



MOLD ASSESSMENT REPORT & REMEDIATION PROCESS OF:

**1190 Bay Drive
Miami Beach, FL 33141**



Report Date: 04/18/18

PREPARED BY ALBERTO RIVERA & MIAMI MOLD SPECIALIST

Alberto Rivera
License # MRSA2576
License # MRSR2779
Insured # ENVP017632-00



MIAMI MOLD SPECIALIST, LLC.

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Mayur Shetty
1190 Bay Drive
Miami Beach, FL 33141

1. Mold Assessment

Inspector: Alberto Rivera

Key Findings

Mold Concerns:

Evidence of visual mold growth was noted during mold assessment of the above-mentioned property. Locations of suspect growth included: Dining Room, Living Room, First Central A/C Unit Closet, Gym, Kitchen, Master Bedroom, First Guest Bedroom, First Guest Bathroom, Family Room, Second Central A/C Unit Closet, Second Guest Bedroom and Second Guest Bathroom as well as the Central A/C Unit(s) and Vent System(s) Including But not Limited to the Kitchen Vent, Master Bedroom Vent, First Guest Bedroom Vent, Family Room Vent(s), First Guest Bathroom Vent, Second Guest Bedroom Vent and Second Guest Bathroom Vent.

2. Introduction:

Miami Mold Specialist was contacted to perform an inspection for mold in the property located at 1190 Bay Drive, Miami Beach, FL 33141 for Mayur Shetty. On April 16th, 2018, Alberto Rivera performed a visual assessment, including swab and air sampling, while using an Imaging Moisture Meter, Infrared Thermography Camera as well as a Snake Cam in the vent system(s) to verify the presence of mold in area(s) of suspect growth or moisture concern. Observations were noted throughout the photo appendix after page 8 of this report.

Miami Mold Specialist has prepared this document based on the findings of the visual assessments and lab results as well as industry experience in microbial investigations and mold abatement.



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Sampling:

Sampling is often useful to sample materials to scientifically demonstrate the presence of elevated levels of microorganisms and potentially correlate these levels to airborne levels throughout a structure. Sampling is also useful in verification of remediation procedures.

- Please see attached lab results, along with mold definitions.

All sampling methods utilized by Miami Mold Specialist are considered to the best of practice industry standards and the most effective methods at the time of inspection. Samples taken were sent to Hayes Microbial Laboratory for microbial identification.

3. Lab Results

Sampling Report:

Air sample(s) taken upon inspection performed on April 16th, 2018 were sent to Hayes Microbial Laboratory for identification. Air sampling taken from the hallway confirmed the presence of airborne mold spores in highly elevated levels in comparison to the outside, at the date and time of sampling taken. Please see attached lab results pertaining to sampling taken.

- Please note, all forms of mold continue to thrive based on levels of moisture and humidity. Therefore, it is recommended that any moisture and/or water damage be rectified and repaired prior to mold remediation performed and that both be addressed as soon as possible, respectively.



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4. Mold Remediation Outline:

Objective:

The goal of this remediation project is to eradicate, remove and abate molds from the property while applying a proactive treatment process to prevent the possibility of mold re-growth. This can be accomplished with techniques that are proven and effective. All remediation work will be performed in accordance with the EPA Mold Remediation Guidelines.

The outline for remediation includes: Dining Room, Living Room, First Central A/C Unit Closet, Gym, Kitchen, Master Bedroom, First Guest Bedroom, First Guest Bathroom, Family Room, Second Central A/C Unit Closet, Second Guest Bedroom and Second Guest Bathroom. Central A/C Unit(s)/Ductwork and Vent System(s) Throughout the Premises. Air Filtration Throughout Full Premises.

Requirements:

- The remediation must be done in a time conscience and precise manner.
- The work should be handled in a manner that is confidential and discreet.
- Areas under remediation are sealed to prevent dust spreading into areas not under remediation, if and as necessary.
- The underlying problems of moisture intrusion and ventilation concerns should be identified, recorded and reported to prevent future problems.
- All cleaning products, sealing material and equipment used should be recognized for mold abatement by the EPA.
- Work areas should be temporarily filtered with negative air during remediation work.



