

Mold Inspection Report



Inspection Performed For:

John Sample

Inspection Performed At:

123 Any Street Any Town, FL 33333

Inspection Performed On:

April 17, 2024

Inspection Performed By:

John Doe

Licensed Mold Assessor

MT0000000

Report Contains:

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Scope of Work & Methods

Summary of Physical Analysis

Summary of Laboratory Analysis

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References - Licensing - Laboratory Analysis Report

Prepared by Enviro King, LLC

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I. Introduction

Enviro King conducted a preliminary non-intrusive mold inspection of the accessible living spaces of the Interior affected area(s) of the property and has prepared this report summarizing our inspection findings and laboratory results. At the request of the client, interior air and surface sampling was performed as part of the inspection services, along with one (1) Exterior baseline/control air sample.

The purpose of this inspection was to identify the presence or absence of mold growth and conditions conducive to mold growth, and to determine the interior air quality as it relates to mold. Information obtained through visual inspection and microscopic analysis of air sampling was used to determine the property's interior conditions. Enviro King follows the National Organization of Remediators & Microbial Inspectors (NORMI) sampling procedures.

The following is a summary of this inspection's findings:

Suspected microbial growth was observed in the Interior inspected area(s) of the property. -
Elevated/slightly elevated spore counts were detected in the Interior air sample(s). -
Elevated/slightly elevated spore counts were detected in the interior surface sample(s). -
Mold remediation is recommended and outlined in the "Protocols" section of this report. -
Duct cleaning is recommended -

An explanation of the above-listed summary can be found in this report. If you have any questions after reviewing this report, please reach out to us.

II. Scope of Work & Methods

Non-Intrusive Visual Inspection:

A visual inspection with the use of an infrared thermal imager and moisture meter was performed to identify suspect conditions and potential moisture source locations. Digital photographs were taken as necessary to support inspection findings. No elevated moisture content was detected on tested building materials.

Air Sampling and Analysis:

Air samples were collected to determine indoor air quality relating to microbial contamination using Buck BioAire™ Model B520 Sampling Pumps with Allergenco D™ Spore Traps. The samples were collected for a five-minute period with a calibrated flow rate of 15 liters per minute for a total sample of 75 liters in accordance with the manufacturer's recommendations.

The Allergenco D™ Spore Trap is a sampling device designed for the rapid collection and quantitative analysis of a wide range of airborne aerosols. It collects non-viable particulates such as mold spores, pollen, insect parts, skin cell fragments, fibers (asbestos, fiberglass, cellulose, etc.) and inorganic particles.

The air sampling methodology utilized for this project was designed to quantify the respective airborne presence of fungal spores in the interior living spaces in relationship to what is naturally occurring outdoors, commonly referred to as normal fungal ecology.

One (1) Exterior baseline/control air sample was collected for comparison purposes. Air sampling was performed in the Interior inspected area(s). Sample cassettes were re-sealed and delivered to an independent lab for direct microscopic examination. There, a microbiologist examined the slides to identify the type, and determined the airborne concentration of fungal spores present. Spore identification is to genus level unless otherwise specified.

III. Summary of Physical Analysis

Inspection activities performed by Enviro King indicate the following conditions within the property, as existing at the time of the sample collections and observations:

Outdoor Temperature and Relative Humidity:

Exterior Weather Conditions	Exterior Temp(°F)	Exterior Rel. Hum.(%)
Sunny, mild wind	89.9	45.5

ASHRAE (American Society of Heating, Refrigerating and Air Conditioning Engineers) recommends an indoor temperature of 68.5°F - 76.5°F, and an indoor relative humidity level of 30% - 60%. The following table lists the relevant conditions observed during the inspection:

Indoor Temperature and Relative Humidity:

Interior Room Name	Temp(°F)	Rel. Hum.(%)
Kitchen	90.1	38.4
Dining Room 1	91.3	35.2
Levels that fall outside of recommended parameters are identified in red .		

Microbial Airborne Activity:

One (1) Exterior baseline/control air sample was collected in the same manner as the Interior air sample(s). As of this writing, no government agencies have determined the amount of mold spores a person can be exposed to before health problems occur. Please see the "Summary of Laboratory Analysis" and "Laboratory Analysis Report" for air sampling results.

Microbial Surface Activity:

- Suspected microbial growth was observed on building components in the Interior inspected area(s) of the property. Surface sampling was taken of this suspected growth for identification purposes.

Property Interior

- Visible water damage was observed on building components in the Interior inspected area(s) of the property.

Please see the "Site Photographs" section in this report for the specific locations of impacted surfaces and substrates, if any, documented below.

Room Name	Drying Standard	Location	Moisture %
Kitchen	>15%	Drywall	0.7
Levels that fall outside of recommended parameters are identified in red .			

Note: It is generally accepted that wood rots when it contains 15% or greater moisture content (MC). Therefore, a reading at or above 15% MC in any organic building material indicates a hazardous condition which should be investigated further. Generally, moisture content below 15% inhibits growth of both destructive fungi and surface fungi. No elevated moisture content was detected on tested building materials.

IV. Summary of Laboratory Analysis

Sample Number	Sample Type	Location/Material	Elevated Fungal Species	Spore Count
5577098	Exterior Air -	Exterior West Wall Baseline/Control Sample Collected at Breathing Level	Aspergillus/Penicillium -	100
			Chaetomium -	0
			Stachybotrys/Memnoniella -	0
			Total Spore Count/M3	1330
5577019	Interior Air -	Interior Kitchen Preliminary Sample Collected at Breathing Level	Aspergillus/Penicillium -	12500
			Chaetomium -	520
			Stachybotrys/Memnoniella -	300
			Total Spore Count/M3	13790
Interpretation			Recommend	
Elevated -			Mold remediation recommended -	
*Spores/M3 results listed in red represent concentrations outside of recommended parameters.				

