DEMO REPORT - SAMPLE DATA

HOME ENVIRO, LLC

Certified Mold Inspections & Mold Consultations

LIMITED

MOLD INSPECTION REPORT

SEE LABORATORY REPORT INCLUDED AS A SEPARATE ATTACHMENT

DISCLAIMER

The information is not intended to be interpreted as health advice or specifications since mold spores cause different reactions from person to person. Many substances and factors, including but not limited to the following, may complicate matters even more: level of dust mite and roach allergens, volatile organic compounds, gram-negative bacteria, individual sensitivity to allergens, emotional stress, and general health. If you feel ill, consult your doctor.

OFFICE

(954) 994-8847

ADDRESS

P.O 5645 Coral Ridge Drive, #254
Coral Springs, FL 33076

DEMO REPORT - SAMPLE DATA

MOLD INSPECTION REPORT WITH PROTOCOL

CUSTOMER NAME

Demo Customer

DATE

July 09, 2026

PROPERTY ADDRESS

1234 Sample Street
Demo City, FL 00000

PRESENTED BY

Home Enviro, LLC

PREPARED BY

John Smith, Senior Consultant
Mold Assessor

LICENSE

MRSA123

CONFIDENTIAL

This report is intended for the sole use of the client and all results are private and confidential.

INTRODUCTION

July 13, 2026

Demo Customer
1234 Sample Street
Demo City, FL 00000

Project: Mold Assessment
1234 Sample Street
Demo City, FL 00000

Dear Demo Customer:

Home Enviro, LLC conducted a mold inspection at the above-referenced property on July 09, 2026. I've attached the visual inspection observations report below.

Please do not hesitate to contact the undersigned at your convenience. (954) 994-8847 for information and any questions about the recommendations contained within this report.

Respectfully submitted,

John Smith
Home Enviro, LLC

INTRODUCTION

The client contacted Home Enviro after observing what was believed to be mold growth on several HVAC supply vents and after being informed by a flooring contractor that suspected mold was present beneath portions of the flooring during the recent floor replacement. Having recently purchased the residence, the client requested an independent mold inspection to evaluate these reported concerns and determine whether visible signs of moisture intrusion, water damage, microbial growth, or conditions conducive to mold development were present at the time of the inspection.

This inspection was conducted as a non invasive visual assessment and was limited to readily accessible areas of the property at the time of the inspection. Mold or mold like substances may be present within concealed or inaccessible areas that cannot be visually evaluated, including but not limited to wall cavities, ceiling assemblies, floor systems, subflooring, insulation, HVAC components, cabinetry, personal belongings, furniture, or other obstructions. The inspection is limited to conditions that were visible and accessible on the date of the assessment and is not intended to identify all existing or potential mold related conditions throughout the structure.

If visible evidence of microbial growth, moisture damage, or conditions conducive to mold growth is identified during the inspection, such observations should not be interpreted as representing the full extent or significance of the condition. Additional concealed contamination may exist within building assemblies or other inaccessible areas and may only become apparent through destructive investigation, renovation, or other specialized evaluation methods beyond the scope of this inspection.

Where authorized, moisture measurements, thermal imaging, air sampling, and surface sampling were performed to assist in evaluating the indoor environmental conditions and fungal ecology of the inspected areas. Laboratory analysis of collected samples, when applicable, provides information regarding the environmental conditions present at the time of sampling only and should be interpreted in conjunction with the inspection findings documented within this report.

This evaluation is not a general home inspection and should not be relied upon to determine the structural integrity, installation quality, performance, or operational condition of the property's systems or components. The purpose of this assessment is solely to document the environmental conditions observed within the accessible areas of the residence, evaluate the reported concerns involving the HVAC supply vents and suspected mold beneath the flooring, identify visible signs of moisture intrusion or microbial growth, and assess conditions conducive to mold development at the time of the inspection.

INTRODUCTION

The determination of any corrective action, including cleaning, repair, removal, remediation, or replacement of affected materials, remains solely the responsibility and discretion of the property owner. Home Enviro does not determine the scope of corrective work, perform remediation, or supervise remediation activities. The purpose of this inspection is limited to documenting the environmental conditions observed at the time of the assessment and evaluating the reported concerns involving suspected mold growth on the HVAC supply vents and beneath the flooring, as well as identifying visible signs of moisture intrusion, water damage, and potential microbial growth.

