continuing two square/linear feet past damage, discoloration, or wetness.
- Remove the affected tile flooring, starting near the north and east wallboards and continuing two square feet past damage or wetness.
- Remove the affected insulation (if applicable), and assess for further damage.
- Detach all the nearby baseboards, and assess the underlying building materials for further damage. If damage is discovered, with photographic proof, remove as needed.
- Observe the underlying building material for further damage and, with photographic proof, remove as needed.

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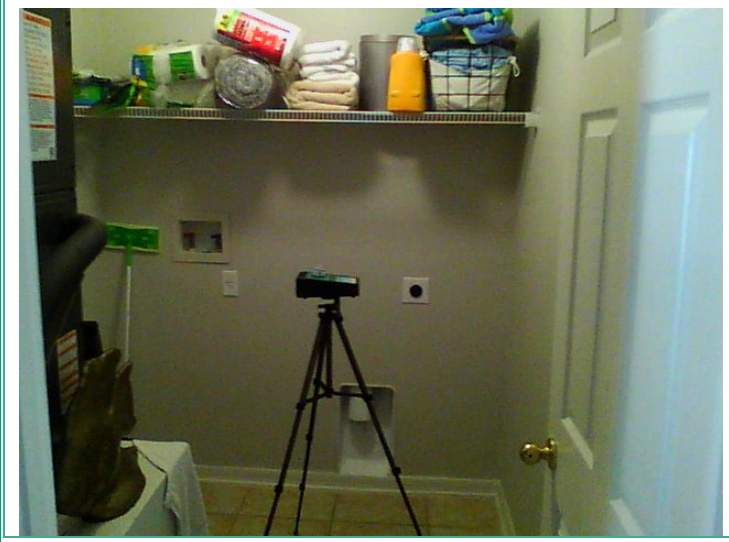
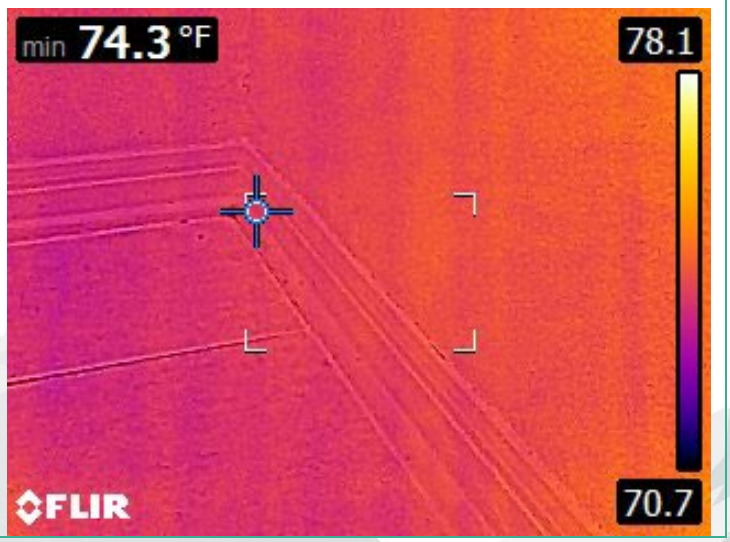
Laundry Room with air sample	Laundry Room RH 35.5% / Temp 73.0 F
	

North and east baseboards showed visible separation and staining	FLIR camera detected no thermal anomalies
	

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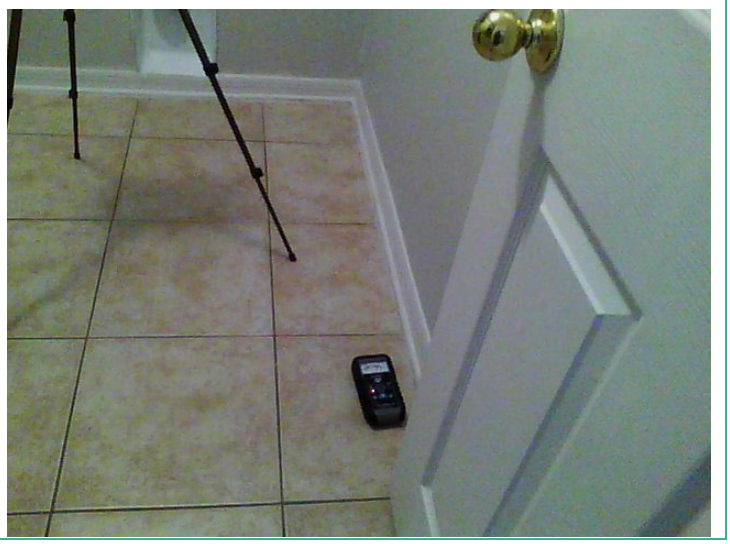
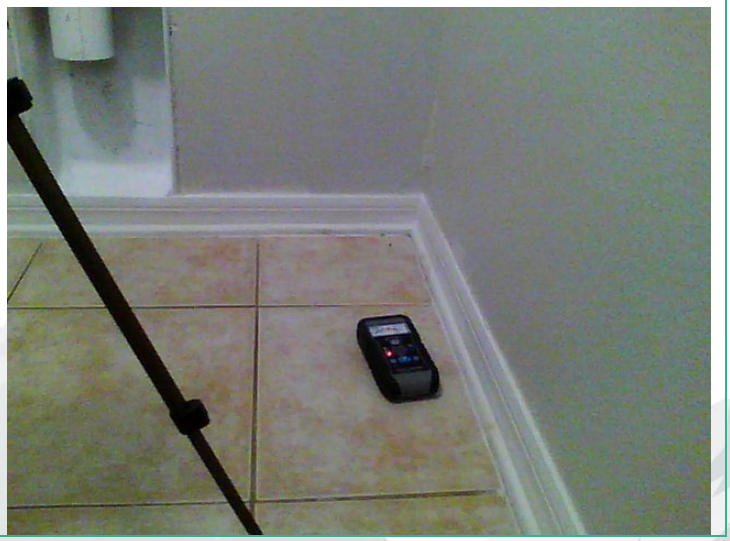
Tile floor moisture reading 70%