Jack L'Hommedieu Interprets Laboratory Analysis of Air Samples to determine if results are considered Normal/Not Elevated or Elevated. It is generally recognized that a total spore count of <2000 is considered normal. Interpretations are based on the concept of <2000 total spore count paired with the findings from our site inspection, comparable background, and representative samples. It is important to note that mold is in every environment and comparing the indoor results to the outdoor results is one of many factors in determining whether a room has normal or elevated levels of airborne mold. Please refer to the "Laboratory Analysis Report" for further interpretation of these results.

Sample Number	Sample Type	Location/Material	Elevated Fungal Species
3105-1	Bio-Tape	Interior Dining Room Preliminary Sample Taken From Dining Room 1	Chaetomium
			Scopulariopsis/Microascus
3105-2	Swab	Interior Kitchen Preliminary Sample Taken From HVAC Vent	Basidiospores
			Bipolaris
			Myxomycetes
Interpretation			Recommend
Elevated			Mold remediation recommended

Jack L'Hommedieu interprets laboratory analysis of surface samples (to include Bio-Tape and Swab samples) to determine if results are considered Normal/Not Elevated or Elevated based on the findings from our site inspection paired with the chart shown below.

Surface Sample Interpretation Chart	
1-100 spores per field	Normal/Not Elevated OR Elevated
>100	Elevated
*Spores/M3 concentrations in the 1-100 range will be interpreted as Normal/Not Elevated OR Elevated based on comparable background and representative samples.	

As of this writing, no government agencies have determined the amount of mold spores a person can be exposed to before health problems occur. There are no regulatory standards for acceptable levels of airborne mold inside a property. The results of any type of mold testing are interpreted using published literature from relevant government agencies, expert indoor air quality research, and personal experience/training. It is important to note that mold is in every environment and comparing the indoor results to the outdoor results is one of many factors in determining whether a room has normal or elevated levels of airborne mold.

Normal does not indicate there is no problem but rather suggests an acceptable range inside interior general occupied spaces.

Unspecified/modified factors may be used as exceptions to the above listed requirements and interpretations are not based solely on lab results.

According to Florida Title XXXII, Part XVI, ss. 468.84-468.8424, mold assessment and remediation may not need to be performed by Florida-licensed assessors and remediators if the mold-affected area is less than or equal to 10 square feet. However, due to the possibility of identifying additional mold-affected square footage during the remediation process, as well as the potential for cross-contamination due to improper techniques, inadequate containment, etc., Enviro King recommends the use of Florida-licensed mold assessors and remediators for the assessment, remediation, and post-remediation verification for all mold projects, ***regardless of visible square footage.***

As of this writing, no government agencies have determined the amount of mold spores a person can be exposed to before health problems occur. The indoor air quality should be "equal to or less than" the outside air quality in order to be safe for human occupancy.

Air sample results indicating a non-elevated spore concentration should not be construed as a guarantee or warranty against current or future microbial growth. These laboratory results are reflective of the indoor air quality conditions as they specifically relate to airborne fungal spores in the property at the time of sample collection. Air sample collection provides a "snapshot" in time as to what is occurring in the air at the time of sample collection. Any condition that allows for the loss of moisture control, including but not limited to: water intrusion, water vapor condensation, or prolonged elevated indoor humidity (>60%) may result in microbial growth.

V. Remediation Process

- Seal off all areas of the property where remediation will occur with 6-mil plastic by use of a negative air pressure containment system. This system should isolate the work area and prevent the migration of contaminants to the unaffected areas of the property. The remediation plan should detail how entry and exit from containment will be accomplished without spreading contaminants.
- Isolate the HVAC system from the work area to minimize the risk of cross contamination. Use portable dehumidification as necessary during the remediation process.
- Seal and protect contents with 6-mil plastic to prevent cross contamination in the property.
- Install an adequate number of HEPA air scrubbers in the affected area to remove airborne spores/particles and to further isolate the environment.
- As dust and debris is generated, it should be immediately cleaned up using HEPA vacuums or other appropriate methods.
- Detailed HEPA vacuum and damp wiping all floors, walls, ceilings, interior containment surfaces and newly exposed surfaces inside the containment and clean room.
- Clean, treat and encapsulate all newly-exposed subflooring, framing/interstitial components with two coats of an EPA-registered mold-resistant coating to prevent mold growth.
- Utilize clean room/decontamination chamber to prevent cross-contamination to unaffected areas when direct egress to outside is not possible.
- Add Post Remediation equipment, to include dehumidifiers and HEPA air scrubbers, as needed due to moisture being added as part of the remediation process.

VI. Protocols

- Please refer to the "General Recommendations" section of this report when implementing these protocols.
- The contractor performing this work should develop a detailed remediation plan to implement this protocol.
- The following protocol directions are guidelines only. They can be modified, with approval of the environmental consultant, if it is believed the modifications will achieve the same or greater levels of worker and environmental protection and expedite remediation. This protocol is not intended to be a detailed step-by-step outline of how to perform mold remediation. Rather, its purpose is to provide a general outline of how such projects should be handled. Work zones are often expanded based on the extent of "hidden damage" that is exposed when opening wall cavities, removing cabinetry, etc.
- The remediation contractor is solely responsible for protection of health, safety, and the environment at the jobsite. The remediation contractor is solely responsible for all required training and licensure related to any work covered by this Mold Remediation Protocol. The remediation contractor shall re-clean at his expense if the post remediation samples fail or if the final visual inspection fails. This process of re-cleaning shall continue at the contractor's expense until a successful post remediation evaluation is achieved.
- This section shall not be applicable if there are special or unusual contamination conditions discovered during the remediation activities that would substantially change or affect the post-remediation evaluation.