The interior of the residence was inspected in accordance with the scope and limitations described within this report. Although every reasonable effort was made to identify visible environmental concerns within readily accessible areas, certain conditions may not have been visible or detectable at the time of the inspection due to concealment, limited accessibility, normal occupancy, or changing environmental conditions.

This inspection did not include moving furniture, personal belongings, appliances, or stored contents; lifting or removing flooring materials; opening walls, ceilings, or other building assemblies; dismantling HVAC components beyond a visual inspection; or accessing concealed or obstructed areas that were not readily visible. As a result, concealed moisture damage, microbial growth, or other environmental conditions may exist beneath flooring materials, within wall cavities, inside HVAC components, or in other inaccessible areas beyond the scope of this evaluation and may only become apparent through invasive investigation or renovation.

Any observations, findings, and recommendations contained within this report should be considered together with the client's reported concerns and the conditions observed during the inspection. Where moisture intrusion, suspected microbial growth, or conditions conducive to mold development are identified or reported, consultation with appropriately qualified professionals and licensed contractors is recommended to further evaluate the affected areas, identify and correct the source of moisture, and perform any necessary repairs or remediation in accordance with applicable industry standards.

INTRODUCTION

The objectives of this inspection were to evaluate the residence for visible signs of moisture intrusion, water damage, and microbial growth associated with the client's reported concerns regarding suspected mold growth on the HVAC supply vents and beneath portions of the flooring. The assessment included evaluating readily accessible areas for conditions conducive to mold growth, identifying potential sources of moisture, and determining whether the observed indoor environmental conditions were consistent with a normal or abnormal fungal environment based on visual observations, moisture measurements, thermal imaging, and laboratory sampling, where applicable. Recommendations for further evaluation and corrective action are provided where warranted based on the inspection findings.

BACKGROUND INFORMATION

On July 09, 2026, Home Enviro Mold Services visited the above-referenced property to conduct a visual mold inspection. Home Enviro Mold Services performed a visual mold inspection, collected 11 surface/swab and air samples for airborne fungal spores, and conducted a moisture meter survey. The findings have been presented in the following report for your reference. At the customer's request, only 11 mold samples were taken on July 09, 2026. Testing may be needed to find secondary issues or further hidden damage that was not apparent during the assessment. The need to obtain the samples and measurements is to understand certain environmental conditions within the structures during our visit. The purpose of the report is to detail our observations and scientific findings of the affected areas.

The Objective

The homeowner contacted Home Enviro to perform an independent mold inspection after observing what appeared to be mold growth on several HVAC supply vents and after being informed by a flooring contractor that suspected mold was present beneath portions of the flooring during the recent floor replacement. Having recently purchased the residence, the homeowner requested a mold assessment to determine whether visible microbial growth, moisture related conditions, or conditions conducive to mold development were present within the reported areas.

The purpose of this assessment was to evaluate the readily accessible areas of the residence for visible signs of moisture intrusion, water damage, conditions conducive to mold growth, and the presence of visible microbial growth. Particular attention was given to the reported HVAC supply vents and the areas where suspected mold beneath the flooring had been reported. Where authorized, the inspection also included moisture measurements, thermal imaging, and environmental sampling to further evaluate the indoor environmental conditions present at the time of the inspection.

MOISTURE METER SURVEY

A visual inspection is the most important initial step in identifying a possible contamination problem. The extent of any water damage and mold growth should be visually assessed. The visual assessment included observation of readily accessible surfaces. It did not include (unless otherwise noted) observations of hidden conditions such as unexposed areas, the interior of wall cavities, secured HVAC systems, or behind wall paneling, baseboards, or wall coverings that had not become detached. This assessment is important in determining remedial strategies. Base trim, gypsum wallboard (drywall), cabinets, cardboard, paper, and other cellulose materials should be given careful attention during a visual inspection. The use of equipment such as a moisture meter to detect moisture in building materials may help identify hidden sources of fungal growth and assist in the extent of water damage.