Tile floor moisture reading 91%



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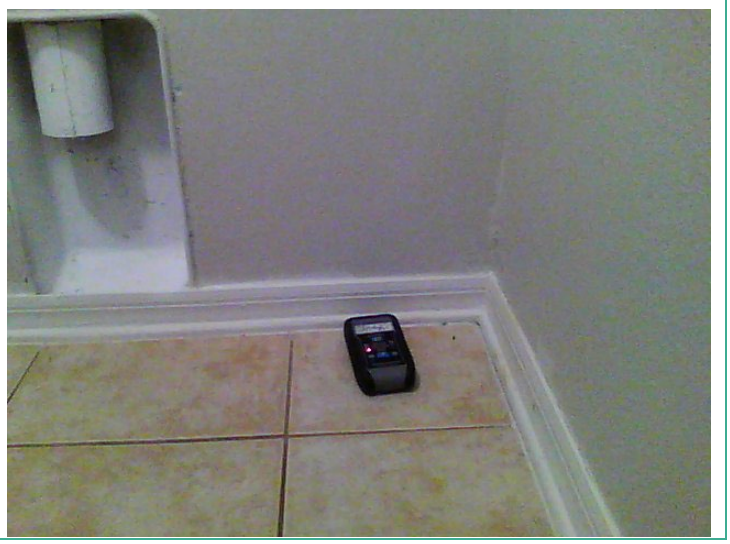
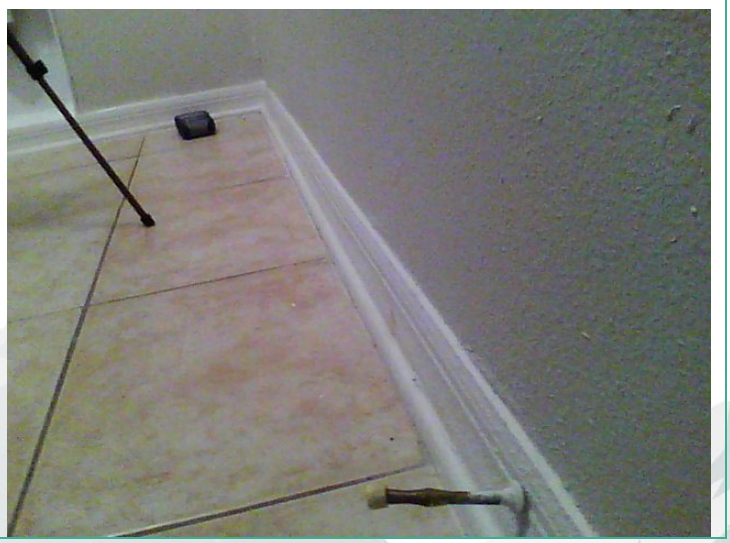
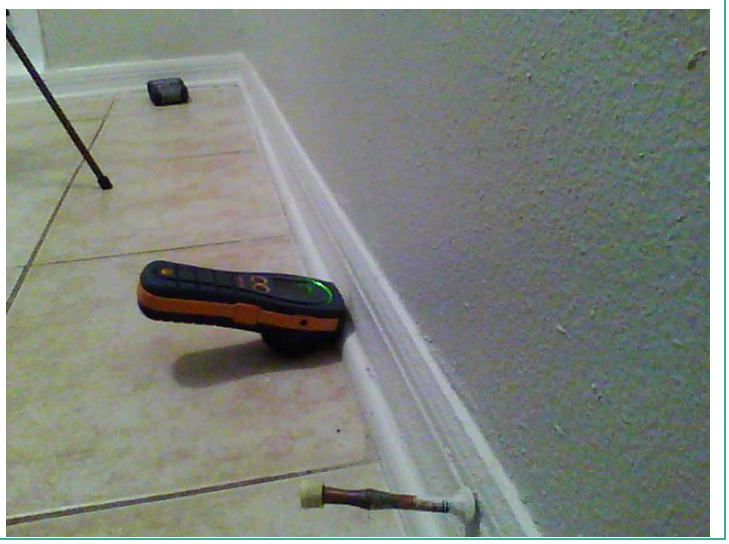
Tile floor moisture reading 81%