VII. Summary of Interior Areas Requiring Remediation/Repair

Kitchen

- Protect/move all contents.
- Remove all affected wood baseboards.
- Remove all affected finished ceramic tile flooring if applicable.
- Remove all affected drywall/plaster. The drywall/plaster should be removed to a minimum of two feet (2') from the floor level. This height may increase depending on the scope of affected areas discovered during the remediation process.
- Remove all affected insulation.
- Remove/Clean & store lower wood cabinetry & countertops (include sink/faucet/fixtures).
- Properly bag and dispose of all contaminated waste materials.

Dining Room 1

- Protect/move all contents.
- Remove all affected wood baseboards.
- Remove all affected finished ceramic tile flooring if applicable.
- Remove all affected drywall/plaster. The drywall/plaster should be removed to a minimum of two feet (2') from the floor level. This height may increase depending on the scope of affected areas discovered during the remediation process.
- Remove all affected insulation.
- Properly bag and dispose of all contaminated waste materials.

Additional Affected Areas

Adjacent rooms/additional areas may or may not be affected by mold growth that is not to be discovered until the aforementioned remediation activities have commenced. If additional affected areas are found, please contact Enviro King for an expanded Mold Protocol.

Interior Living Areas (General)

Clean, scrub, and fog/disinfect all affected areas and contents (walls, ceilings, floors, surfaces, etc.) with an EPA-registered antimicrobial/antifungal disinfectant. All components/contents that cannot be adequately treated should be properly removed/disposed of.

HVAC System

Due to the potential for cross-contamination in result to improper techniques, inadequate containment, etc., Enviro King strongly recommends Inspection and cleaning of the HVAC system, including air handler, ductwork, vents, filters, exhaust systems, etc., by a licensed and insured HVAC contractor.

Asbestos Containing Materials (ACM)

This report pertains solely to the work that needs to be done in order to properly and safely return the home to its pre-loss state.

This report does not deem the property to be clear of any asbestos/lead hazards that may be present and can only be determined by proper testing.

VIII. General Recommendations

- This report only provides an evaluation of the interior substrate conditions and indoor air quality as they relate to mold and moisture. The following recommendations are meant to provide general remediation procedures based on nationally-accepted standards.
- These recommendations should not be construed as the only effective methodology for remediation and no warranty is expressed or implied with these recommendations. Enviro King is independent of any remediation process, and we defer to the qualified remediator for specific repair protocols since the actual remediation process may expose additional areas requiring treatment.
- The goal of the remediation process is to correct all existing moisture conditions that promote mold growth, and to physically remove all mold contaminated/non-restorable materials in accordance with the IICRC S520 mold remediation standard.
- Prior to any remediation, always correct all conditions that have contributed to excess moisture or humidity at the property. Extract any excess water from the property, and remove excess humidity with a professional-grade dehumidifier. Relative humidity must be maintained between 30% - 60% in the work area.
- We recommend Florida-licensed mold remediators with ACAC and/or IICRC certified personnel who are experienced with water damage and microbial remediation solutions perform all remedial activities including intrusive investigation. The remediation company should show proof of licensing/certification, carry mold-specific Errors & Omissions Insurance, General Liability Insurance and Worker's Compensation.
- All remediation workers should be properly licensed/certified. Adequate personal protective equipment (PPE) must be worn when engaging in mold remediation activities. This PPE should include, but is not limited to, N95 respirators, disposable coveralls, non-vented eye goggles, and rubber gloves that extend to mid-forearm.
- Any and all water damaged/mold impacted areas should be in containment. These areas should be sealed off using 6-mil plastic under a negative pressure with the use of negative air machines (NAMs) equipped with high-efficiency particulate air (HEPA) filtration during remedial efforts to prevent potential cross-contamination between the affected and unaffected areas.
- The HVAC system should be isolated from the work area to minimize the risk of cross contamination. Portable dehumidification may be necessary during the remediation process to maintain conditions that will not support additional mold growth.
- Any and all roofing system inspection and work should be performed by a licensed and insured roofing contractor.
- Any and all HVAC system inspection and work should be performed by a licensed and insured HVAC contractor.
- All exterior sprinkler systems and downspout discharge should be directed away from property walls/foundations.
- Intrusive investigation should be performed by qualified persons in areas with water damage and/or elevated moisture content to identify the full extent of areas requiring remedial treatment.
- Areas of water damaged and/or stained carpeting that cannot be adequately dried and cleaned should be discarded. Areas of carpet pads that have been wet should always be discarded.