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Materials:

The materials needed for this project may possibly include:

- Cleaning materials, brushes, cloths, sprayers, etc.
- Disinfectant (one of more of the following): Shockwave, Mildewstat, First Defense, Disinfectant, Benefect, Fungicide and Sanitizer.
- 6-Mill Polyethylene sheeting for sealing area
- Use of Negative Air Units
- Disposable toxic suits and masks with filters
- Hepa Filters and Air filters
- Any materials or fittings needed to properly remediate facility

5. Treatment Process:

The following protocol is recommended:

1. Work area should be sealed to prevent dust and spore spreading to other areas. No non-approved workers will be allowed in areas under remediation.
2. Plastic 6-mill Polyethylene sheeting protective work tarps should be placed throughout work area if and as needed.
3. Negative air pressure unit should be installed in the area with hose leading to outside air source to generate negative pressurization (ventilating to the outdoors) at an air exchange rate of six times per hour.
4. Any excess moisture present throughout the affected area(s) should be thoroughly dehydrated, if and where necessary, as determined through Infrared Thermography Imaging.
5. Affected area(s) should be “Dry Iced” and/or sealed with a fungicidal protective coating in area(s) if and as necessary. Thermal Fogging should be performed throughout the areas in areas if and as needed.



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Treatment Process: Cont'd:

6. Central A/C Unit(s)/Ductwork and Vent system(s) should be decontaminated, sealed and completely filtered to rid the unit(s) of any mold, fungi and/or contaminants present while preventing cross contamination of airborne mold spores throughout. Air handler coils should be thoroughly cleaned using non-abrasive materials, sanitized and disinfected.
7. Electrostatic disinfecting should be performed throughout all area(s) where evidence of mold growth was present, as well as throughout the central A/C unit/intake/ductwork and vent system(s) once they have been filtered.
8. Decontamination and air purification using Photocatalytic Hydroxyl Generator should be performed in affected areas, as needed.
9. Full premises should be thoroughly aired out with air scrubbers and Hepa-Vacuumed, where needed to remove the airborne mold spores throughout the area.
10. Each room should be wrapped up upon completion and materials will be removed from premises.
11. All surfaces should be closely inspected assuring no debris is left behind.
12. Clearance testing to be performed should include air sampling and/or swab sampling.

Remediation work should be performed by a licensed and insured mold remediator and always follow IICRC Guidelines for Mold Remediation.





MOLD REMEDIATION ESTIMATE:

6. Estimated Cost:

\$ 8,349	REMEDICATION FEES FOR LIKE SERVICES
<u> (375)</u>	LESS PAID ASSESSMENT FEE
\$ 7,974	TOTAL REMEDIATION FEES INCLUDING CLEARANCE TESTING AND ORGANIC MATERIALS

The following is highly recommended for this job site to maintain premium air quality upon completion of the service and available for a set fee upon client request:

\$300	UV OZONE AIR PURIFIER (PER 3,500 SQUARE FEET – USED FOR OPTIMUM AIR QUALITY MAINTENANCE PURPOSES)
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Mold Assessment Observations

1190 Bay Drive, Miami Beach, FL 33141

By Alberto Rivero on Apr 16, 2018



Shows the equipment utilized upon inspection.



1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018

Shows the dining room upon inspection.



1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows the dining room vent upon inspection.

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows the dining room vent area upon inspection.

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Photo by Alberto Rivero on Apr 16, 2018



Shows discoloration as well as paint peeling, cracking and/or bubbling evident of water damage around the ceiling of the dining room.

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



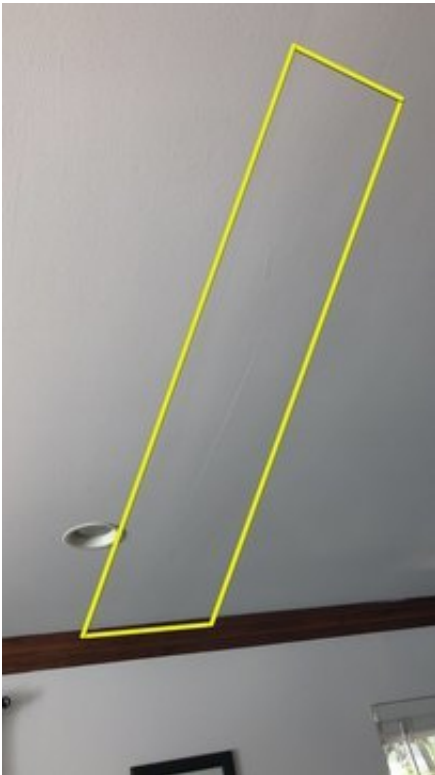
Shows discoloration as well as paint peeling, cracking and/or bubbling evident of water damage around the ceiling of the dining room.

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows discoloration as well as paint peeling, cracking and/or bubbling evident of water damage around the ceiling of the dining room.

