

J. R. Inspection Services, Inc.
7220 Serrano Terrace Delray Beach, Florida 33446
Office [REDACTED] Fax [REDACTED]
Established 1986

State of Florida Licensed Building Inspector
State of Florida Licensed Home Inspector
State of Florida Licensed Mold Assessor
State of Florida Licensed Roofing Inspector
State of Florida Licensed Termite Inspector
ICC Certified Building Inspector
Registered Professional Building Inspector

Certified Indoor Environmentalist
Member of Florida Association of Building Inspectors (FABI)
Member of Home Inspectors Association of Florida (HIAF)
Member of Indoor Air Quality Association, Inc. (IAQA)
Certified Red Cross Disaster Damage Assessment Inspector
Member of International Code Council (ICC)

July 1, 2015

Mr. Darren Indyke
6030 Le Lac Road
Boca Raton, FL 33496

Dear Mr. Indyke:

Pursuant to your request, our company performed an on site visual Mold Inspection on the above referenced property, at the locations listed below, on June 30 , 2015 to determine if mold is present.

***A moisture meter is used to survey walls and other areas with potential moisture sources such as under windows, around doors, beneath sinks etc.

Per the American Society, Heating, Refrigeration and Air Conditioning Engineers, (ASHRAE), the optimal indoor thermal comfort ranges are 73 to 81 Fahrenheit in the summer months and 68 to 76 Fahrenheit in the winter. The ASHRAE standard for indoor relative humidity is between 30% and 60%. The potential for microbial growth increases as the relative humidity increases over 60%

The Surface Sample Analysis represents the condition present at the time of the inspection:

1. A surface sample (swab) was taken @ the drywall behind the baseboards at the blue bedroom closet which **indicates** mold growth. (Cladosporium and Stachybotrys-Toxic)
2. A surface sample (swab) was taken @ under the wood flooring at the office which **indicates** mold growth (Cladosporium)

The air samples represent the condition present at time of collection:

Air samples were collected using Mold Snap Cassettes. Air was drawn through the cassette at a rate of approximately 5 liters per minute for 5 minutes. The air sampling pump was field calibrated prior to sampling by making sure the stainless steel ball in the flow meter is sitting above the 5 liter line marker.

The purpose of the air samples collected is to determine the amount (s) and type(s) of fungal components present in the indoor sampling locations compared to those found on the exterior. The sample(s) collected represent the conditions present at the time the samples were taken. There are no current government regulations or health standards defining the allowable number of airborne fungal spores in buildings. However, there are several accepted protocols and studies that are currently used as industry standards. These include the New York City Department of Health Guidelines on Assessment and Remediation of Fungi in Indoor Environments.

1. Air samples were taken at the following locations and compared to the front exterior to determine if the air quality is elevated and therefore compromised:
 - A) Kitchen/Family Room **does not indicate** elevated mold spores
 - B) 2nd floor Rear Family Room **indicates** elevated mold spores (Aspergillus/Penicillium)
 - C) Living Room **does not indicate** elevated mold spores
 - D) Office **does not indicate** elevated mold spores
 - E) Master Bedroom **does not indicate** elevated mold spores
 - F) Guest Bedroom # 1 (green bedroom) **does not indicate** elevated mold spores
 - G) Guest Bedroom # 2 (Blue bedroom) **does not indicate** elevated mold spores
 - H) Guest Bedroom # 3 (pink Bedroom)m **does not indicate** elevated mold spores
 - I) Guest Bedroom # 4 (peach Bedroom)m **does not indicate** elevated mold

Aspergillus/Penicillium- Possible allergen. Common causes of respiratory irritation and infection. Found on water damaged wallpaper, carpet and organic materials.

Cladosporium- Potential allergen, hay fever and asthma effects. Grows well in damp environments, on textiles and window sills.

Stachybotrys- Often referred to as "toxic black mold". It has the ability to produce mycotoxins which may cause a burning sensation in the mouth, throat and nasal passages. Chronic exposure has been known to cause headaches, diarrhea, memory loss and brain damage. Found growing on water damaged cellulose, paper and ceiling tiles.

Molds have potential to cause health problems. Any or all health questions or concerns should be addressed by a qualified physician and or an Immunologist, to give appropriate clinical meaning.

A complete set of lab results are enclosed.

Recommended Remediation:

We recommend consulting a State of Florida Licensed Mold Remediation Contractor. They can provide a free mold consultation.