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- Areas of wet/water-damaged insulation should be removed.
 - Porous building materials (sheetrock, baseboards, tack strips, etc.) that have been water damaged to the point that drying and cleaning will not restore them to their pre-water exposure condition or have sustained loss of integrity should be removed and discarded, whether or not there is visible evidence of fungal growth.
 - All non-porous materials and wood surfaces that show visible signs of mold must be cleaned. Sand or use a wire brush on all mold-contaminated surfaces and then wipe the area with disposable wipes. Scrub all mold-contaminated surfaces using a damp cloth and detergent solution until all mold has been removed. Rinse cleaned surfaces with clean water.
 - Non-removable, contaminated wood structural supports must be sanded down at least 1/16th of an inch to remove mold prior to fungicidal treatment. Contaminated metal studs must be cleaned with a detergent solution and treated with fungicide. If it is not possible to clean and disinfect the structural item, then it must be removed, disposed of and replaced. Structural supporting members may need the consultation of a structural engineer prior to removal and replacement. Sand or wipe away mold from the top, bottom, front, back, and sides of items. This approach to covering all surfaces must also be utilized when applying fungicide.
 - All visible fungi must be physically removed. Areas that have developed fungal growth should be HEPA vacuumed and cleaned thoroughly with an EPA registered product. However, if the mold growth is embedded within the material and cannot be cleaned, removal of the contaminated materials plus an additional two (2) feet of material beyond the affected area(s) should also be removed and disposed of.
 - Contaminated building materials should be removed carefully in as large a section as possible for bagging or wrapping with 6-mil disposal bags or securely wrapped in 6-mil poly sheeting. Bagged materials should be sealed inside a second bag before moving them outside the containment area (double bagging), if they are going to pass through Condition 1 areas.
 - All surfaces within the containment should be HEPA vacuumed, damp-wiped with an appropriate EPA registered product, and HEPA vacuumed again.
 - All containment zones should undergo a thorough fogging with the use of an EPA registered antimicrobial to ensure proper disinfection.

VII. PRV Criteria

- Containment barrier(s) should be intact, secure, and appropriate for the work area. There should be no breaches in containment that pose an exposure risk to occupants.
- Contained area(s) should be free and clear of visible mold growth.
- No mold-like odors present.
- No puddles or standing water. Building materials should be at dry standard.
- Contained area(s) should be free and clear of excess dust and debris.
- Dehumidifier(s) should be in the contained area(s) and powered on to control the environment.
- Air filtration device(s) should be inside and outside contained area(s). We do prefer that the machines are powered on prior to the inspection, however it is not a requirement.
- All dehumidifier(s) and air filtration device(s) that require an air filter should be swapped with filters that are clean and free of debris.
- Air and/or Swab samples collected in the contained area(s) should reflect that the job site has returned to "normal fungal ecology."

Unspecified/modified factors may be used as exceptions to the requirements listed above and it is important to note that Post Remediation Verification is not based solely on lab results.

Post-remediation verification should be performed by a licensed Mold Assessor prior to any build-back of finishing materials.

Following post-remediation clearance evaluation, disassemble and bag containment materials. Dispose of containment materials according to proper disposal protocol.

IX. In Closing

In closing, Enviro King strongly recommends that any and all biological remediation be conducted following guidelines established by the Institute of Inspection Cleaning and Restoration (IICRC). Their document entitled *IICRC S520 Standard and Reference Guide for Professional Mold Remediation* outlines work practices and equipment to be utilized during the remediation procedure. Also follow recommendations outlined in the US EPA: *Mold Remediation in Schools and Commercial Buildings*, Publication EPA 402-K-01-001.

It is important to note that our findings relating to physical conditions observed during this assessment were not intended nor do they attempt to identify every possible source of contamination, mold or otherwise, in the structure. The assessor is neither insurer nor guarantor against water problems, mold problems or other defects in the subject property or any of its components.

Any measured results, analysis data and/or physical observations made are valid only for the period in which this inspection was conducted. Any additional degradation of building materials or contamination from new or reactivated sources or areas inaccessible at the time of the inspection is not the responsibility of Enviro King.

Historical events or ambient air conditions that may have existed prior to this inspection cannot be correlated in any way with the enclosed data. No warranty, real or implied, is made as to what was or is the exact cause or source that may have adversely affected the indoor air quality.

If you have any questions after reviewing this report, please call and reach out to us. We are happy to help, as your good health and comfort is our goal.