The indoor and outdoor relative humidity, ambient temperature, and dew point temperature readings were taken. The American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) recommends that relative humidity levels in indoor environments be maintained between 30% and 60%, with temperatures ranging from 68 to 78 degrees Fahrenheit. Maintaining relative humidity levels within the conditioned structure is critical in minimizing microbial growth.

Moisture Intrusion through the Building Envelope

The problem will typically occur along exterior facing walls when some aspect of the wall's structural makeup has failed. As a result, water will migrate through the wall over time from the exterior to the interior surface, where paint damage will often result. In addition, water trapped behind the paint film, wallpaper, or items attached to the wall can lead to mold growth.

Regardless of the source, water intrusion issues must be addressed expeditiously to prevent the development of potentially serious indoor environmental quality (IEQ) problems.

Moisture measurements or readings can add to your understanding of the indoor environment. Moisture readings were obtained using a non-invasive moisture meter which is a non-penetrating meter designed to recognize the moisture content of construction materials that have been tested throughout the inspected areas. Elevated moisture levels are one key element necessary for fungal/microbial (mold) growth.

OBSERVATIONS

During the inspection, visible microbial growth was observed on multiple HVAC supply vents located on the second floor of the residence. Additional visible microbial growth was observed on the wall surface directly behind the air handling unit within the HVAC closet. The air handling unit was installed in close proximity to the wall, leaving little or no clearance for adequate airflow. This installation condition may restrict ventilation, promote condensation, and create conditions conducive to microbial growth in the affected area.

Visible microbial growth was also observed within the wall cavity of the second floor HVAC closet. The presence of microbial growth within the wall cavity is consistent with prolonged moisture exposure or elevated humidity within the enclosed space. The extent of concealed microbial contamination beyond the visible areas could not be determined as part of this non invasive inspection.

The observed conditions warrant further evaluation by a licensed mold remediation contractor. Destructive investigation may be necessary to determine the full extent of concealed contamination and to identify and correct any underlying moisture source before remediation and reconstruction are performed.

RELATIVE HUMIDITY / TEMPERATURE

The indoor and outdoor environmental conditions were evaluated, including ambient temperature, dew point temperature, and relative humidity levels. At the time of inspection, relative humidity levels were found to be elevated and above the recommended range.

The American Society of Heating, Refrigerating, and Air-Conditioning Engineers recommends maintaining indoor relative humidity between 30 percent and 60 percent, with temperatures typically ranging from 68 to 78 degrees Fahrenheit. Maintaining relative humidity within this range is essential for controlling moisture and minimizing the potential for microbial growth.

The readings were as follows:

MOISTURE METER SURVEY

INDOOR	
Ambient Temperature	74.8°F
Relative Humidity	58.1%
Dew Point Temperature	61.3°F
OUTDOOR	
Ambient Temperature	86.2°F
Relative Humidity	70.9%
Dew Point Temperature	75.6°F

Regardless of the source, water intrusion issues must be addressed expeditiously to prevent the development of potentially serious indoor environmental quality (IEQ) problems.

Moisture measurements or readings can add to your understanding of the indoor environment. Moisture readings were obtained using a non-invasive moisture meter, a non-penetrating meter designed to recognize the moisture content of construction materials tested throughout the inspected areas. Elevated moisture levels are one key element necessary for fungal/microbial (mold) growth.

Moisture Intrusion through the Building Envelope: The problem will typically occur along exterior facing walls when some aspect of the wall's structural makeup has failed. As a result, water will migrate through the wall over time from the exterior to the interior surface, where paint damage will often result. In addition, water trapped behind the paint film, wallpaper, or items attached to the wall can lead to mold growth.

Note: Water can enter through unpainted stucco. Stucco is a porous masonry product that is not considered waterproof, so water can easily infiltrate the wall's surface.

The results indicate that indoor relative humidity values exceeded the guidelines proposed by the National Air Duct Cleaners Association, indicating elevated moisture conditions within the indoor environment.

National Air Duct Cleaners Association and the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE), 30-60% RH

SUMMARY OF FINDINGS

The inspection identified visible microbial growth on multiple HVAC supply vents located on the second floor of the residence. Additional visible microbial growth was observed on the wall surface behind the air handling unit within the HVAC closet, where the unit was installed with minimal clearance from the wall. This restricted spacing may reduce airflow, promote condensation, and create conditions conducive to microbial growth.