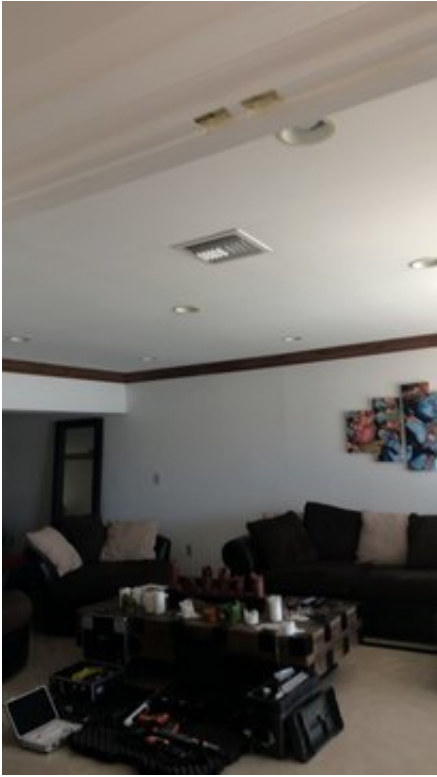
1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows discoloration as well as paint peeling, cracking and/or bubbling evident of water damage around the ceiling of the dining room.

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018

Shows the living room upon inspection.



1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018

Shows the living room vent upon inspection.



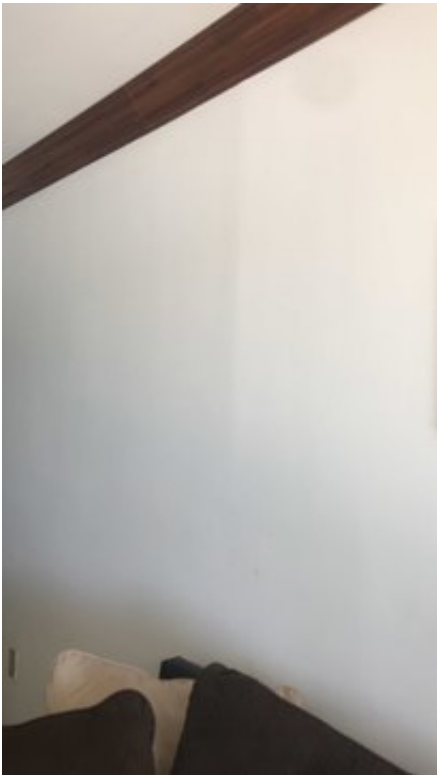
1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018

Shows hairline crack(s) present on the living room wall providing conditions conducive to water and/or moisture intrusion.



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Photo by Alberto Rivero on Apr 16, 2018

Shows discoloration as well as paint bubbling evident of water damage on the living room wall.



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Photo by Alberto Rivero on Apr 16, 2018



Shows discoloration as well as paint peeling evident of water damage on the bottom portion of the living room baseboard.

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Photo by Alberto Rivero on Apr 16, 2018



Shows evidence of visual mold growth on the floor and wall(s) on the living room by the backyard sliding door.

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Photo by Alberto Rivero on Apr 16, 2018



Shows the first central A/C unit closet located in the gym.

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Photo by Alberto Rivero on Apr 16, 2018



Shows evidence of mold growth on the coils of the first central A/C unit.

**According to Florida State Guidelines for Mold Assessment and Remediation, mold growth present on central A/C unit(s), including intakes, coils, ventilation systems etc. must be removed by a State Licensed Mold Remediator and cannot be serviced by standard State Licensed A/C Technicians.

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Photo by Alberto Rivero on Apr 16, 2018



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Shows evidence of mold growth throughout the first central A/C unit intake.

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Photo by Alberto Rivero on Apr 16, 2018

Shows evidence of visual mold growth throughout the first central A/C unit intake.

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Shows a Digital Anemometer being used by the first central A/C unit closet.

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Photo by Alberto Rivero on Apr 16, 2018



Shows a Digital Airflow Meter being used by the first central A/C unit where airflow levels were low upon inspection, likely a result of clogged coils.

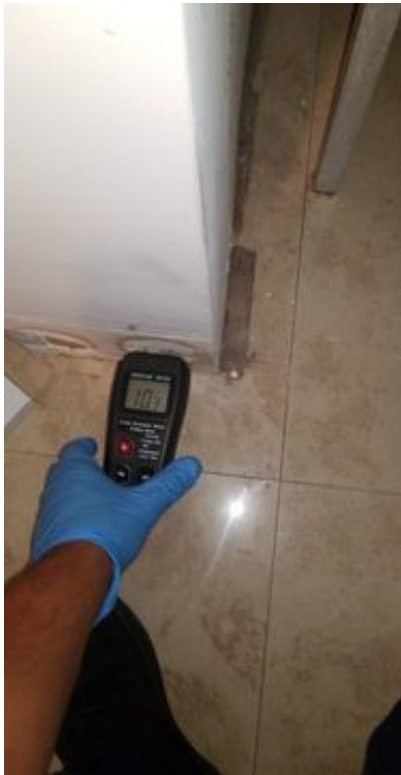
****According to Florida State Guidelines for Mold Assessment and Remediation, mold growth present on central A/C unit(s), including intakes, coils, ventilation systems etc. must be removed by a State Licensed Mold Remediator and cannot be serviced by standard State Licensed A/C Technicians.**

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Photo by Alberto Rivero on Apr 16, 2018



Shows a Digital Moisture Meter being used throughout the wall(s) of the first central A/C unit closet.