Thank You,

Enviro King, LLC

X. Site Photographs



Interior West Wall Air Sample



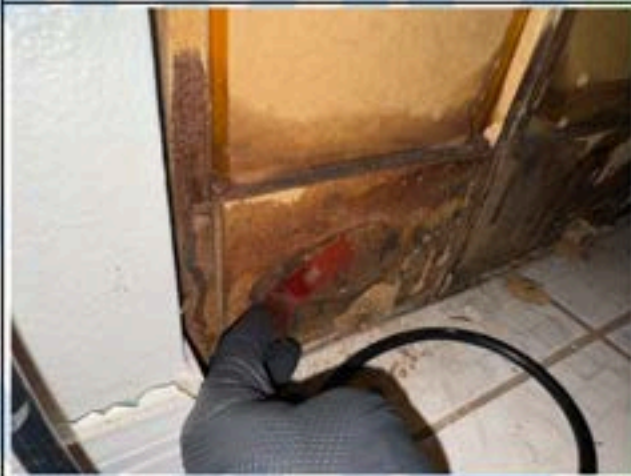
Air Sample Calibration



Interior Kitchen Air Sample



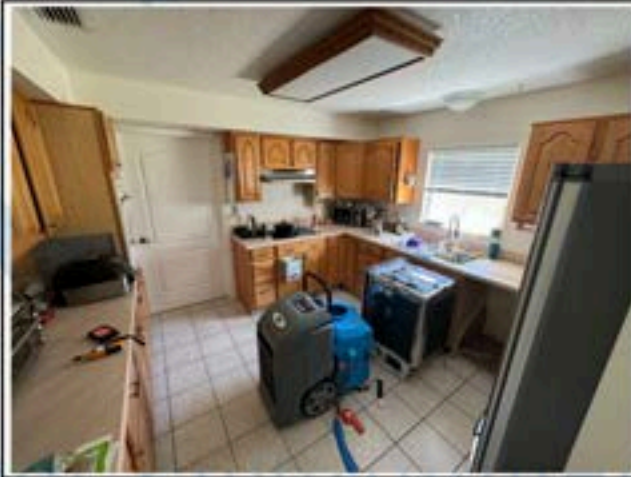
Interior Kitchen HVAC Vent Swab Sample



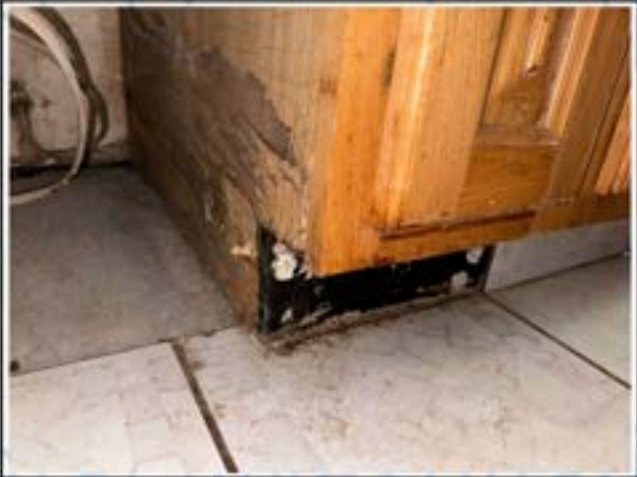
Interior Dining Room Cabinetry Bio Tape Sample