Visible microbial growth was also observed within the wall cavity of the second floor HVAC closet. The presence of microbial growth in this area indicates that moisture or elevated humidity has affected the enclosed wall assembly. The source of the moisture should be identified and corrected to prevent continued microbial growth.

The client also reported being informed by a flooring contractor that suspected mold was present beneath portions of the flooring during a recent floor replacement. Because no invasive investigation or removal of flooring materials was performed as part of this assessment, the presence or extent of concealed microbial growth beneath the flooring could not be confirmed.

This inspection was limited to readily accessible areas and did not include destructive investigation. As a result, the condition of concealed building materials within wall cavities, beneath flooring materials, or inside inaccessible HVAC components could not be determined. Additional concealed microbial contamination may exist beyond the visible areas evaluated during this inspection.

It is recommended that the visible microbial growth affecting the HVAC system and wall cavity be remediated by a licensed mold remediation contractor. The underlying source of moisture or condensation should be identified and corrected before remediation and reconstruction are performed. If warranted, destructive investigation should be conducted to determine the full extent of concealed microbial contamination within the affected building assemblies.

SAMPLING LOCATION

The fungal load was determined based on an air sample volume of 150 liters, calculated using a sampling rate of 15 liters per minute (LPM) over a 5-minute collection period.

One (1) non-viable ambient air sample (total spore count) was collected outside the dwelling to serve as a baseline.

Nine (9) non viable ambient air samples (total spore count) were collected from the interior of the residence to evaluate indoor airborne fungal spore concentrations. Sampling locations included the Main Entrance, Dining Room, Kitchen, TV Room, Guest Bedroom, Play Room, GYM, Office, Bedroom.

One (1) surface swab sample was collected during the inspection to evaluate suspected visible microbial growth. One (1) surface swab sample collected from the HVAC supply vent located in the playroom.

Zero (0) bulk sample (total spore count) was collected from the N/A

Zero (0) wall/ceiling cavity samples were collected from N/A

Home Enviro Mold Services collected air samples via a spore trap and attached an air sampling pump. The air-sampling cassette is designed to rapidly collect various airborne aerosol particulates, including mold spores. Samples collected were submitted to the EMSL laboratory for testing with appropriate chain-of-custody documentation. Quantifying the sample volume and the amount of contaminants allows calculation of the airborne concentration. The laboratory report is included as a separate attachment.

NOTE: CONDITIONS MAY CHANGE THAT COULD RESULT IN HIGH (ELEVATED) READINGS, SO IT IS IMPORTANT THAT YOU UNDERSTAND THAT THIS IS A SNAPSHOT IN TIME.

INTERPRETATION OF LABORATORY RESULTS

The laboratory analysis identified low airborne fungal spore concentrations throughout the residence. The indoor fungal ecology consisted primarily of common environmental fungi, including Aspergillus/Penicillium, Cladosporium, Basidiospores, and Ascospores, all of which are commonly encountered in South Florida.

Minor elevations were identified in isolated locations; however, every indoor air sample received an overall "Acceptable" interpretation from EMSL. The concentrations observed are not consistent with an active airborne fungal amplification condition at the time of sampling.

No airborne Stachybotrys/Memnoniella, Chaetomium, Fusarium, Bipolaris, Curvularia, or other significant water damage indicator fungi were detected in the indoor air samples.

Correlation With Your Inspection

The laboratory findings should be interpreted together with your field observations. During your inspection, you documented:

- Visible microbial growth on multiple second floor HVAC supply vents.
- Visible microbial growth behind the air handler where the unit was installed with insufficient clearance from the wall.
- Visible microbial growth inside the HVAC closet wall cavity.

Laboratory air sampling results indicate that the indoor air quality was generally acceptable throughout the residence at the time of testing and did not demonstrate an abnormal airborne fungal condition. However, the inspection identified localized visible microbial growth on several HVAC supply vents, behind the air handling unit, and within the HVAC closet wall cavity. These observations indicate localized microbial contamination associated with the HVAC system and adjacent building materials.