The following is to be used strictly as a general protocol, it is the responsibility of the remediation company to further review, evaluate, and perform all necessary remediation to eliminate the elevated mold conditions found.

Blue Bedroom Closet

- Containment barriers will need to be used. All entryway must be sealed with Polyethylene Sheeting and duct tape. All return and supply vents in the area of remediation must be sealed.
- Air Scrubbers and de-humidifiers will need to be brought in, in accordance with the IICRC S520 (Standards and Reference Guide for Professional Mold Remediation)
- Remove baseboards.
- Remove drywall from floor minimum two feet high and two feet beyond the last visible trace of mold and dispose of it properly.
- Remove and discard any exposed insulation.
- The inner wall cavity areas must be hepa vacuumed and cleaned with an approved antimicrobial sanitizer. Inspect the exposed (wood) framing for microbial growth and decay. All (wood) studs that support microbial growth will need to be damp wiped with an approved microbialcide, wire brushed, sanded, heap vacuumed and an antimicrobial coating applied.
- Possible the wood flooring and cabinet in closet may need to be removed (remediation contractor to determine)

Office

- Containment barriers will need to be used. All entryway must be sealed with Polyethylene Sheeting and duct tape. All return and supply vents in the area of remediation must be sealed.
- Air Scrubbers and de-humidifiers will need to be brought in, in accordance with the IICRC S520 (Standards and Reference Guide for Professional Mold Remediation)
- Remove baseboards under windows, possible paneling will need to be removed under windows
- Remove damaged wood flooring. The concrete flooring must be cleaned with an approved mild disinfectant detergent before any flooring is laid back down.
- **After the flooring, baseboards, and paneling is removed a water test must be done to pinpoint the water entry.**

Laundry Room

- Containment barriers will need to be used. All entryway must be sealed with Polyethylene Sheeting and duct tape. All return and supply vents in the area of remediation must be sealed.
- Air Scrubbers and de-humidifiers will need to be brought in, in accordance with the IICRC S520 (Standards and Reference Guide for Professional Mold Remediation)
- Remove baseboards under window
- Remove drywall from floor to window sill and two feet beyond the last visible trace of mold.
- Remove insulation and clean inner wall cavity areas.
- **After the drywall is removed a water test must be done to pin point the water entry.**

2nd Rear Family Room

- Containment barriers will need to be used. All entryway must be sealed with Polyethylene Sheeting and duct tape. All return and supply vents in the area of remediation must be sealed.
- Air Scrubbers and de-humidifiers will need to be brought in, in accordance with the IICRC S520 (Standards and Reference Guide for Professional Mold Remediation)
- Remove baseboard under all windows to make sure there is no mold growth. If there is mold growth on the drywall behind the baseboards the drywall will need to be removed to the window sills
- **After the baseboards are removed a water test must be done to pin point the water entry.**
- All surfaces inside this room must be HEPA vacuumed.

All work should be conducted in accordance with the IICRC S520 Standard and Reference Guide for Professional Mold Remediation, 1st Edition, December 2003, and the New York City remediation of fungi in indoor environment guidelines April 200, which should be followed in their entirety. These guidelines are considered to be industry standard and will reduce liability of cross contamination. The following Scope of Work complies with the American Conference of Governmental Industrial Hygienist (ACGIH) guidelines) for remediation of mold contaminated building components that have been chronically water damaged.

Institute of Inspection, Cleaning and Restoration Standards and Reference Guide for Professional Mold Remediation S520 (www.iicrc.org).
The American Conference of Governmental Industrial Hygienist (ACGIH), the EPA (www.epa.gov/iaq/molds/ondex.html).
The New York City Department of Health published in 2000 (www.NYC.GOV/HTML/DOH/HTML/EPI/MOLDRPTI.HTML).

Clearance Testing/Post Testing:

Clearance testing should be performed after any type of mold removal or remediation to verify that the remediation was successful in reducing indoor microbial levels of equal to or below ambient outdoors. Testing is to be done after the clean-up phase of the remediation is completed, but prior to any walls

being closed or componets such as cabinets/flooring being reinstalled. **This includes testing inside and outside the containment areas.**

Limitations:

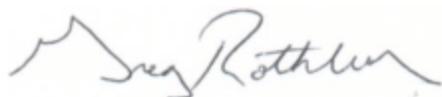
It is important to understand that changes in occupancy, remodeling, maintenance procedures and many other factors can have a significant effect on indoor air quality. Walls behind wallpaper, paneling and furnishings may have a chance to have mold growth behind them, which is not visible until exposed. Maintaining acceptable indoor air quality is an ongoing effort and must be continually monitored to be effective.

