



Mold Removal Technic LLC

Florida Licensed Mold Remediator
State License # MRSR4792
4200 18th St W
Bradenton FL 34205
941-705-8161

Insured: YMCA- Franz Ross Park
Property: 1933 Quesada Ave
Port Charlotte, FL 33948

Claim Number:

Policy Number:

Type of Loss: Mold/Water

Date of Loss:
Date Inspected:

Date Received:
Date Entered: 2/1/2024 7:44 AM

Price List: FLFM8X_FEB24
Restoration/Service/Remodel
Estimate: YMCA-FRANZ_ROSS_
PARK



Mold Removal Technic LLC

Florida Licensed Mold Remediator
State License # MRSR4792
4200 18th St W
Bradenton FL 34205
941-705-8161

This estimate is for the YMCA at Franz Ross Park. The areas quoted for this scope consist please refer to pictures and sketch for details.

Physical Inspection: After a walk through of the physical building which was limited primarily to the Workout room, Connecting Hallway and Entrance area. We did not visually see current signs of what the IICRC would consider to be Condition 3 or Visible Mold Colonization. This appears to be supported by air sampling conducted by Lovell Environmental in December. Air sampling can be an effective tool with regards to the presence of microbial types and particulate. It is my opinion that the air sampling results did not show the most common indoor molds generally associated with indoor environmental problems. Specific questions regarding that report should be directed to the Florida Licensed Mold Assessor.

The Following 3 Issues or concerns were noted and documented during the building walk through. These issues may contribute to the actual health of the building and are potentially problematic or appear as such. systems

Issue #1 -Cleanliness and Filtration efficacy of the HVAC units.

Upon our limited inspection from the ground level visible soil was present upon HVAC intake and there did not appear to be any filters in place. Or the visibility was such that our view of the HVAC system was poor. I have included two pictures showing the return. Each system has its own method where filters can best be deployed in order to filter out particulate from the air. Particulate includes many different organisms from human pathogens, viruses, skin cells, molds, bacteria, allergens etc. It is not uncommon for condensation and moisture to be present in or near HVAC systems and for microbial and other organic particulate to be found within. We recommend a thorough cleaning and sanitization and the filtration system re-established.

Issue #2- Malodor or Unpleasant smells can be pronounced at times in a health club or similar facility. (This is not surprising considering the area is regularly used for workout and fitness purposes) However, there are many new techniques to keep odor in check and more importantly kill or remove the micro biome's and stop the odor from happening. Efficacy has been proven in medical and other high traffic buildings that have a greater predisposition to bacteria, viruses, micro particulate and other potential problem causing micro biomes. In short Remediation and Specialty Cleaning companies have more methods than ever before to deal with chronic problems caused by a high volume of human activity or illness.

Malodor or (Bad Smells) is usually the off gassing or evaporation from a source. It is difficult to diagnose bad odor and ascribe it's source using just our sense of smell and olfactory senses. Most of us know a "Bad odor" when we smell it. However, we cannot distinguish between odors that come from mildews, bacteria, mold, sweat and other micro biomes. Therefore the scope of work takes into account the most likely sources of bad odors that are likely not being addressed regularly. This includes using a vapor/gas deodorization agent which would be circulated throughout the workout facility a space of almost 150,000 cubic feet. Most products fail to achieve successful kill outcomes for Bacteria and other odor causing biology due to inadequate dwell or contact time. (Chemicals should be left on long enough to actually permeate and eliminate the cause) We use a product that will effectively spread throughout the area and



Mold Removal Technic LLC

Florida Licensed Mold Remediator
State License # MRSR4792
4200 18th St W
Bradenton FL 34205
941-705-8161

provides hours of dwell time to kill odor causing sources. After hours of deodorization the building is ventilated using high velocity air movers and negative air machines. This treatment usually is done overnight. The product is also applied directly to floors including carpet and tile.

Issue #3- Discoloration on building materials, primarily ceiling and outside walls probably attributed to previous Roof and issues that have been reportedly resolved. We recommend this area be cleaned and then sealed over with with a stain and odor blocker. Due to the height this process will need to be executed using a lift system. (That will also be needed in order to have access to the HVAC).

If you have any questions, about Scope, (The work planned) Price, or anything we are happy to answer or talk about items in greater detail.