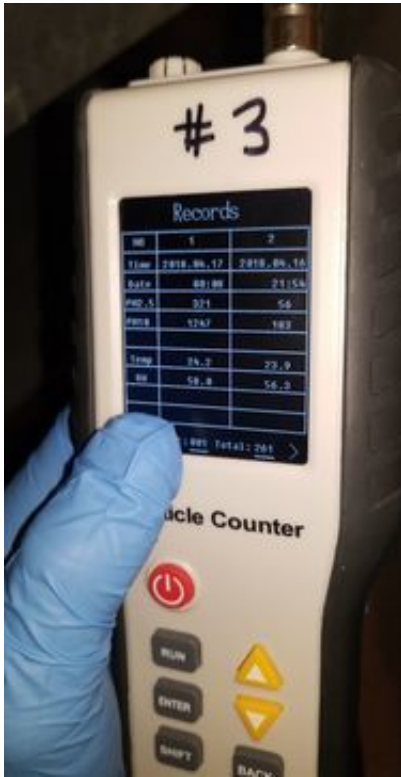
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Photo by Alberto Rivero on Apr 16, 2018



Shows moisture reading taken from the wall of the first central A/C unit closet where elevated moisture levels were noted upon inspection, using a Digital Moisture Meter.

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Photo by Alberto Rivero on Apr 16, 2018



Shows a highly elevated particle count present in the first central A/C unit closet upon inspection using a Digital Air Particle Counter.

**According to Florida State Guidelines for Mold Assessment and Remediation, mold growth present on central A/C unit(s), including intakes, coils, ventilation systems etc. must be removed by a State Licensed Mold Remediator and cannot be serviced by standard State Licensed A/C Technicians.

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Photo by Alberto Rivero on Apr 16, 2018



Shows a Digital Air Particle Counter being used by the first central A/C unit closet.

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Shows a highly elevated particle count present in the central A/C unit closet upon inspection using a Digital Air Particle Counter.

**According to Florida State Guidelines for Mold Assessment and Remediation, mold growth present on central A/C unit(s), including intakes, coils, ventilation systems etc. must be removed by a State Licensed Mold Remediator and cannot be serviced by standard State Licensed A/C Technicians.

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Photo by Alberto Rivero on Apr 16, 2018



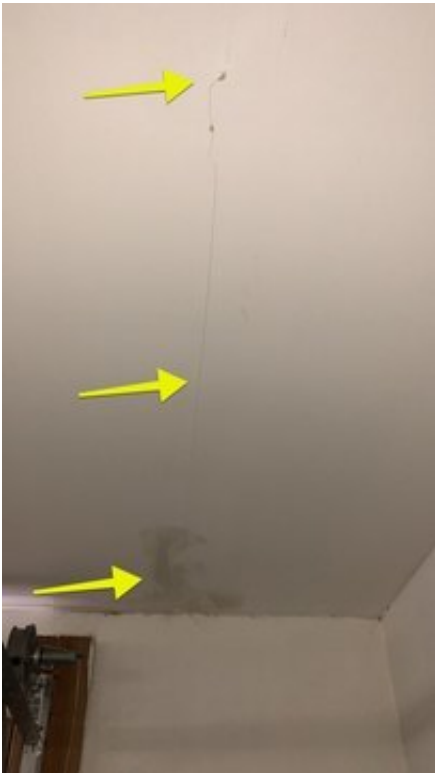
Shows the gym upon inspection.

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Photo by Alberto Rivero on Apr 16, 2018



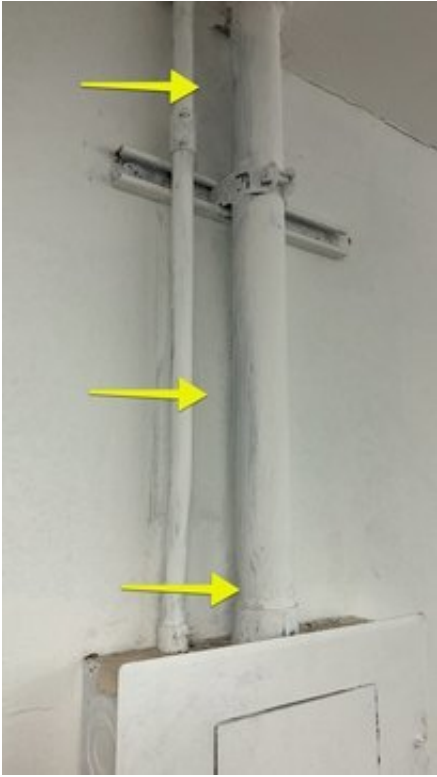
Shows discoloration evident of water damage as well as evidence of visual mold growth on the staircase by the gym entrance.