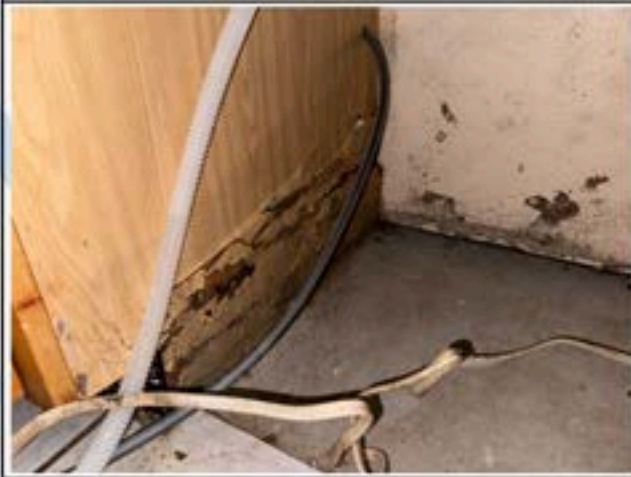
Kitchen



Kitchen



Kitchen Visible Suspected Growth



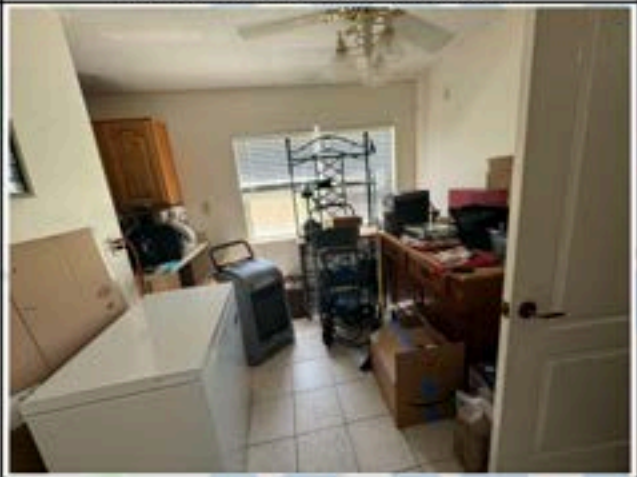
Kitchen Visible Suspected Growth



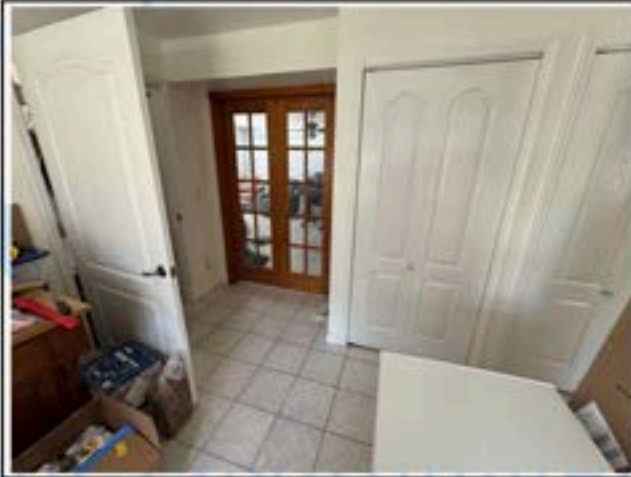
Kitchen Visible Suspected Growth



Kitchen Elevated Moisture Content



Dining Room



Dining Room



Dining Room Visible Suspected Growth

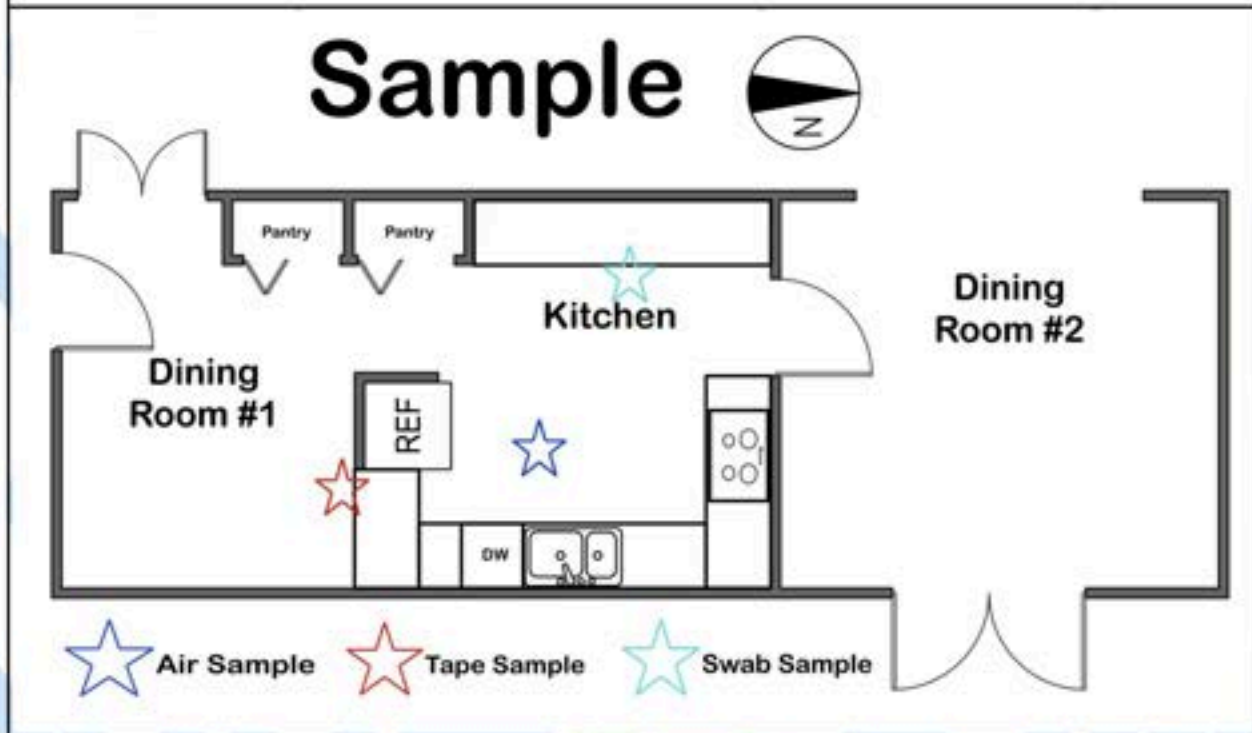
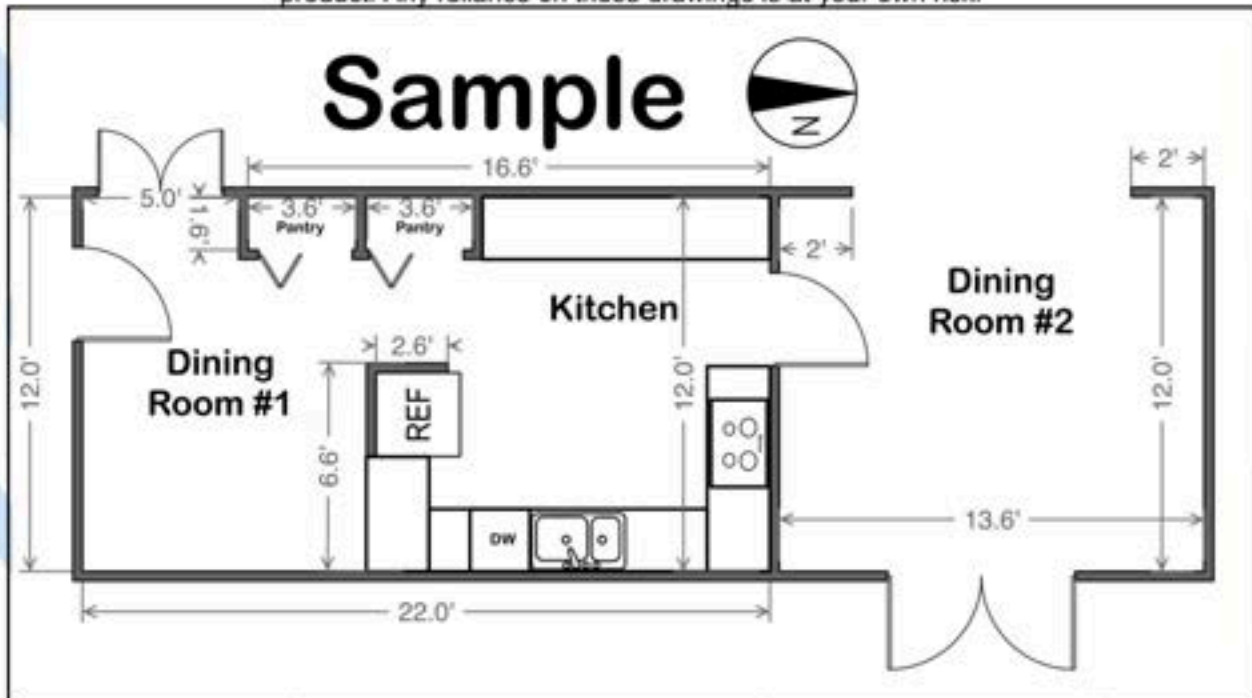