Thanks, Technic Mold



Mold Removal Technic LLC

Florida Licensed Mold Remediator
State License # MRSR4792
4200 18th St W
Bradenton FL 34205
941-705-8161

YMCA-FRANZ_ROSS_PARK

Main Level

Main Level

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Disinfect building - fog / spray - per SF - after hours	8,473.00 SF @	0.20 =	1,694.60
2. Air mover (per 24 hour period) - No monitoring	5.00 EA @	25.75 =	128.75
3. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit. Ventilation Post Odor Treatment/ Carbon Filters	5.00 EA @	105.50 =	527.50
4. Scissor lift - 20' platform height	1.00 EA @	883.78 =	883.78

Fitness Center

Height: 17' 9"

Missing Wall

8' 4 1/16" X 17' 9"

Opens into HALLWAY_EXTE

DESCRIPTION	QTY	UNIT PRICE	TOTAL
5. Clean the surface area - Heavy	768.00 SF @	0.87 =	668.16
6. Seal ceiling & framing for odor control -	768.00 SF @	1.91 =	1,466.88
7. Clean floor - Heavy	8,486.07 SF @	0.15 =	1,272.91

Hallway Extension

Height: 17' 9"

Missing Wall

8' 4 1/16" X 17' 9"

Opens into FITNESS_CEN2

DESCRIPTION	QTY	UNIT PRICE	TOTAL
8. Clean the ceiling - Heavy	685.07 SF @	0.87 =	596.01
9. Seal ceiling & for odor control & Stain Blocker	685.07 SF @	1.91 =	1,308.48

HVAC Trunk Cleaning

DESCRIPTION	QTY	UNIT PRICE	TOTAL
10. Clean & Sanitize Ductwork - Cleaning would be in HVAC units in workout areas only.	1.00 UN @	3,793.50 =	3,793.50



Mold Removal Technic LLC

Florida Licensed Mold Remediator
State License # MRSR4792
4200 18th St W
Bradenton FL 34205
941-705-8161

Grand Total Areas:

11,012.92	SF Walls	9,478.66	SF Ceiling	20,491.58	SF Walls and Ceiling
9,478.66	SF Floor	1,053.18	SY Flooring	649.77	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	649.77	LF Ceil. Perimeter
9,478.66	Floor Area	9,695.96	Total Area	11,012.92	Interior Wall Area
11,738.30	Exterior Wall Area	665.63	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		



Mold Removal Technic LLC

Florida Licensed Mold Remediator
State License # MRSR4792
4200 18th St W
Bradenton FL 34205
941-705-8161

Summary for Dwelling

Line Item Total	12,340.57
Replacement Cost Value	\$12,340.57
Net Claim	\$12,340.57



Mold Removal Technic LLC

Florida Licensed Mold Remediator
State License # MRSR4792
4200 18th St W
Bradenton FL 34205
941-705-8161



1 1-Workout Area
Panoramic of Workout Area

Date Taken: 2/20/2024



Mold Removal Technic LLC

Florida Licensed Mold Remediator
State License # MRSR4792
4200 18th St W
Bradenton FL 34205
941-705-8161



- 2 2-Humidity Date Taken: 2/20/2024
High Humidity Levels Perfect for Bacteria or Mold, amplification



Mold Removal Technic LLC

Florida Licensed Mold Remediator
State License # MRSR4792
4200 18th St W
Bradenton FL 34205
941-705-8161



3

3-HVAC

Date Taken: 2/20/2024



Mold Removal Technic LLC

Florida Licensed Mold Remediator
State License # MRSR4792
4200 18th St W
Bradenton FL 34205
941-705-8161