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Photo by Alberto Rivero on Apr 16, 2018



Shows hairline cracks present on the gym ceiling, providing conditions conducive to water damage and/or moisture intrusion.

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



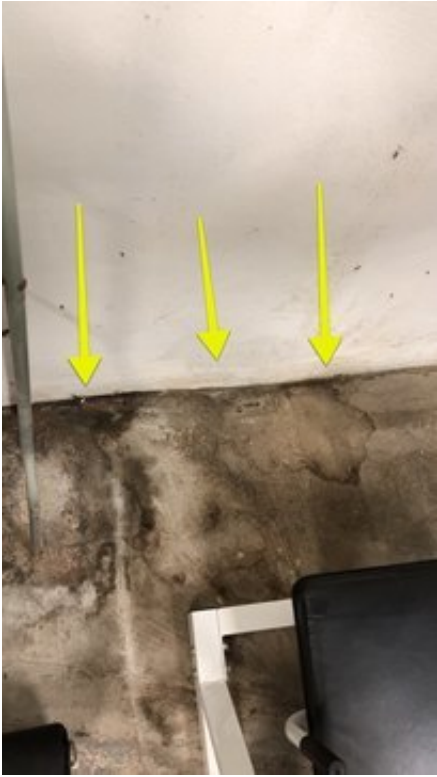
Shows discoloration evident of water damage on the gym wall(s).

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows discoloration evident of water damage on the gym wall(s) and/or floor.

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Shows discoloration evident of water damage as well as evidence of visual mold growth on the wall(s) and floor of the gym.

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Shows discoloration evident of water damage as well as evidence of visual mold growth on floor, wall(s), and pipes located in the laundry room/gym.

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Photo by Alberto Rivero on Apr 16, 2018



Shows evidence discoloration as well as evidence of visual mold growth throughout the pipes located in the laundry room/gym.

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Photo by Alberto Rivero on Apr 16, 2018



Shows Infrared Thermography Imaging being used on the wall(s) of the gym.

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Photo by Alberto Rivero on Apr 16, 2018



Shows Infrared Thermography Imaging being used throughout the wall(s) of the gym where elevated moisture levels were noted upon inspection.

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Photo by Alberto Rivero on Apr 16, 2018



Shows Infrared Thermography Imaging being used throughout the wall(s) of the gym where elevated moisture levels were noted upon inspection.

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018

Shows the kitchen upon inspection.



1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018

Shows discoloration evident of water damage as well of evidence of visual mold growth under the kitchen sink.



1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018

Shows the kitchen vent upon inspection.



1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018

Shows a Thermo-Anemometer being used by the kitchen vent.



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Photo by Alberto Rivero on Apr 16, 2018



Shows a Thermo-Anemometer being used by the kitchen vent where temperature levels were noted within acceptable ranges and airflow levels were noted below acceptable ranges.

**According to Florida State Guidelines for Mold Assessment and Remediation, mold growth present on central A/C unit(s), including intakes, coils, ventilation systems etc. must be removed by a State Licensed Mold Remediator and cannot be serviced by standard State Licensed A/C Technicians.

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Photo by Alberto Rivero on Apr 16, 2018



Shows evidence of visual mold growth throughout the kitchen vent/ductwork.

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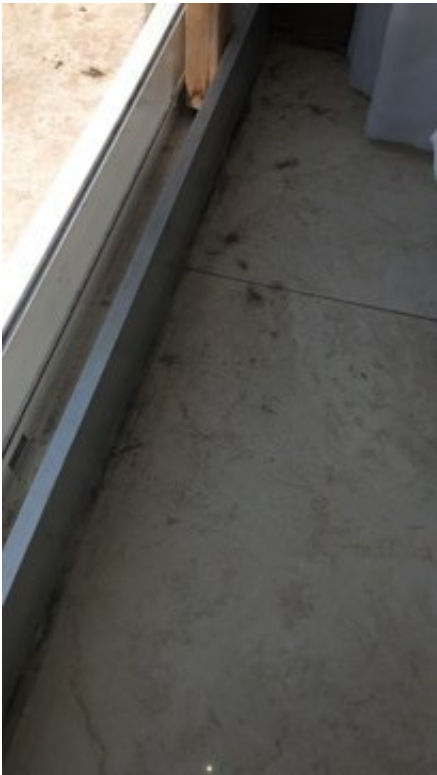
1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018

Shows the master bedroom upon inspection.