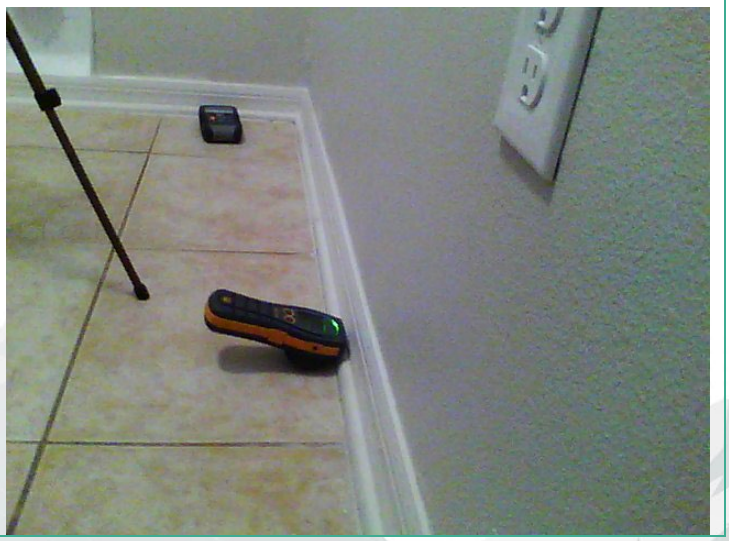
Visible Baseboard staining, up close



Baseboard moisture reading 13.4%



Baseboard moisture reading



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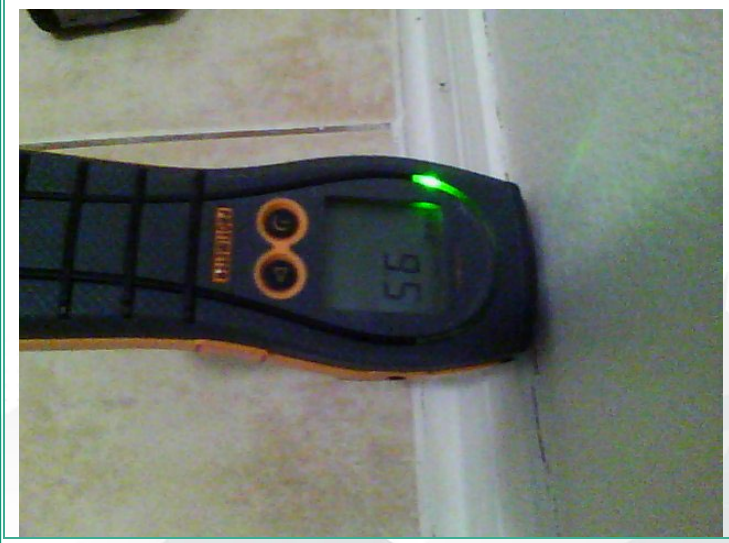
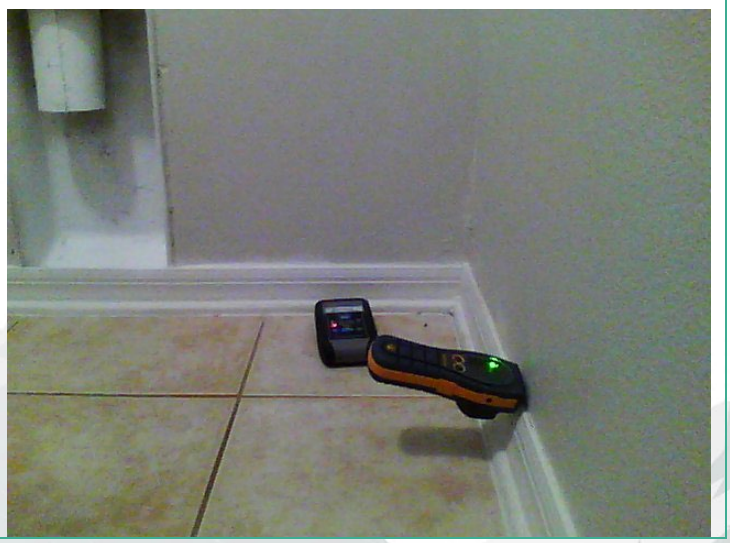
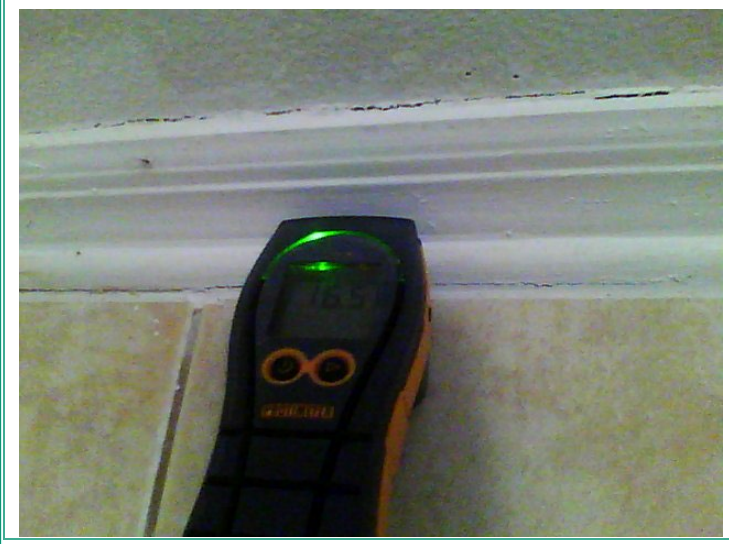
Drywall moisture reading 10.4%

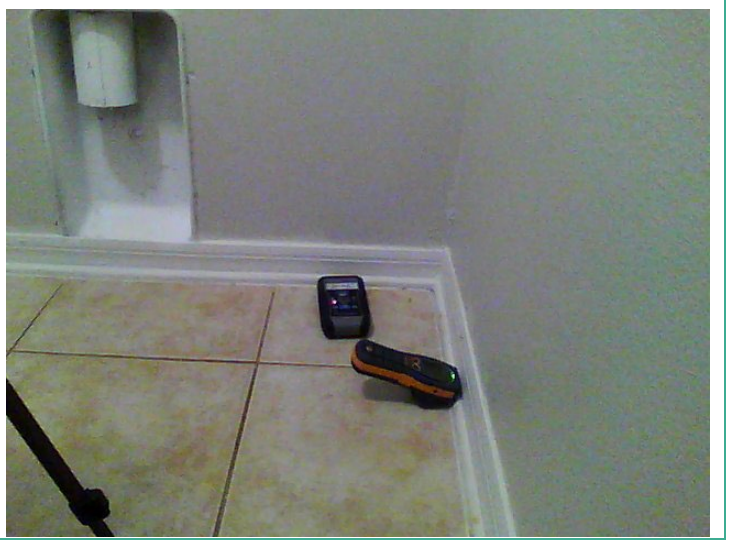
Drywall moisture reading 9.5%



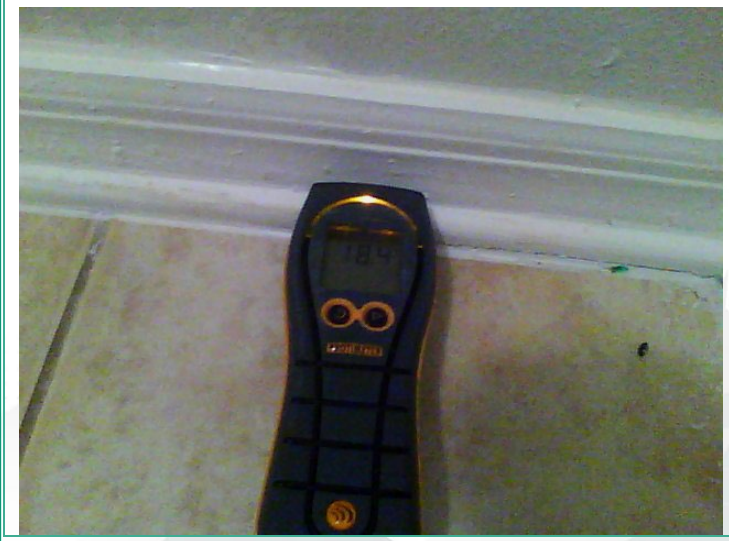


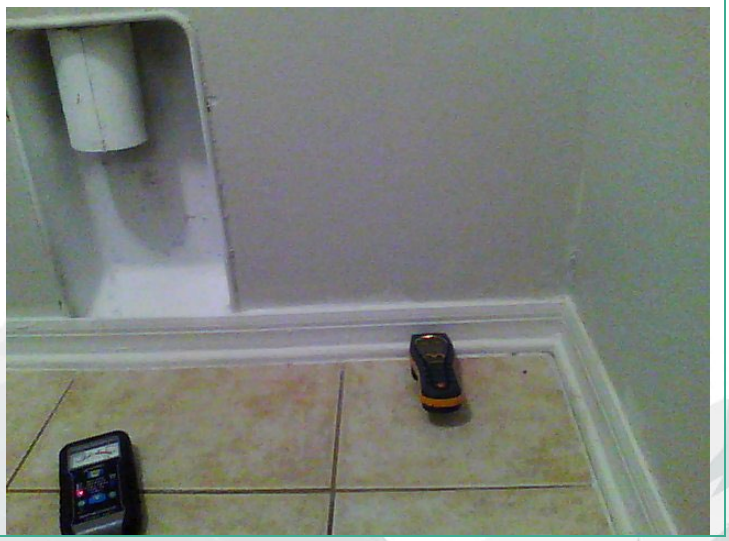
Baseboard moisture reading 16.5%





North baseboard moisture reading 18.4%





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Tile floor moisture reading 40%