Because the observed microbial growth appears to be confined to localized surfaces and concealed spaces, it may not have significantly impacted the airborne fungal concentrations throughout the occupied areas of the residence at the time of sampling. Air sampling represents only the environmental conditions present at the time the samples were collected and may not detect mold confined within concealed building assemblies or localized areas where fungal spores are not readily released into the occupied space. Environmental conditions may change over time. Changes in moisture levels, relative humidity, HVAC operation, airflow patterns, disturbance of contaminated materials, or continued microbial growth may result in increased airborne fungal spore concentrations in the future.

Accordingly, the laboratory findings should be interpreted in conjunction with the visual inspection, moisture assessment, and documented field observations and should not be relied upon as the sole indicator of the presence or absence of concealed or localized microbial contamination. Based on the visible microbial growth identified during the inspection, remediation of the affected HVAC components and associated building materials, together with correction of the underlying moisture or condensation source, is recommended.

FUNGAL CONTAMINATION REMEDIATION PROTOCOL

Recommended Mold Remediation Protocol

Based on the inspection findings, visible microbial growth was identified on multiple HVAC supply vents, behind the air handling unit, and within the wall cavity of the second floor HVAC closet. Remediation should be performed by a licensed mold remediation contractor in accordance with the current ANSI/IICRC S520 Standard for Professional Mold Remediation and all applicable industry guidelines.

Prior to beginning remediation, the affected HVAC closet and associated work areas should be isolated using critical containment constructed with 6 mil polyethylene sheeting. Negative air pressure should be maintained within the containment using HEPA filtered air filtration devices to prevent the migration of airborne dust and fungal spores into unaffected areas of the residence. All HVAC supply and return openings within the work area should be sealed before remediation begins to prevent cross contamination of the HVAC system.

The air handling unit should be temporarily shut down during remediation activities. The remediation contractor should carefully evaluate the air handler, supply plenum, return plenum, adjacent building materials, and accessible HVAC components for visible microbial growth, moisture damage, or condensation related deficiencies. The installation of the air handling unit should also be evaluated, as the limited clearance between the unit and the adjacent wall may be restricting airflow and contributing to condensation and microbial growth. If necessary, the installation should be modified to provide adequate clearance and ventilation in accordance with the equipment manufacturer's installation requirements.

FUNGAL CONTAMINATION REMEDIATION PROTOCOL

Recommended Mold Remediation Protocol

All visible microbial growth on the HVAC supply vents, accessible HVAC components, and affected non porous surfaces should be removed using HEPA vacuuming, damp wiping, and appropriate cleaning methods. Where appropriate, an EPA registered antimicrobial product may be applied in accordance with the manufacturer's instructions. Any porous building materials exhibiting visible microbial growth or moisture damage that cannot be effectively cleaned, including drywall within the HVAC closet wall cavity, should be removed and replaced as necessary.

Following removal of contaminated materials, all exposed framing and structural components should be thoroughly HEPA vacuumed and cleaned. The contractor should identify and permanently correct the source of moisture or condensation before reconstruction begins. All affected building materials should be verified to have returned to acceptable moisture levels prior to enclosure or replacement.

Upon completion of the remediation, the containment area should undergo a detailed HEPA vacuuming and final cleaning. An independent Post Remediation Verification (PRV), including a visual inspection and clearance air sampling where appropriate, is recommended before the containment is removed and the HVAC system is returned to normal operation. This evaluation should be performed by an independent licensed mold assessor who was not involved in the remediation process.

Conclusion

Laboratory air sampling results indicate that the indoor air quality was generally acceptable throughout the residence at the time of testing and did not demonstrate an abnormal airborne fungal condition. However, the inspection identified visible microbial growth on multiple HVAC supply vents, behind the air handling unit, and within the wall cavity of the second floor HVAC closet. These observations are consistent with localized microbial contamination associated with the HVAC system and adjacent building materials.

The laboratory findings should not be interpreted as confirmation that concealed microbial growth is absent. Air sampling evaluates only the airborne fungal spores present at the time of sample collection and may not detect mold confined within concealed wall cavities, HVAC components, or other enclosed building assemblies where spores are not readily released into the occupied space. In many cases, affected building materials or wall assemblies may act as a barrier, preventing fungal spores from becoming airborne even when localized microbial growth is present.