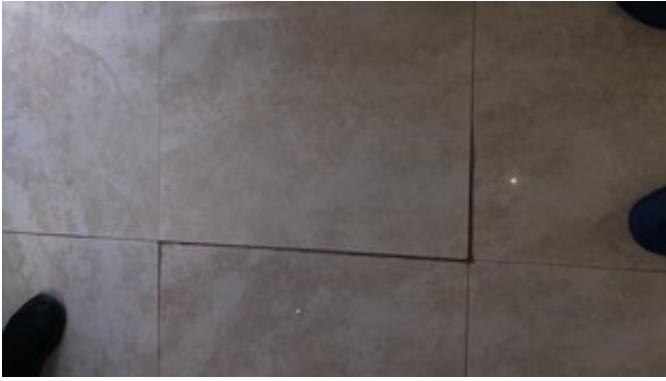


1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018

Shows evidence of visual mold growth on the floor and sliding door located in the master bedroom.



1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows warping evident of water damage as well as evidence of visual mold growth on the master bedroom floor and tile(s).

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows the master bedroom vent upon inspection.

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Photo by Alberto Rivero on Apr 16, 2018



Shows discoloration throughout the master bedroom vent/ductwork.

**According to Florida State Guidelines for Mold Assessment and Remediation, mold growth present on central A/C unit(s), including intakes, coils, ventilation systems etc. must be removed by a State Licensed Mold Remediator and cannot be serviced by standard State Licensed A/C Technicians.

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Photo by Alberto Rivero on Apr 16, 2018



Shows a Digital Air Particle Counter being used in the master bedroom.

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Photo by Alberto Rivero on Apr 16, 2018



Shows particle count taken from the master bedroom where particle levels were noted highly elevated upon inspection, using a Digital Air Particle Counter.

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 Photo by Alberto Rivero on Apr 16, 2018



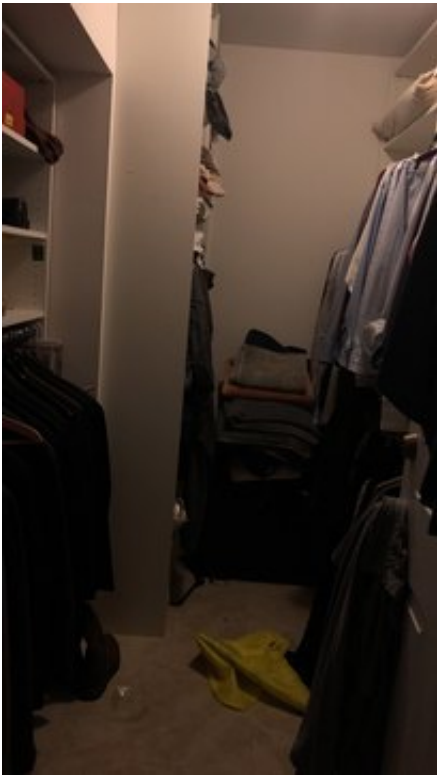
Shows particle count taken from the master bedroom where particle levels were noted highly elevated upon inspection, using a Digital Air Particle Counter.

1190 Bay Drive | Miami Beach, FL 33141
 Photo by Alberto Rivero on Apr 16, 2018



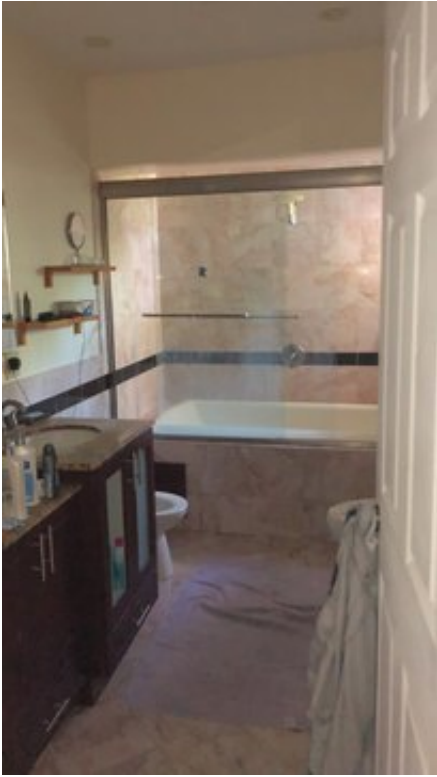
Shows a Digital LED Color Thermometer being used on the wall(s) of the master bedroom where temperature levels were noted slightly elevated upon inspection.

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows the master bedroom closet upon inspection.