Hollow tile flooring detected where keys lay

Microbial swab sample of Laundry Room east drywall

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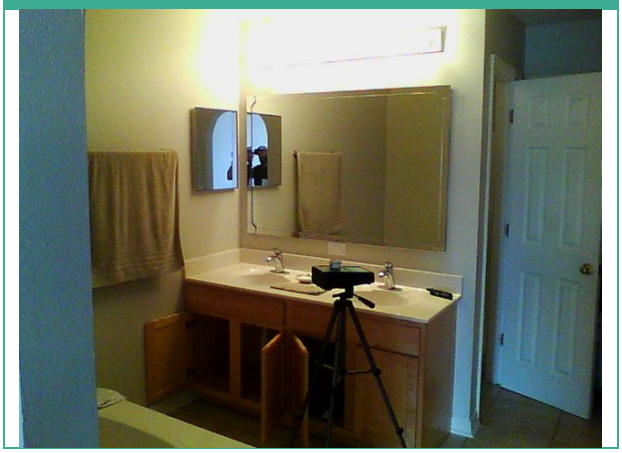
Affected Area: **Master Bathroom and A/C Closet**
Humidity: **36.7%**
Temp: **69.9°F**
Condition: **1 - Master Bathroom**
3 - A/C Closet

Affected Material: **Bedroom Wood Floor**
Removal Suggested: See Recommendations

Affected Material: **Vanity**
Dry Standard: <22%
Moisture Readings: N/A
Removal Suggested: See Recommendations

Affected Material: **A/C and HVAC**
Removal Suggested: See Recommendations

Master Bathroom



Comments:

Peace of mind testing was requested. In the master bathroom, the vanity showed visible bloating in multiple areas, with no elevated moisture detected at the time of the assessment. The bedroom flooring showed visible warping and crowning in multiple areas as well. In the A/C closet, the A/C coils post filter showed visible suspect growth. Suspect growth and debris were also visible on the air intake HVAC A/C plenum, entering the attic and ceiling of the A/C closet.

Recommendations:

- Professional cleaning of the air handler and ducts is recommended. A licensed HVAC contractor should assess the condition of the systems, the air handlers, and the ducts, following the National Air Duct Cleaners Association (NADCA) cleaning standard ACR 2021 – Assessment, Cleaning, and Restoration 2021, or the most recent version. The NADCA standard gives the contractor guidance as to what must be cleaned, how to clean, and when to replace HVAC systems and ducts.
- Detach the vanity, and assess the vanity backing and underlying building materials for damage. If damage is discovered, with photographic proof, remove as needed.
- Detach all the baseboards adjacent to the vanity, bathtub, and shower, and assess the underlying building materials for further damage. If damage is discovered, with photographic proof, remove as needed.
- Remove a two square foot section of the garage ceiling adjacent to the bathroom, and assess for further damage. If damage is discovered, with photographic proof, remove as needed.
- Remove the affected insulation (if applicable), and assess for further damage.
- Detach all the nearby baseboards, and assess the underlying building materials for further damage. If damage is discovered, with photographic proof, remove as needed.
- Observe the underlying building material for further damage and, with photographic proof, remove as needed.

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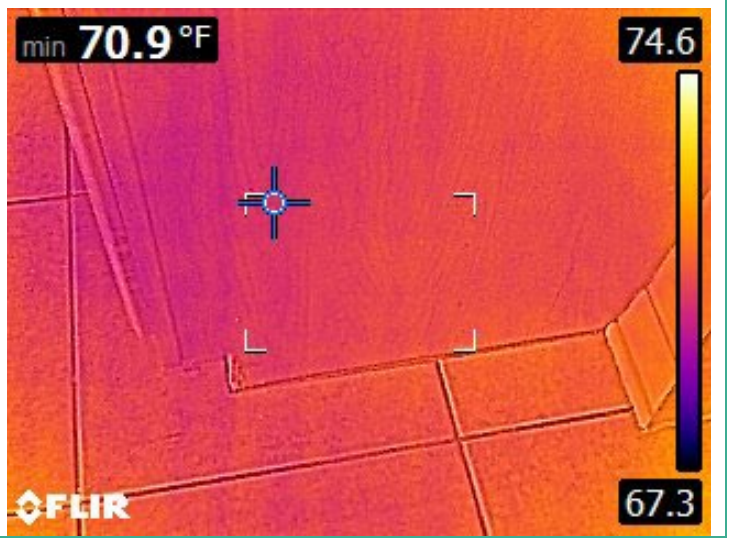
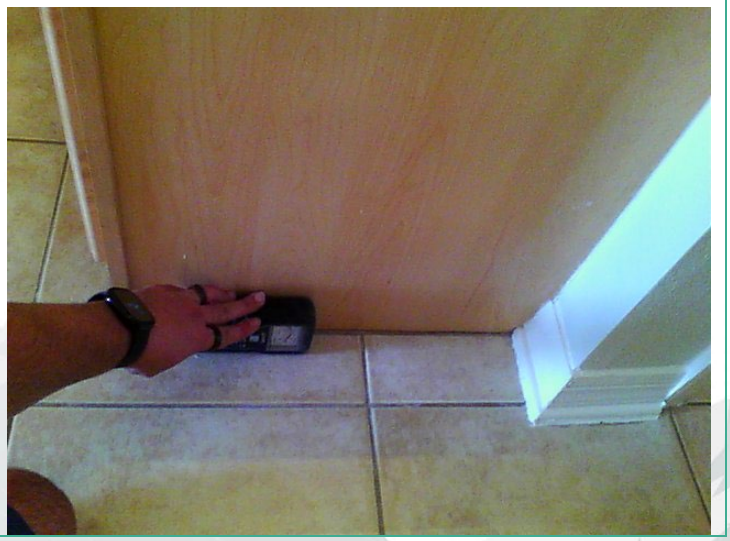
Master Bathroom with air sample

Master Bathroom RH 36.7% / Temp 69.9 F

Bedroom flooring showed visible warping and crowning in multiple areas

Visible Vanity bloating	FLIR camera detected no thermal anomalies
	

Vanity moisture reading 22%	
	

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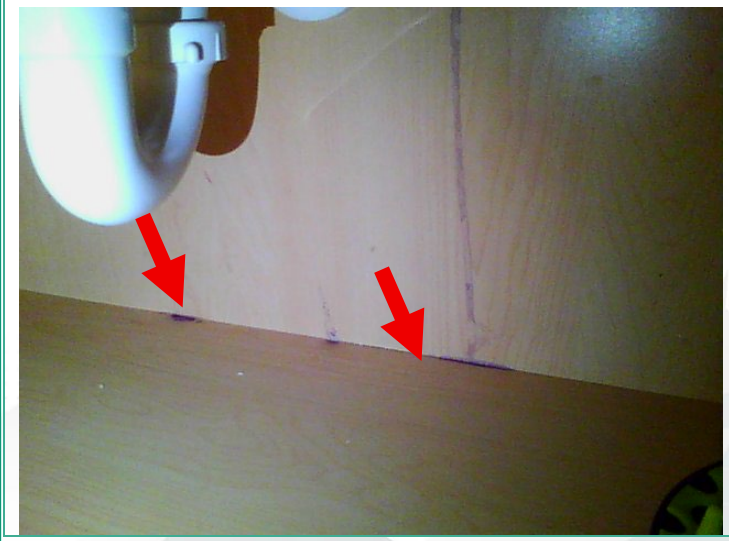
Vanity moisture reading 30%