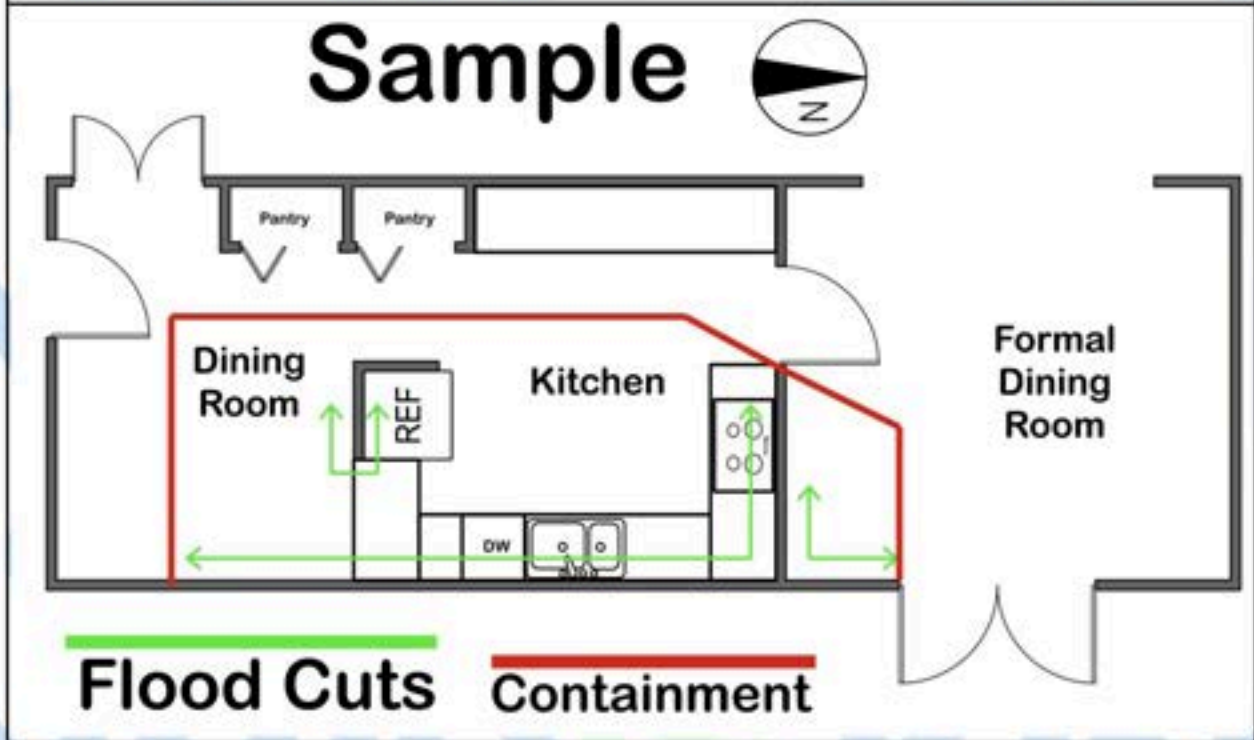
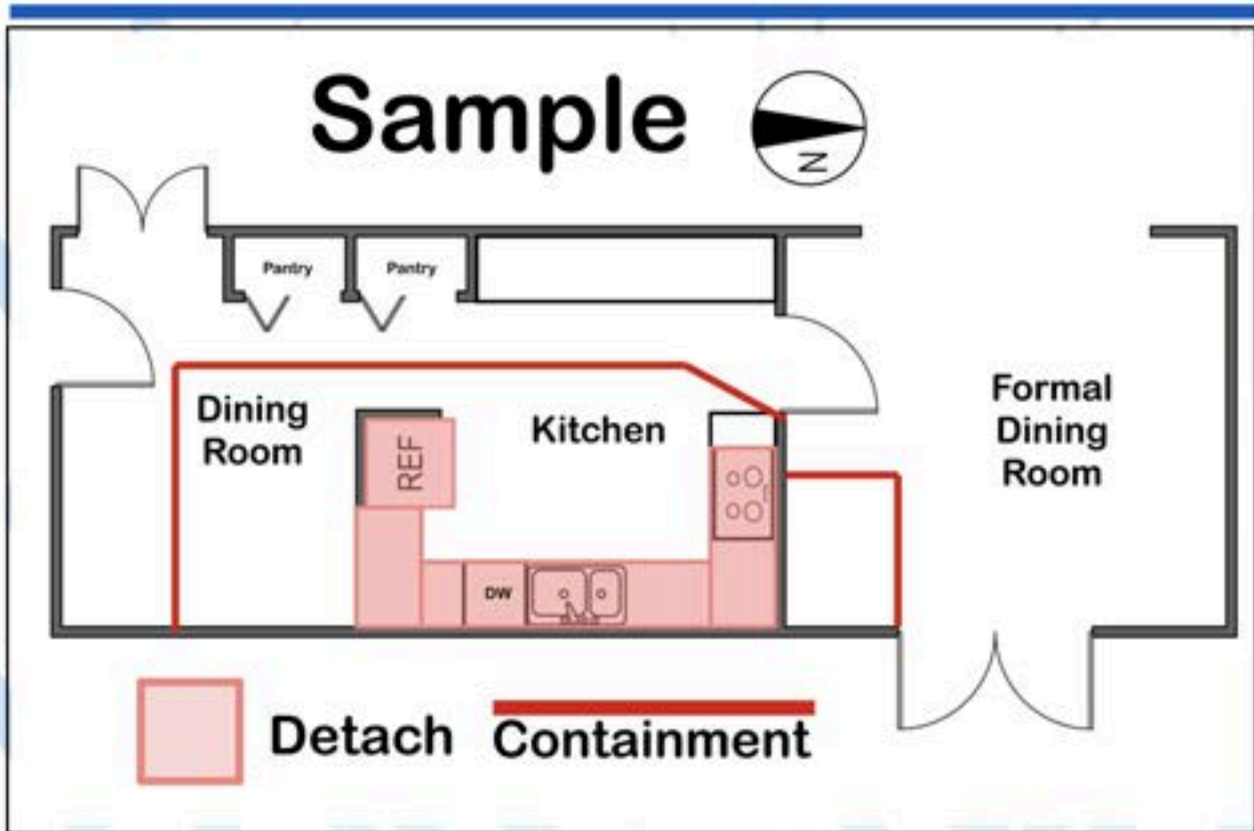
Dining Room Visible Water Damage

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XI. Site Plan/Drawings

Disclaimer : The drawings provided herein are estimates and are intended solely for illustrative purposes. Accuracy is not assumed, and the actual dimensions, proportions, or other specifications may vary. These drawings are not to be considered as precise representations or guarantees of the final product. Any reliance on these drawings is at your own risk.