4

4-HVAC 2

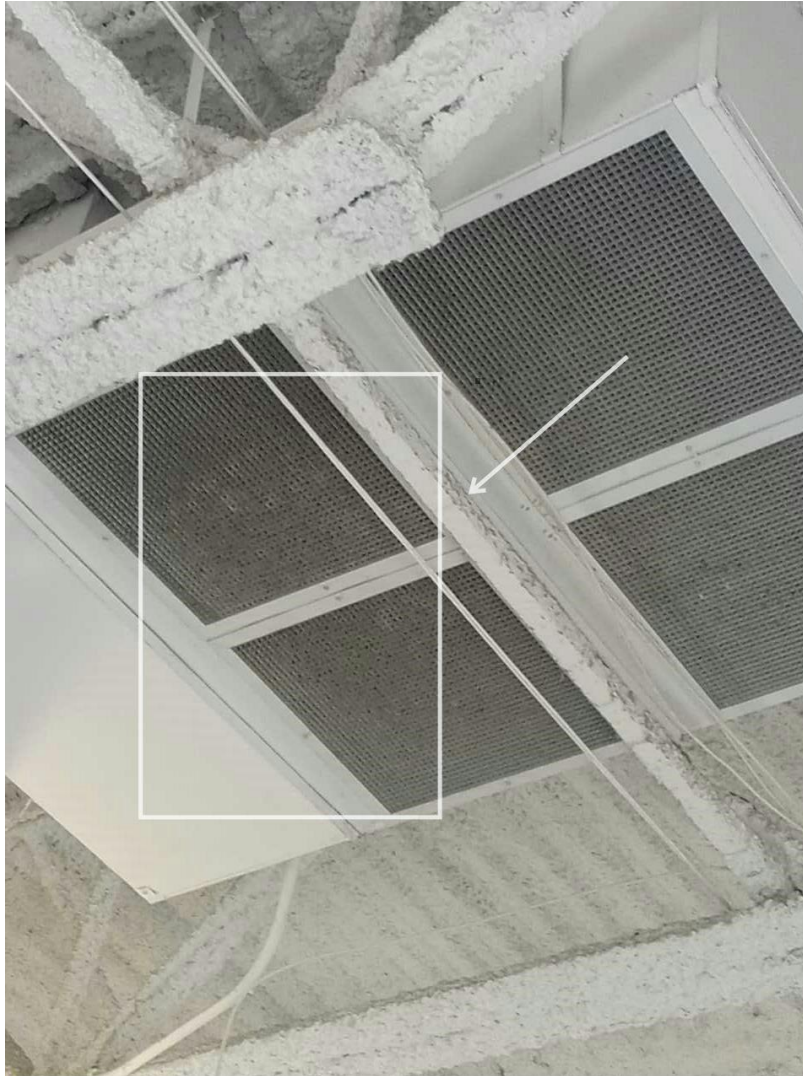
Date Taken: 2/20/2024

Filters appear to be missing and apparent discoloration on diffusers



Mold Removal Technic LLC

Florida Licensed Mold Remediator
State License # MRSR4792
4200 18th St W
Bradenton FL 34205
941-705-8161



5

5-HVAC 3

Date Taken: 2/20/2024

Close up of Dirty HVAC Intake, No Filters appear present. Arrow points to accumulated dirty areas near return on ceiling.



Mold Removal Technic LLC

Florida Licensed Mold Remediator
State License # MRSR4792
4200 18th St W
Bradenton FL 34205
941-705-8161



6 6-HVAC Filters 2 Date Taken: 2/20/2024
Discoloration near return Filter appears displaced



Mold Removal Technic LLC

Florida Licensed Mold Remediator
State License # MRSR4792
4200 18th St W
Bradenton FL 34205
941-705-8161



7

7-HVAC Filters 3

Date Taken: 2/20/2024



Mold Removal Technic LLC

Florida Licensed Mold Remediator
State License # MRSR4792
4200 18th St W
Bradenton FL 34205
941-705-8161



8

8-Ceiling

Date Taken: 2/20/2024



Mold Removal Technic LLC

Florida Licensed Mold Remediator
State License # MRSR4792
4200 18th St W
Bradenton FL 34205
941-705-8161



- 9 9-Wall Exterior Date Taken: 2/20/2024
Interior of roof line is where discoloration exists on walls, ceiling and some pipes/rafters



Mold Removal Technic LLC

Florida Licensed Mold Remediator
State License # MRSR4792
4200 18th St W
Bradenton FL 34205
941-705-8161



10 10-Hallway Discolored

Date Taken: 2/20/2024



Mold Removal Technic LLC

Florida Licensed Mold Remediator
State License # MRSR4792
4200 18th St W
Bradenton FL 34205
941-705-8161



11 11-Wall & Ceiling

Date Taken: 2/20/2024



Mold Removal Technic LLC

Florida Licensed Mold Remediator
State License # MRSR4792
4200 18th St W
Bradenton FL 34205
941-705-8161



12 12-Walls & Ceiling

Date Taken: 2/20/2024



Mold Removal Technic LLC

Florida Licensed Mold Remediator
State License # MRSR4792
4200 18th St W
Bradenton FL 34205
941-705-8161



- 13 13-Dirty Ceiling & Walls Date Taken: 2/20/2024
Discoloration Likely from previous roof problems. Would benefit from Cleaning, Sealing and Encapsulation.