Vanity showed multiple areas of visible bloating



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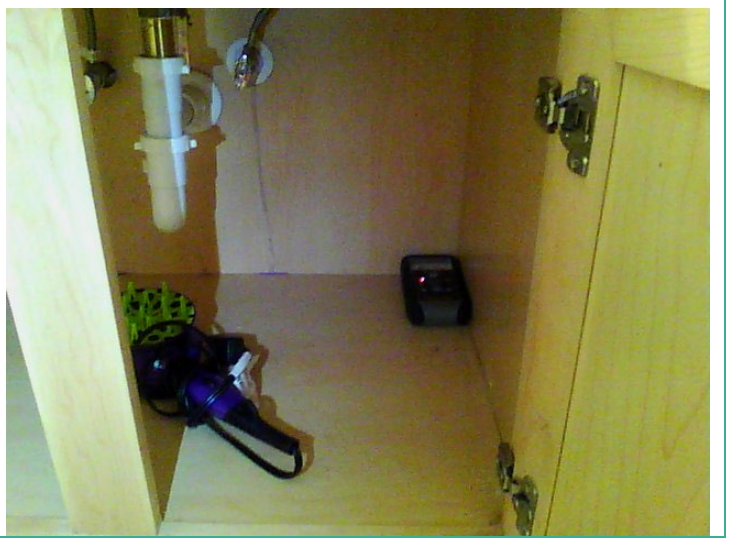
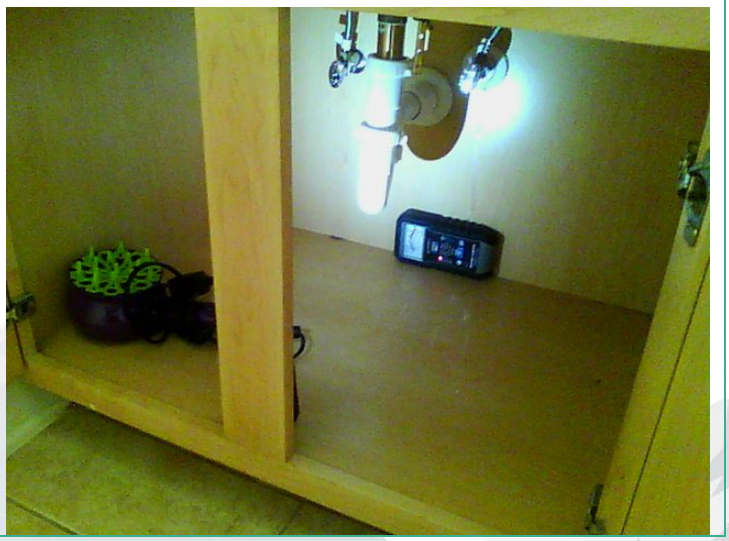
Vanity moisture reading 10%



Vanity moisture reading 10%



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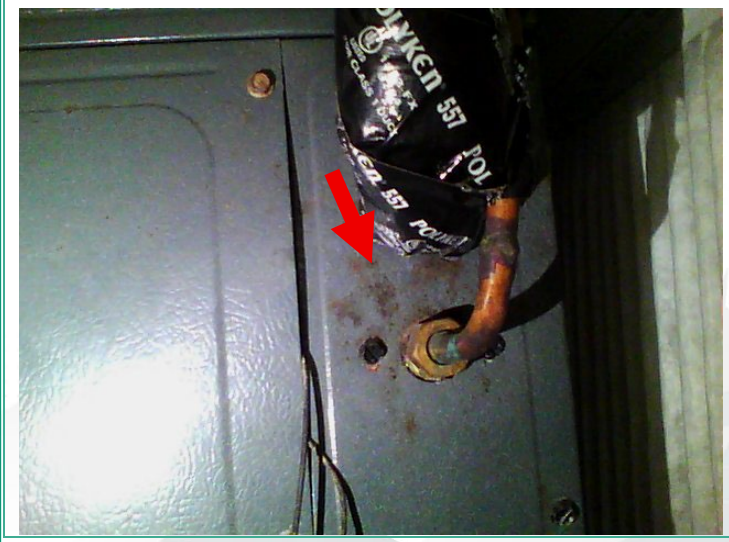
A/C Closet

Visible suspect growth on the air handler



Visible staining and warping on the A/C shelf

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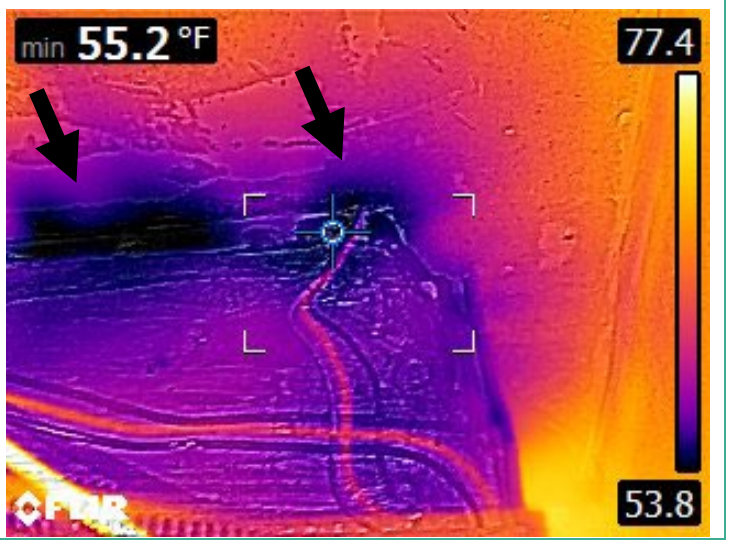
Ceiling and plenum entering the attic showed visible suspect growth	FLIR camera detected thermal anomalies
	