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



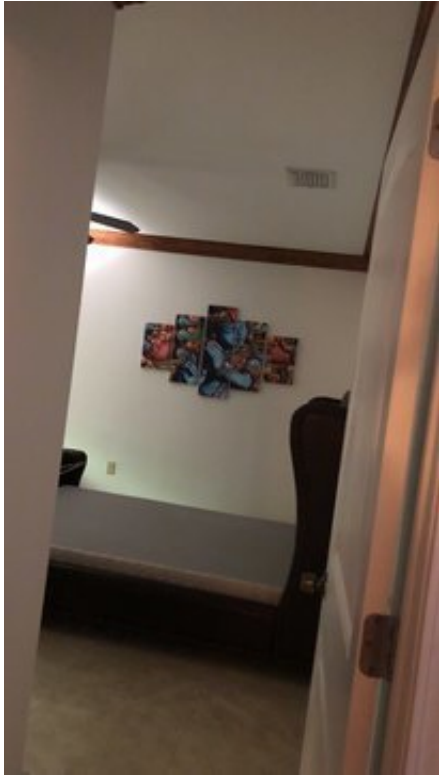
Shows the master bathroom upon inspection.

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows the master bathroom vent upon inspection.

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows the first guest bedroom upon inspection.

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Photo by Alberto Rivero on Apr 16, 2018



Shows evidence of visual mold growth on the the first guest bedroom vent.

**According to Florida State Guidelines for Mold Assessment and Remediation, mold growth present on central A/C unit(s), including intakes, coils, ventilation systems etc. must be removed by a State Licensed Mold Remediator and cannot be serviced by standard State Licensed A/C Technicians.

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows an LED Fiber Optic Snake Camera being used throughout the first guest bedroom vent.

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows discoloration throughout the first guest bedroom vent using an LED Fiber Optic Snake Camera.

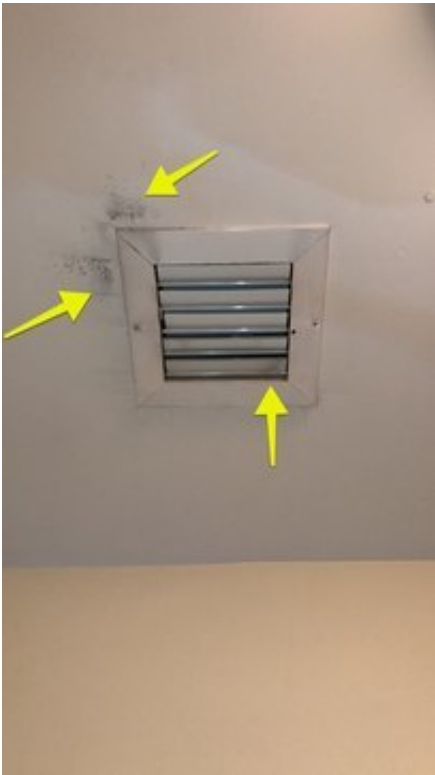
1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018

**According to Florida State Guidelines for Mold Assessment and Remediation, mold growth present on central A/C unit(s), including intakes, coils, ventilation systems etc. must be removed by a State Licensed Mold Remediator and cannot be serviced by standard State Licensed A/C Technicians.



Shows the first guest bathroom upon inspection.

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Photo by Alberto Rivero on Apr 16, 2018

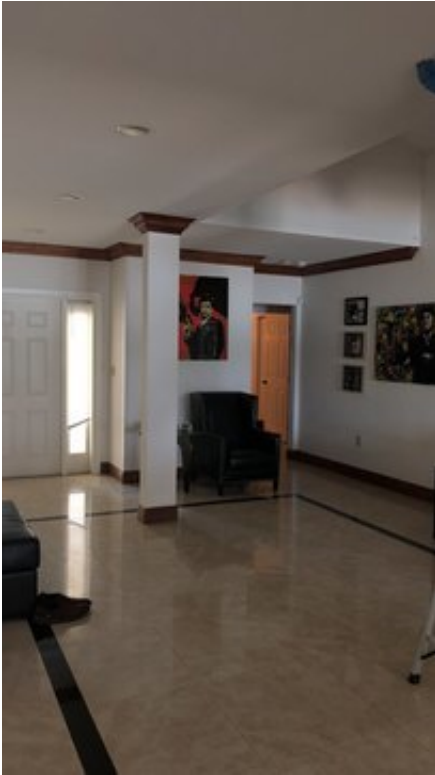


Shows evidence of visual mold growth on the first guest bathroom vent.

**According to Florida State Guidelines for Mold Assessment and Remediation, mold growth present on central A/C unit(s), including intakes, coils, ventilation systems etc. must be removed by a State Licensed Mold Remediator and cannot be serviced by standard State Licensed A/C Technicians.