Our recommendations are based on the finding, per EPA and NYC published guidelines and upon our professional expertise with no warranty or guarantee implied herein. This report is exclusively for the use and benefit of the client identified above. J.R. Inspection Services, Inc. accepts no responsibility for interpretations of this report by others. The contents of this report shall not be used or relied upon by other parties without prior written authorization by J.R. Inspection Services, Inc.

Thank You for the opportunity for performing this inspection. If you have any questions regarding the text of this report, please feel free to contact our office.

Enclosures

Very Truly Yours,



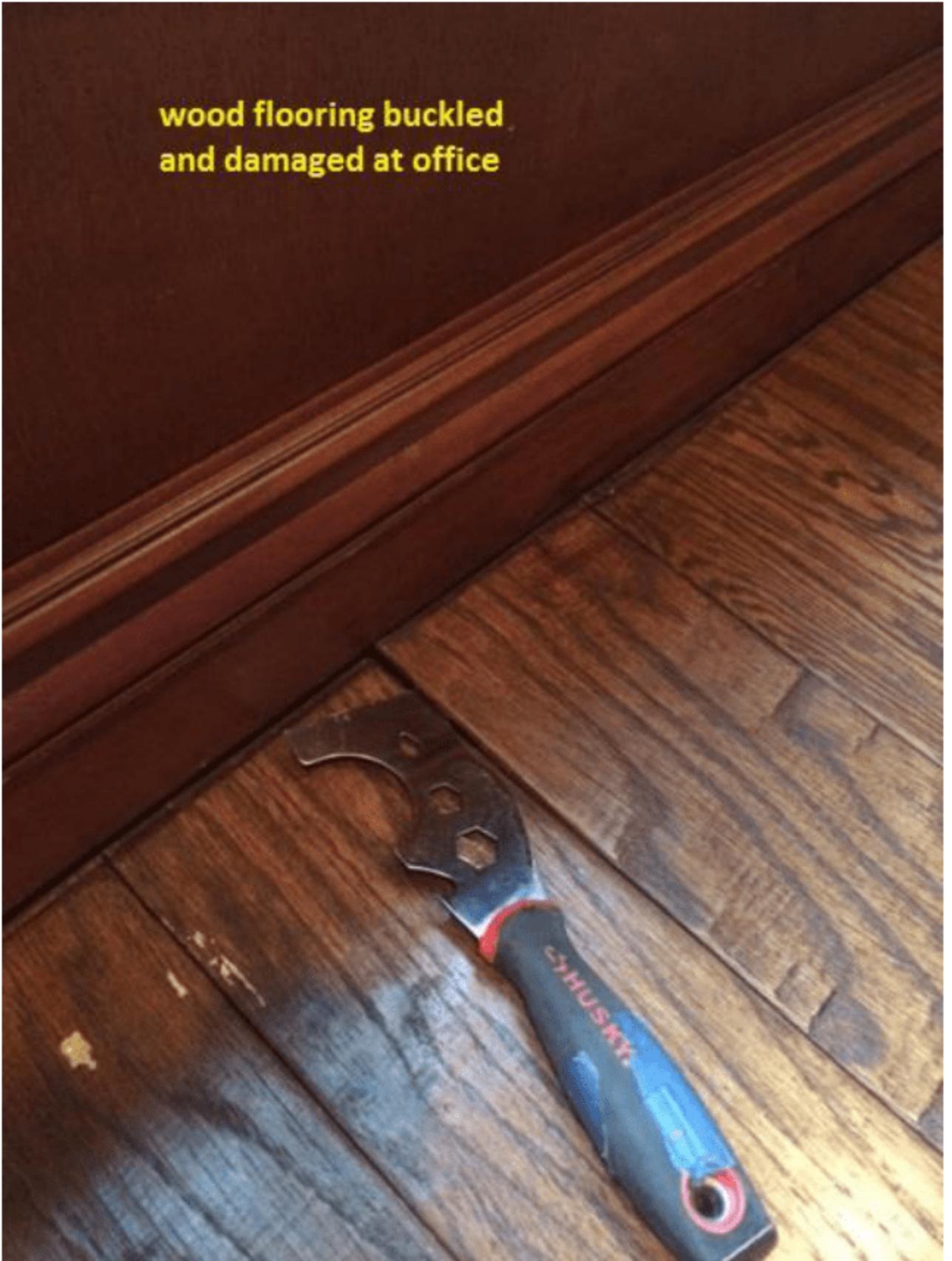
Greg Rothberg
State of Florida Licensed Mold Assessor MRSA #121
Certified Indoor Mold Environmentalist # 01333