Air intake showed visible debris and suspect growth	
	

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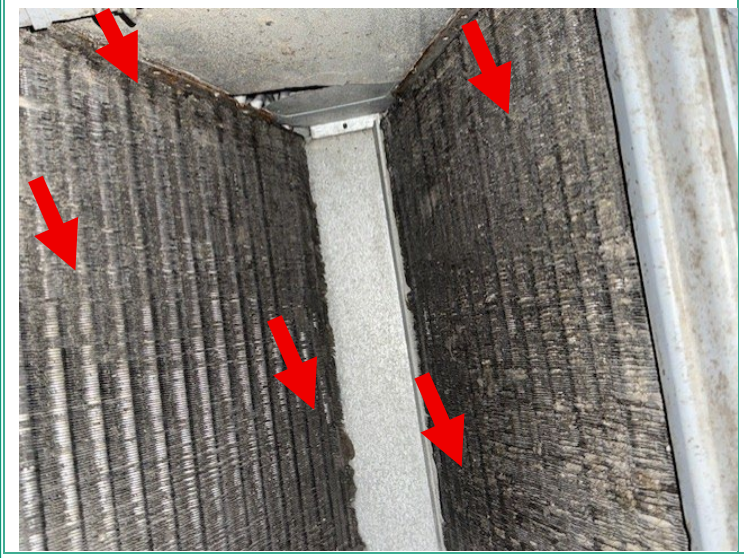
AC/ coils showed visible suspect growth and debris



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Psychrometrics or Psychrometry:

Although the principles of psychrometry apply to any physical system consisting of gas-vapor mixtures, the most common system of interest is the mixture of water vapor and air because of its application in heating, ventilating, and air-conditioning and meteorology. In human terms, our thermal comfort is in large part a consequence of not just the temperature of the surrounding air, but (because we cool ourselves via perspiration) the extent to which that air is saturated with water vapor.

Many substances are hygroscopic, meaning they attract water, usually in proportion to the relative humidity or above a critical relative humidity. Such substances include cotton, paper, cellulose, other wood products, gypsum products, and many other building materials. In industrial drying applications, such as drying paper, manufacturers usually try to achieve an optimum between low relative humidity, which increases the drying rate, and energy usage, which decreases as exhaust relative humidity increases. In many industrial applications, it is important to avoid condensation that would ruin product or cause corrosion.

Molds and fungi can be controlled by keeping relative humidity low. Wood-destroying fungi generally do not grow at a relative humidity below 60%.

Here are the items in the psychrometry that we monitor during our investigations. Each of these items can play a significant role in mold growth and the prevention thereof. In many cases, these readings will also allow us to determine if the HVAC systems are working properly and sized correctly.

- **Relative Humidity:** The ratio of the vapor pressure of moisture in the sample to the saturation pressure at the dry bulb temperature of the sample.
- **Temperature or Dry-Bulb Temperature:** The dry-bulb temperature is the temperature indicated by a thermometer exposed to the air in a place sheltered from direct solar radiation. The term dry-bulb is customarily added to temperature to distinguish it from wet-bulb and dewpoint temperature. In meteorology and psychrometrics, the word temperature by itself without a prefix usually means dry-bulb temperature. Technically, it is the temperature registered by the dry-bulb thermometer of a psychrometer. The name implies that the sensing bulb or element is, in fact, dry.

The readings of the Extech Humidity/Temperature Pen were NORMAL. The EPA recommends the Relative Humidity to be between 30 – 60%. We believe this is slightly liberal for our humid environment and recommend keeping the Relative Humidity between 30 – 55%.

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Sampling Guidelines

Visible fungal growth on interior surfaces is clear evidence that fungi have colonized an environment. Although the health impacts of surface growth have not been documented, the potential exists for exposure to fungal allergens and malodorous VOC's. Investigators decide to collect air and surface samples to document that fungal growth has occurred, and to record the kinds of mold that predominate. Surface sampling is also useful to document that discoloration or deposits on surfaces represent either fungal growth or spore accumulation. Tape and swab sampling with microscopic analysis will often confirm the presence of hyphae and spores, as well as allow identification of many kinds of mold.

Few health-based guidelines or standards are available to assist investigators in the interpretation of fungal aerosol data. Therefore, the interpretation of data on fungi in air and surface samples generally focuses on the mold identified, comparisons among different environments, and the potential susceptibilities of exposed populations to various fungal agents.

Indoor mold levels at the time of the inspection were collected via non-culturable air and/or surface samples. An outdoor air sample was also collected as a benchmark or control sample to compare to the indoor air samples taken at the time of the inspection. Typically for Everest, a "spore trap" cassette is *Allergenco D* or *Air O Cell*, and is designed for the rapid collection of a wide range of airborne bio-aerosols, including mold spores, pollen, inspect parts, skin cells, fibers, and inorganic particulate.

All microbial samples collected during the inspection were either hand-delivered or sent via overnight express to a certified independent third-party laboratory for analysis. All samples are sent only to accredited labs which are managed under the rigorous protocols certified by either the American Industrial Hygiene Association (AIHA) or the American Association for Laboratory Accreditation (A2LA).

Our interpretation is based on a combination of the above suggestions in that, while no one accepted guideline is available, common sense dictates that spore levels inside should be as low as possible. The outside control sample is taken to compare to all indoor samples to help determine the condition of the indoor sample results. The outdoor control can be influenced by factors including, but not limited to, the wind, rain, heavy vegetation, and lawn maintenance. EMSL Laboratories offers an interpretation for surface samples with the count per area analyzed as rare having 1 - 10 spores, low having 11 - 100 spores, medium having 101 - 1,000 spores, and high having over 1,000 spores. Currently, there are no widely accepted or regulated standards for microbial air testing.

The final mold interpretation is not based exclusively on mold spore counts. Information gathered from the visual inspection of the affected areas can be just as or even more significant, including sources of moisture or high humidity, and signs of visible mold growth.

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Sample Strategy

Microbial Swab Samples: 1 Microbial Air Samples: 4

Samples Taken	Condition
Microbial air sample of outside for comparison	Not Applicable
Microbial air sample of the **Guest Bathroom**	**3**
Microbial air sample of the **Laundry**	**3**
Microbial air sample of the **Master Bathroom**	**1**
Microbial swab sample of the affected **Laundry Room East Drywall**	**3**

Condition: For the purpose of this Standard, Conditions 1, 2, and 3 are defined for indoor environments relative to mold.

Condition 1 (normal fungal ecology)**:** An indoor environment that may have settled or airborne mold spores or fragments, or traces of actual mold growth and constituents (e.g., ECM, hyphae, mold fragments), that are reflective of a clean and dry indoor environment.

Condition 2 (settled spores or fungal fragments)**:** An indoor environment including surfaces and air, which is contaminated with residual mold biomass from a known Condition 3 source in that same indoor environment. This includes spores and fragments, filaments, or extracellular material (ECM) from sporulation, sloughing, or production of other compounds (e.g. mycotoxins and mVOCs). In the absence of an IEP, the contractor may assume or confirm the presence of Condition 2 with full disclosure to the client and reference to the Limitations, Complexities, Complications, and Conflicts (LCCC) section and rationale for the placement of containment and areas to be remediated. Rationale for assumption may include cost/benefit of retaining an independent IEP, precautionary principle or technical justifications.