Environmental conditions may change over time. Changes in moisture levels, relative humidity, HVAC operation, airflow patterns, disturbance of contaminated materials, or continued microbial growth may result in increased airborne fungal spore concentrations in the future. Therefore, the laboratory results should always be interpreted in conjunction with the visual inspection, moisture assessment, and documented field observations.

Based on the visible microbial growth identified during the inspection, remediation of the affected HVAC components, HVAC closet wall cavity, and any associated contaminated building materials is recommended. The underlying source of moisture or condensation should be identified and permanently corrected before remediation and reconstruction are completed to minimize the potential for recurring microbial growth.

FUNGAL CONTAMINATION REMEDIATION PROTOCOL

Recommended Interior Remediation Protocol

Should destructive investigation or removal of the affected exterior wall assembly be required, the work should be performed by a licensed mold remediation contractor in accordance with the current ANSI/IICRC S520 Standard for Professional Mold Remediation and other applicable industry standards.

Prior to the removal of drywall or other building materials, the contractor should establish appropriate engineering controls to minimize the migration of dust and fungal contaminants into unaffected areas of the residence. At a minimum, the work area should include:

- Critical containment using 6 mil polyethylene sheeting to isolate the work area from occupied spaces.
- A negative pressure containment maintained using HEPA filtered air filtration devices exhausting, where feasible, to the exterior.
- Protection and sealing of HVAC supply and return registers located within the containment area to prevent contamination of the mechanical system.
- Placement of tacky mats at containment exits and establishment of a decontamination area, when appropriate.
- Use of appropriate personal protective equipment (PPE) by remediation personnel, including respiratory, eye, hand, and body protection appropriate for the scope of work.

Following containment, the contractor should perform a controlled demolition of moisture damaged drywall and other affected porous building materials as necessary to expose the wall cavity and determine the extent of concealed moisture damage or microbial growth. Materials exhibiting visible fungal growth, deterioration, or water damage that cannot be effectively cleaned should be removed and discarded in sealed bags or containers before leaving the containment area.

After removal of affected materials, all exposed structural components should be thoroughly cleaned using HEPA vacuuming followed by damp wiping or other appropriate cleaning methods. Where necessary, an EPA registered antimicrobial product may be applied in accordance with the manufacturer's instructions. Structural materials should then be dried to acceptable moisture content before reconstruction begins.

RECOMMENDED REMEDIATION CONTRACTORS

DUCTZ

Professional HVAC Restoration and Air Duct Cleaning Services

Recommended services may include:

- Air handler cleaning and decontamination
- Evaporator coil cleaning
- Ductwork cleaning and remediation
- HVAC component sanitation
- Filter replacement
- Moisture and condensation evaluation within the HVAC system
- Evaluation of fiberglass-lined ductwork and fiberboard materials for microbial contamination and deterioration
- Application of an approved antimicrobial encapsulant coating to fiberglass duct liner and fiberboard surfaces, where deemed appropriate by the HVAC remediation contractor
- Removal and replacement of contaminated porous or internally lined duct materials where cleaning and encapsulation are not considered effective or feasible

The HVAC contractor should determine whether any porous or internally lined duct materials require removal and replacement due to microbial contamination, water damage, deterioration, or compromised material integrity. Any encapsulation products utilized should be specifically approved for HVAC applications and applied in accordance with manufacturer specifications and accepted industry standards.

DUCTZ
2161 SW 59th Avenue
West Park, FL 33023
Phone: (954) 366-6131

Please notify the contractor that you were referred by Home Enviro Inspection. The contractor has agreed to provide a complimentary assessment and evaluation for clients referred through Home Enviro Inspection, and no charge should apply for the initial evaluation visit.

RECOMMENDED REMEDIATION CONTRACTORS

Based on the visible water damage, elevated indoor humidity conditions, suspected microbial growth, and laboratory findings consistent with indoor fungal amplification, professional structural mold remediation is recommended within the affected areas of the property. All remediation and reconstruction activities should be performed in accordance with applicable ANSI/IICRC S520 mold remediation guidelines, accepted industry standards, and applicable building restoration practices.