Very Truly Yours,



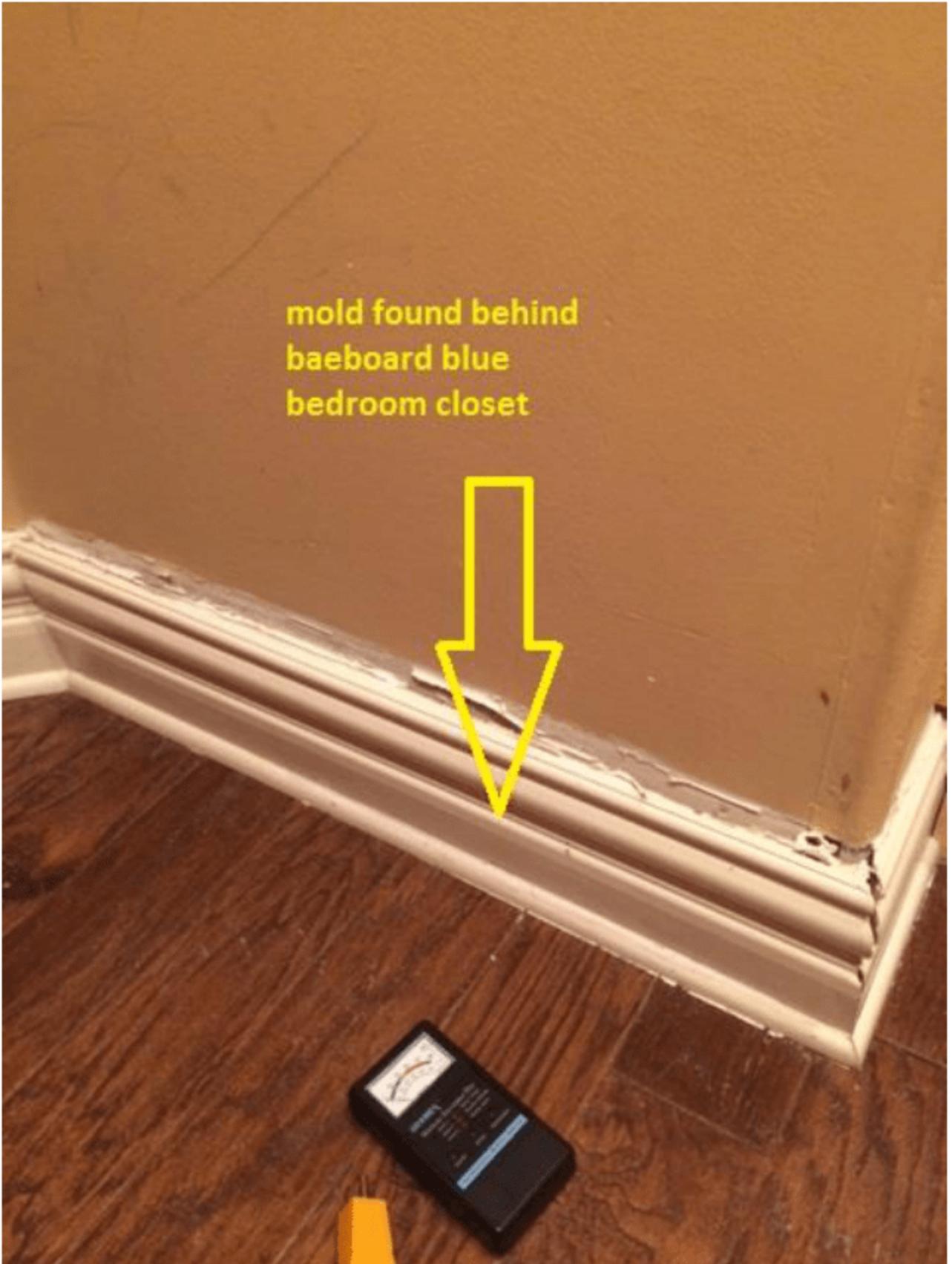
Jeffrey R. Rothberg President
State of Florida Licensed Mold Assessor MRSA #79

**wood flooring buckled
and damaged at office**



active water under
laundry room window





mold found behind
baseboard blue
bedroom closet

you can see exterior
wall under baseboards
at office there is big
gap