Condition 3 (actual growth): An indoor environment contaminated with the presence of mold growth that is active, dormant, dead, non-viable, visible, or hidden.

When air samples are considered elevated but there is not mold growth confirmed visually or with a surface sample, we can consider the samples to be Condition 3. This is based on the Condition 3 definition addressing hidden growth. If the air samples are elevated without visible growth, we still recommend demolition of affected building materials to help find the suspected hidden growth. The hidden growth can be found in several areas not visible to the naked eye including but not limited to wall and ceiling cavities, behind and underneath cabinetry, behind baseboards and crown molding, and underneath flooring.

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Microbial Air Sample Results

Lab Sample Number:	342511763-0001			342511763-0002			342511763-0003		
Client Sample ID:	6479350			6479372			6474112		
Volume (L):	75			75			75		
Sample Location:	Guest Bath			Laundry			M Bath		
Spore Types	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**
Alternaria (Ulocladium)	-	-	-	-	-	-	-	-	-
Ascospores	4	200	20.8	1	40	9.5	2	90	34.6
Aspergillus/Penicillium++	1	40	4.2	2	90	21.4	1	40	15.4
Basidiospores	15	660	68.8	4	200	47.6	2	90	34.6
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	1	40	15.4
Cladosporium	1	40	4.2	2	90	21.4	-	-	-
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	1*	10*	1	-	-	-	-	-	-
Fusarium++	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	1*	10*	1	-	-	-	-	-	-
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-	-	-	-
Pyricularia	-	-	-	-	-	-	-	-	-
Total Fungi	**23**	**960**	**100**	**9**	**420**	**100**	**6**	**260**	**100**
Hyphal Fragment	-	-	-	2	90	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	1	40	-	1	40	-
Analyt. Sensitivity 600x	-	44	-	-	44	-	-	44	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	2	-	-	2	-	-	2	-
Fibrous Particulate (1-4)	-	1	-	-	2	-	-	2	-
Background (1-5)	-	2	-	-	2	-	-	2	-

Basidiospores are typically found outside and are commonly found in, but are not limited to, lawns, plants, and mulch.

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Microbial Air Sample Results

Lab Sample Number:	342511763-0004		
Client Sample ID:	6479168		
Volume (L):	75		
Sample Location:	Control		
Spore Types	**Raw Count**	**Count/m³**	**% of Total**
Alternaria (Ulocladium)	-	-	-
Ascospores	56	2400	20.2
Aspergillus/Penicillium++	-	-	-
Basidiospores	198	8640	72.5
Bipolaris++	-	-	-
Chaetomium++	-	-	-
Cladosporium	10	440	3.7
Curvularia	-	-	-
Epicoccum	-	-	-
Fusarium++	-	-	-
Ganoderma	-	-	-
Myxomycetes++	1	40	0.3
Pithomyces++	-	-	-
Rust	-	-	-
Scopulariopsis/Microascus	2	90	0.8
Stachybotrys/Memnoniella	-	-	-
Unidentifiable Spores	-	-	-
Zygomycetes	-	-	-
Pyricularia	8	300	2.5
Total Fungi	**275**	**11910**	**100**
Hyphal Fragment	5	200	-
Insect Fragment	-	-	-
Pollen	-	-	-
Analyt. Sensitivity 600x	-	44	-
Analyt. Sensitivity 300x	-	13*	-
Skin Fragments (1-4)	-	2	-
Fibrous Particulate (1-4)	-	1	-
Background (1-5)	-	2	-

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Microbial Direct Sample Results

Lab Sample Number:	342511763-0005		
Client Sample ID:	S1		
Area Sampled:	1		
Sample Location:	Laundry East Drywall		
Spore Types	**Raw Count**	**Count/in²**	**% of Total**
Alternaria (Ulocladium)	-	-	-
Ascospores	-	-	-
Aspergillus/Penicillium++	-	-	-
Basidiospores	-	-	-
Bipolaris++	-	-	-
Chaetomium++	17	1700	<0.1
Cladosporium	-	-	-
Curvularia	-	-	-
Epicoccum	-	-	-
Fusarium++	-	-	-
Ganoderma	-	-	-
Myxomycetes++	-	-	-
Pithomyces++	-	-	-
Rust	-	-	-
Scopulariopsis/Microascus	-	-	-
Stachybotrys/Memnoniella	*121*	*24200*	0.0
Unidentifiable Spores	-	-	-
Zygomycetes	-	-	-
Aspergillus	*250*	*16.0 M*	100.0
Total Fungi	**388**	**16.0 M**	**100.0**
Hyphal Fragment	-	-	-
Insect Fragment	-	-	-
Pollen	-	-	-
Fibrous Particulate	-	-	-
Analyt. Sensitivity	-	100	-

Chaetomium and **Stachybotrys/Memnoniella** are hydrophilic mold spores that indicate wet building materials are/were present, and they are also associated with the media terms "black mold", "toxic mold", and/or "Sick Building Syndrome". Because of the Condition 3 environment, remediation will be necessary to return the residence to a normal mold ecology.

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Post-Remediation Verification

At the end of the final cleaning, revert the negative air machine (NAM) to function as an air scrubber, use oscillating fans, leaf blowers, or other devices that will not compromise the containment to produce "disturbed air" conditions, and run for 48 hours. Schedule the mold assessor to conduct the final clearance inspection after the 48 hours has been completed.

The post-remediation verification can include subjective or objective criteria. Subjective criteria can include, but are not limited to, visual inspection and odor detection. Objective criteria can include, but are not limited to, analytical testing (e.g., moisture monitoring, temperature, and relative humidity) and environmental sampling.

Post-Remediation Testing and Verification for Mold and Bacteria 5th Edition recommends that total mold spore levels of less than 2,000 spores/m3 should be considered as an acceptable level at the completion of a typical mold remediation project in the contained areas. This is along the same guidelines as the Texas Department of Health – 1991 and the American Academy of Allergy, Asthma, and Immunology (AAAI) – 2002, referenced in the same book. Everest Building Consulting Group takes these recommendations into consideration when determining the Condition of the environment. While these are general guidelines for total spore counts, if the presence of certain hydrophilic molds (i.e. Stachybotrys and Chaetomium) are present, then that lab result may still be considered elevated.

Just as with the initial inspection, the final mold PRV clearance is not based exclusively on mold spore counts. Information gathered from the visual inspection of the remediated areas is equally as significant. This includes, but is not limited to, remaining elevated moisture, high humidity, visible damage, or mold growth.