XII. Definitions

Airborne: supported especially by aerodynamic forces or propelled through the air by force.

Air filtration device (AFD): depending on the mode of use, an AFD that filters (usually HEPA) and recirculates air is referred to as an air scrubber. One that filters air and creates negative pressure is referred to as a negative air machine (NAM).

Allergens: substances that act as antigens producing an allergy.

Assessment: a process performed by an indoor environmental professional (IEP) that includes the evaluation of data obtained from a building history and inspection to formulate an initial hypothesis about the origin, identity, location and extent of amplification of mold contamination. If necessary, a sampling plan is developed, and samples are collected and sent to a qualified laboratory for analysis. The subsequent data is interpreted by the IEP. Then, the IEP, or other qualified individual, may develop a remediation plan.

Condition 1 (normal fungal ecology): an indoor environment that may have settled spores, fungal fragments or traces of actual growth whose identity, location and quantity are reflective of a normal fungal ecology for a similar indoor environment.

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

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

Containment: a precaution used to minimize cross-contamination from affected to unaffected areas by traffic or material handling. Containment normally consists of 6-mil polyethylene sheeting, often in combination with negative air pressure, to prevent cross-contamination.

Contaminated (contamination): the presence of indoor mold growth or mold spores, whose identity, location and quantity are not reflective of a *normal fungal ecology* for similar indoor environments, and which may produce adverse health effects, cause damage to materials or adversely affect the operation or function of building systems.

Cross-contamination: the spread of a source or sources of contamination from an affected area to an unaffected area.

Dew Point Temperature: the temperature at which water vapor begins, or would begin, to condense.

Fungus (plural "fungi"): one of the kingdoms into which living things are categorized. Fungi have distinct nuclei and include a variety of types, such as molds, yeasts, and mushrooms.

Genus: a taxonomic category ranking below a family and above a species.

HEPA: an acronym for "high efficiency particulate air", which describes an air filter that removes 99.97% of particles at 0.3 microns in diameter.

HVAC: an acronym for Heating, Ventilation, and Air Conditioning.

Indoor Environmental Professional (IEP): 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 and submit 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.

Inspection: the gathering of information regarding the mold and moisture status of the building, system, contents or area in question.

Materially-interested parties: an individual or entity substantially and directly affected by a mold remediation project.

MERV: MERV is an acronym for Minimum Efficiency Reporting Value. The MERV rating is a measure of the minimum efficiency of an air filter when dealing with particulate sizes between 0.3 to 10 microns.

Micron: one-millionth of a meter - also known as a micrometer.

Mold: a group of microscopic organisms that are part of the Fungi Kingdom. They generally reproduce by means of spores and are ubiquitous. Often, the terms mold and fungi are used interchangeably.

MVOC's: Microbial Volatile Organic Compounds - Some compounds produced by molds are volatile and are released directly into the air.

Mycelium: the vegetative part of a fungus consisting of a mass of branching threadlike structures.

Mycotoxin: Toxic compounds produced by certain fungi. Some mycotoxins cling to the surface of mold spores; others may be found within spores. More than 200 mycotoxins have been identified from common molds, and many more remain to be identified.

Normal fungal ecology (Condition 1): an indoor environment that may have settled spores, fungal fragments or traces of actual growth whose identity, location and quantity are reflective of a normal fungal ecology for a similar indoor environment.

Pathogenic: causing or capable of causing disease.

Personal protective equipment (PPE): safety items designed to prevent exposure to potential hazards. Examples include: respirators, gloves, goggles, protective clothing and tools.

Plenum: an air-filled space in a structure that receives air from a blower for distribution (as in a ventilation system).

Post-remediation verification: an inspection and assessment performed by an IEP after a remediation project, which can include visual inspection, odor detection, analytical testing or environmental sampling methodologies to verify that structure, system or contents have been returned to Condition 1.

Preliminary determination: a conclusion drawn from the collection, analysis and summary of information obtained during an initial inspection and evaluation to identify areas of moisture and actual or potential mold growth.

Quality control: activities performed by a remediator that are designed to assure the effectiveness of the advised or suggested.

Relative Humidity: The ratio of the amount of water in the air at a given temperature to the maximum amount it could hold at that temperature; expressed as a percentage.

Remediate: the process of restoring, repairing; regarding mold damage in buildings. The process includes removing damaged materials, replacing them with new materials and correcting the problem(s) that caused the damage.

Spores: the reproductive elements of lower organisms, such as fungi.

Threshold Exposure Limits: Threshold exposure limits for fungal air contaminants for individual occupants have not been established, and because of other factors that affect the exposure levels independent of area (proximity, duration), it is impossible to say with certainty how small an area of visible mold growth is small enough to ignore. It is recommended, therefore, that all visible growth be remediated regardless of area.

Toxicity: the degree to which something is poisonous.

Toxinogenic: toxin-producing fungi or bacteria.

Viable: capable of germination and growth.

Volatile Organic Compounds (VOC's): chemicals which vaporize at room temperature.

XIII. References

IICRC S520: Standard and Reference Guide for Professional Mold Remediation 3rd Edition. Institution of Inspection, Cleaning and Restoration Certification. Vancouver, WA. 2015

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XIV. Licensing

 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




910 INNOVATION WAY 304
ALTAMONTE SPRINGS FL 32714

LICENSE NUMBER:

EXPIRATION DATE: JULY 31, 2024

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