Home Enviro Inspection recommends the following qualified remediation contractor for further evaluation, remediation, and reconstruction services:

A-1 Quality Restoration

Professional Water Damage, Mold Remediation, and Reconstruction Services

Please notify the contractor that you were referred by Home Enviro Inspection. The contractor has agreed to provide a complimentary assessment and evaluation for clients referred through Home Enviro Inspection, and no charge should apply for the initial evaluation visit.

Recommended remediation and restoration activities may include:

- Establishment of engineering controls and containment
- Removal of water-damaged drywall and porous materials
- HEPA vacuuming and detailed cleaning
- Structural drying and dehumidification
- Treatment and cleaning of impacted structural surfaces
- Moisture source correction coordination
- Post-remediation preparation for clearance evaluation
- Reconstruction and replacement of removed building materials
- Drywall replacement and finishing
- Baseboard and trim replacement
- Painting and restoration of affected interior finishes

A-1 Quality Restoration
1091 NW 31st Ave # C-4,
Pompano Beach, FL 33069
Phone: (954) 822-0545

POST-REMEDIATION VERIFICATION (CLEARANCE INSPECTION)

Upon completion of all mold remediation and moisture repairs, an independent Post-Remediation Verification (PRV), also known as a Clearance Inspection, is strongly recommended before releasing final payment to the remediation contractor and before any reconstruction or installation of drywall, insulation, flooring, cabinetry, or other finish materials.

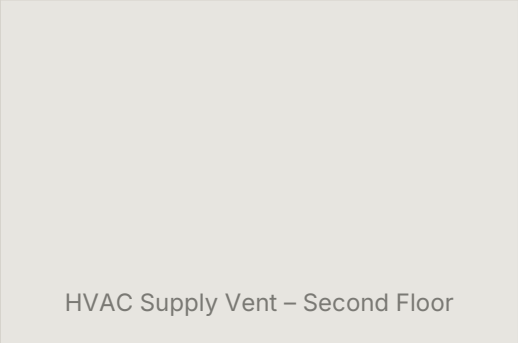
A remediation project cannot be considered successful based solely on its appearance. Hidden contamination, elevated fungal spores, or unresolved moisture conditions may still be present. Once new building materials are installed, these conditions can become concealed, making future investigation and repairs significantly more difficult and costly.

The clearance inspection may include a visual inspection, moisture measurements, humidity evaluation, HVAC inspection, and post-remediation air and surface sampling, when appropriate, to verify that the remediation objectives have been achieved.

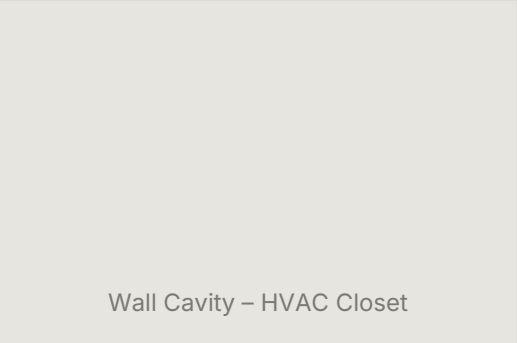
For the most accurate comparison of pre-remediation and post-remediation conditions, it is recommended that the clearance inspection be performed by the same independent licensed mold assessor who conducted the original assessment. The mold assessor should remain independent of the remediation contractor to avoid any conflict of interest.

An additional fee applies for the Post-Remediation Verification, including any required laboratory analysis and environmental sampling.