If there is remaining damage, the mold assessor will typically not sample the contained areas, and will issue a "visual fail". This means further recommendations need to be completed, or original protocol needs to still be completed before the next clearance inspection and testing. If the air sampling is determined to still be elevated in the remediated areas, then further cleaning will be required before the next air sampling inspection.

When protocols are not completed, then they may be excluded from the clearance inspection and report. This is entirely dependent on what protocol was not completed and why. The assessor performing the clearance testing will decide if the exclusion is acceptable.

Post-remediation verification provides a measure of assurance within sampling, testing, and analysis limitations that the structure, systems, or contents have been remediated to Condition 1. Once the clearance inspection is completed and has passed both visually and with the sample strategy, the containment may be taken down and a certificate will be issued. Please take special care when taking down the containment, collecting any dust or debris that may have accumulated at the folds of the sheeting.

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Conclusion:

Based on visual observations and the results of lab analyses, evidence would suggest that there is a **mold** concern in the Guest Bathroom and Laundry Room. Elevated moisture was detected on affected building materials during the inspection.

The airborne mold spores were elevated above the guidelines generally accepted by the industry for a normal mold ecology in the **Guest Bathroom**. **Basidiospores** were the predominant mold spores detected.

Elevated mold growth was observed on the surfaces in the **Laundry East Drywall**. **Chaetomium and Stachybotrys spores** were the predominant mold spores detected. The surface samples taken did not detect elevated mold spores at the time of the inspection.

If further suggestions are needed by the occupants of the residence regarding possible health effects, it is recommended that they consult with their primary health care provider.

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Dealing with Mold and Mildew in Your Flood-Damaged Home

Mold growths, or colonies, can start to grow on a damp surface within 24 to 48 hours. They reproduce by spores - tiny, lightweight “seeds”- that travel through the air. Molds digest organic material, eventually destroying the material they grow on, and then spread to destroy adjacent organic material. In addition to the damage molds can cause in your home, they can also cause mild to severe health problems.

If your home has water damage due to

- Flooding,
- Sewage back-up from flooding in the area,
- Plumbing or roof leaks,
- Damp basement or crawl space,
- Overflows from sinks or bathtub, or
- High humidity: steam cooking, dryer vents, humidifiers

Mildew and mold will develop within 24-48 hours of water exposure. Even worse, it will continue to grow until steps are taken to eliminate the source of moisture, and effectively deal with the mold problem.

We are all exposed to many kinds of mold both inside and outside the house. The exposure is greater in damp or wet conditions, especially when timely drying out does not have a chance to occur.

Of the thousands of molds that exist, some are known allergens (aggravating or causing skin, eye, and respiratory problems), and a few molds produce harmful mycotoxins that can cause serious problems. But all molds, in the right conditions and high enough concentrations, are capable of adversely affecting human health.

The potential for health problems occurs when people inhale large quantities of the airborne mold spores. For some people, however, a relatively small number of mold spores can cause health problems. Infants, children, immune-compromised patients, pregnant women, individuals with existing respiratory conditions, and the elderly are at higher risks for adverse health effects from mold.

Typical symptoms reported from mold exposure include:

- Respiratory problems
- Nasal and sinus congestion or dry, hacking cough
- Eye irritation
- Nose or throat irritation
- Skin irritations
- Nervous system aches and pains

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Disclosure of Limitation

This report represents the professional opinion of the licensed mold assessor and/or certified field technician of Everest Building Consulting Group at the time of the visual survey and is furnished as an aid to the mold remediation and/or water mitigation for the affected areas assessed only. This report addresses only the areas assessed. Those areas not assessed will need a secondary visit and/or addendum for further damage found.

This report is not intended to be used as a definitive scope of work for construction estimates. It is highly recommended that the contractor performing the work make a site visit to determine their costs and scope of work.

Neither the licensed mold assessor and/or certified technician nor Everest Building Consulting Group will guaranty or offer any guaranty of the indicated defects and will not be responsible for the hidden defects which could not be detected at the time the visual survey was performed. The physical, visual survey intended was to identify water damage and/or microbial growth that is affecting the building envelope.

Other restrictive conditions that may apply:
The components and/or appliances that were not checked will not be part of the report.

a) The structural elements demand an explorative inspection, if required.
b) Geotechnical tests are the competence of a Geotechnical Specialist and, therefore, is not included as part of this report.
c) Any asbestos cement and/or lead-based paint material presence can only be handled by a State Certified Technician.
d) Any fluoromethane leak presence can only be handled by a Certified Refrigeration Technician.
e) Any adverse situation regarding the plumbing system can only be handled by a Master Plumber or the construction inspector.
f) Any pest control condition is the responsibility of a professional exterminator.
g) The negative external effects to the structure that are not inside the property limit are considered existent and incurable.
h) All existing functional obsolescence will be evaluated by the party in competence according to actual construction costs for all deficiencies and demolition costs for all excess.
i) Neither the Licensed Mold Assessor nor Everest Building Consulting Group will use any invasive tool if otherwise stated in the scope of work.
j) Neither the Licensed Mold Assessor nor Everest Building Consulting Group will be responsible for any defects, losses, conditions, problems, damage, or any other adverse situation that would have come up after the visual survey was performed.
k) Neither the Licensed Mold Assessor nor Everest Building Consulting Group will be responsible for any appliance or any other component malfunction of the mechanical or electrical system, or any other accessory.

Wesley Szanyi
226 Timbercreek Pines Circle
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Everest Building Consulting Group (EBCG) assumes no liability for the misuse of this information by others. The observations, comments, conclusions, analysis, and opinions expressed herein are based upon the results and interpretations of the visual survey, testing, and/or data collection activities performed at the time of the visual survey and the best information provided to us at the time of this documents preparation. EBCG reserves the right to amplify the observations, comments, and/or the recommendations of this report should conditions change or additional information become available.

References:

- ANSI/IICRC S520 – Standard for Professional Mold Remediation 2024
- ANSI/IICRC S500 – Standard for Professional Water Damage Restoration 2021
- ASTM D7338-14 – Standard Guide for Assessment of Fungal Growth in Buildings 2014
- Bioaerosols Assessment and Control: ACGIH 1999
- Fungal Contamination: A Manual for Investigation, Remediation, And Control - Hollace Bailey 2005
- Dealing with Mold and Mildew in Your Flood Damaged Home: FEMA
- Post-Remediation Testing and Verification for Mold and Bacteria 5th Edition
- NADCA ACR 2021

Respectfully Submitted for Everest Building Consulting Group,

Travis Jacobsen

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

MOLD-RELATED SERVICES LICENSING PROGRAM

THE MOLD ASSESSOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

JACOBSEN, TRAVIS JAY

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