

SAMPLE MOLD REMEDIATION PROTOCOL

ASSESSMENT: This home has experienced moisture damages in the bath areas and the adjacent basement sub-floor under them or walls around them. Personal belongings may be affected as well. The source of moisture was leaking at shower enclosures / tiled areas.

Mold testing and assessment was performed on November 30, 2011 and based on the results of one or more of the attached samples collected it was indicated that mold was present. Although air samples were not unusual, the swab sample and air samples indicated low levels of Penicillium. Client has indicated allergies to Penicillin. It is therefore recommended that professional remediation be addressed to restore effected areas back to an acceptable condition.

SCOPE OF WORK TO BE PERFORMED: All work should be conducted in accordance with the IIRC S520

Mold Remediation Standards which should be followed into their entirety. These guidelines are considered to be the industry standards and guidelines and will reduce liability of cross contamination. The following scope of work compiles with the American Conference of Governmental Industrial Hygienist (ACHIH Guidelines) for remediation of mold contaminated building components (walls – ceilings- flooring- ventilation systems - support beams etc) that have been chronically water damaged. American Indoor Air Quality (AMIAQ) standards are also referenced as well as American Industrial Hygiene Association (AIHA) Bio Safety Guide (field guide for the determination of biological contaminates in environmental samples).

RECOMMENDED REMEDIATION ACTIVITIES:

Based on the remediation contractor observations the following actions should be performed. All contamination should be removed two feet beyond the last visible trace. The remediation contractor must erect a containment barrier to totally encapsulate the immediate section that the work is being performed. The containment barrier should be maintained under negative air and remain until the area has passed clearance testing. Removal of all contaminated materials: Cleaning all walls, floors, ceilings in the affected damaged area(s) as well and all fixtures. **HEPA** vacuuming walls floors and ceiling of the kitchen and applying antimicrobial agent.

WALL OR CEILING EVALUATION: Evaluate the condition of all exposed areas for any evidence of water damage and or visible microbial growth. All baseboards and wall trim must be inspected as well. If any evidence of water damage or visible microbial growth is apparent then the affected section should be removed two feet beyond the last visible trace and disposed of properly. Interior sides of all exposed walls shall be damp wiped by use of an approved anti-bacterial solution and HEPA vacuumed. Inspect the exposed framing for microbial growth and decay> All wood studs that support microbial growth should be damp wiped with an approved anti bacterial solution. Once dry the wood should be sanded or wire brushed to remove approximately 1/8” of wood and damp wiped and **HEPA** vacuumed again as above.

NOTE: No fungi inhibitor encapsulating or stain blocking shall be applied until the structure has passed clearance testing.

NOTE: Negative pressure containment barriers shall remain in place until a preliminary clearance has been conducted.

NOTE: The polyethylene barrier should be damp wiped with an approved microbialcide prior to removing the negative pressure barrier.

NOTE: All remaining wall surfaces within the containment area should then be damp wiped with an approved microbialcide and **HEPA** vacuumed.

PERSONAL EFFECTS: Person effects (contents) within the affected areas should all be HEPA vacuumed damped wiped removed and stored either off site or out of the contained area in a air conditioned space prior to start of remediation. Clothing linens etc. should be professionally laundered or dry cleaned if affected. A certified member of the Restoration Cleaners Association should do the professional cleaning.

PROPER DISPOSAL: Proper disposal includes placing the manageable sections of the contaminated materials in a 6 mil polyethylene bag. Seal the bag for suitable disposal in the outside roll of container

MECHANICAL SYSTEMS: A licensed mechanical contractor should perform cleaning of the components of the air conditioning HVAC system. A certified member of the National Air Duct Cleaners Association (NADCA) should clean the air ducts. The contractors designated representative should perform a visual inspection of the HVAC units including all internal components. It is the responsibility of a licensed HVAC contractor to determine the feasibility of cleaning or replacing of the air ducts and HVAC system accordingly.

FINAL CLEANING: All remaining wall surfaces within the effected area should then be damp wiped with an approved microbialcide and **HEPA** vacuumed. All lien and clothing should be professionally cleaned or dry cleaned.

COMPLETION ACTIVITIES

1. Upon completion of remediation turn HVAC system on and allow air scrubbers to run for a minimum of 36 hours to a maximum of 48 hours.
2. Use an electric blower inside the prospective residence to forcibly suspend particulates