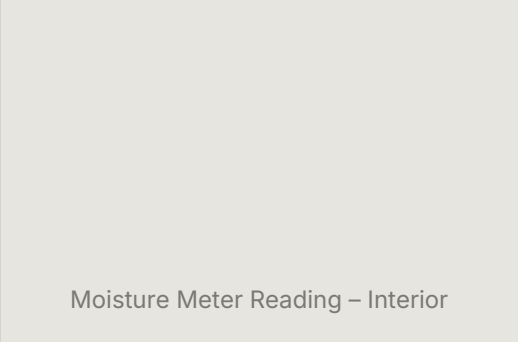
PHOTO GALLERY



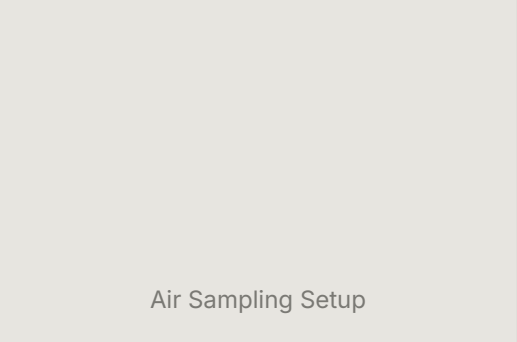
HVAC Supply Vent – Second Floor



Wall Cavity – HVAC Closet



Moisture Meter Reading – Interior



Air Sampling Setup

Representative photographs documenting inspection findings are included with the full report package delivered to the client. Placeholder image areas are shown here for demonstration purposes.

LIMITATIONS

The results of this report represent conditions only at the specific time and locations in which the samples and their results were procured.

Thus, this report should not be relied upon to represent conditions at any other location, time, or date, and does not imply that the above-referenced building is free of these or other contaminants.

Although this type of analysis is a valuable tool to enhance an environmental assessment, it should not be used solely to determine health risks or occupant exposure to such agents (if any). A physician should be consulted. If the source or sources of moisture have not been properly addressed, microbial growth could recur. This report is intended for the sole use of the client, and all results are private and confidential.

REFERENCES

Standard and Reference Guide for Professional Water & Mold Damage Restoration:

ANSI/IICRC S500 (4th edition, 2015) and ANSI/IICRC S520 for Professional Mold Remediation and IICRC R520 Reference Guide for Professional Mold Remediation (3rd edition, 2015)

NADCA, National Air Duct Cleaners Association, ACR 2013, the International Standard for HVAC Cleaning Professionals

ASHRAE, American Society of Heating, Refrigeration and Air Conditioning Engineers

IAQ Microbiology Reference Guide, Aerotech Kalmar Laboratories, Phoenix, AZ, 2000

Mold Remediation in Schools and Commercial Buildings, U.S. Environmental Protection Agency, Washington DC, March 2001.

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Although this type of analysis is a valuable tool to enhance an environmental assessment, it should not be used solely to determine health risks or occupant exposure to such agents (if any); a physician should be consulted. If the source or sources of moisture have not been properly addressed, microbial growth could recur. This report is intended for the sole use of the client, and all results are private and confidential.

Due to its dynamic nature, mold and fungi growth and/or amplification can be present in hidden and/or unknown areas within the subject property. This PRV and sampling protocol specifically excludes the identification and detection of wood decay type fungi, including but not limited to Poria incrassata, due to the unpredictable nature and general lack of spore production that would be typically detected in environmental fungal samples.

Note: This is not a home inspection. This inspection will not contain the condition of any component, even if the component or components deteriorate, are non-operational, dangerous, damaged, or defective. The purpose of this inspection is to visually identify moisture intrusion points, make aware of evidence of past or current moisture issues, make aware and point out organic growth found or discovered through a visual survey. Take samples of the organic growth, and air samples of the interior and exterior air after approval for sampling has been given. The decision for removal or remediation is at the sole discretion of the buyer and is not part of this inspection.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs, or areas obstructed from view. Please be aware that the inspector has your best interests in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used for further inspection or repair issues as it relates to the comments in this inspection report.

LIMITATIONS

The objectives of the inspection are as follows:

- To identify the source of the reported moisture intrusion, when possible.
- To identify locations of affected or contaminated building materials, if any.
- To determine if the areas tested exhibited a normal fungal ecology or (condition 1).

Terms such as normal (condition 1) & abnormal (conditions 2 & 3) typically refer to conditions discovered in the fungal ecology. More samples can provide more details.

To design a protocol, if any, necessary to clean or remove damaged materials from within the contaminated property.

The results of this report represent conditions only at the specific time and locations in which the total particle counts test samples and their results were procured.

Thus, this report should not be relied upon to represent conditions at any other location, time, or date, and does not imply that the above-referenced building is free of these or other contaminants.

Although this type of analysis is a valuable tool to enhance an environmental assessment, it should not be used solely to determine health risks or occupant exposure to such agents (if any); a physician should be consulted. If the source or sources of moisture have not been properly addressed, microbial growth could recur. This report is intended for the sole use of the client, and all results are private and confidential.

Respectfully submitted,

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