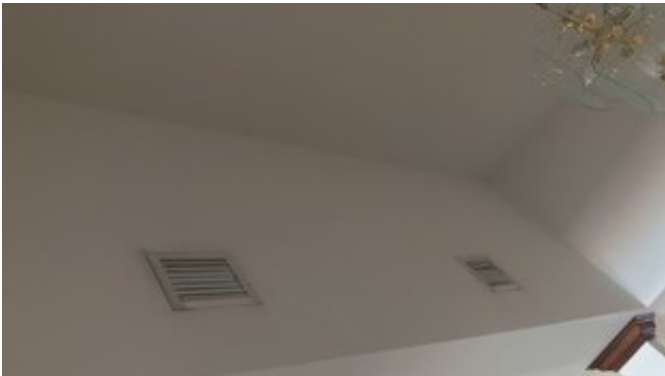
1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018

Shows the family room upon inspection.



1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018

Show discoloration on and surrounding the family room vent(s).



1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018

**According to Florida State Guidelines for Mold Assessment and Remediation, mold growth present on central A/C unit(s), including intakes, coils, ventilation systems etc. must be removed by a State Licensed Mold Remediator and cannot be serviced by standard State Licensed A/C Technicians.



Show evidence of visual mold growth throughout the family room vent/ductwork.

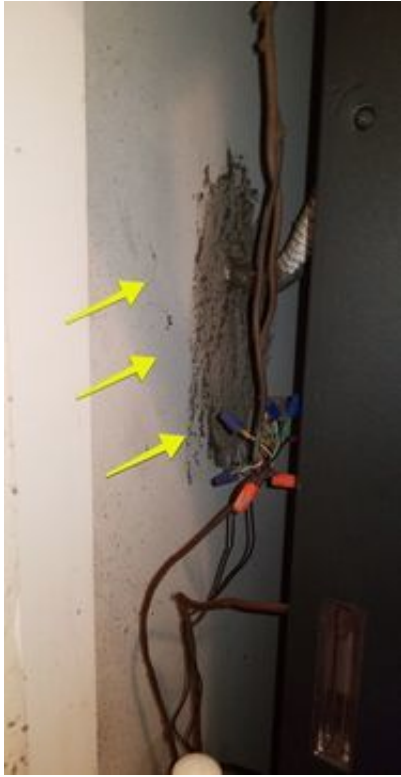
**According to Florida State Guidelines for Mold Assessment and Remediation, mold growth present on central A/C unit(s), including intakes, coils, ventilation systems etc. must be removed by a State Licensed Mold Remediator and cannot be serviced by standard State Licensed A/C Technicians.

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows discoloration evident of water damage of the door of the second central A/C unit closet.

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows evidence of visual mold growth throughout the wall(s) of the second central A/C unit closet.

**According to Florida State Guidelines for Mold Assessment and Remediation, mold growth present on central A/C unit(s), including intakes, coils, ventilation systems etc. must be removed by a State Licensed Mold Remediator and cannot be serviced by standard State Licensed A/C Technicians.

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Photo by Alberto Rivero on Apr 16, 2018



Shows evidence of visual mold growth throughout the wall(s) and coils of the second central A/C unit.

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Photo by Alberto Rivero on Apr 16, 2018



1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018

Shows evidence of visual mold growth throughout the wall(s) of the second central A/C unit closet.

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1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018

Shows discoloration evident of water damage on the second central A/C unit.

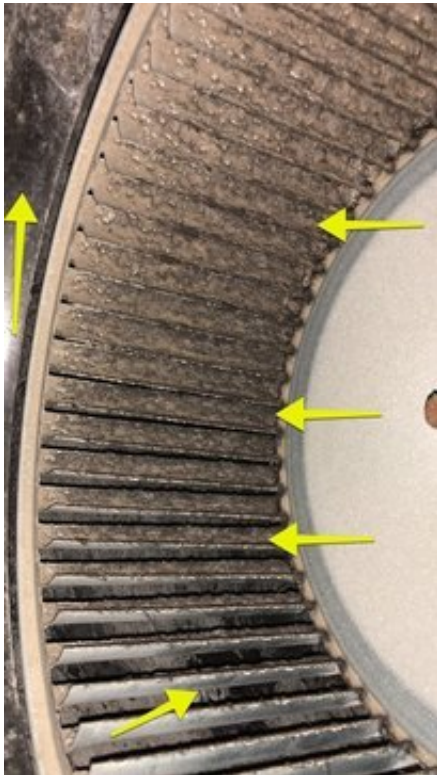
**According to Florida State Guidelines for Mold Assessment and Remediation, mold growth present on central A/C unit(s), including intakes, coils, ventilation systems etc. must be removed by a State Licensed Mold Remediator and cannot be serviced by standard State Licensed A/C Technicians.



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Photo by Alberto Rivero on Apr 16, 2018

Shows evidence of visual mold growth throughout the second central A/C unit closet.

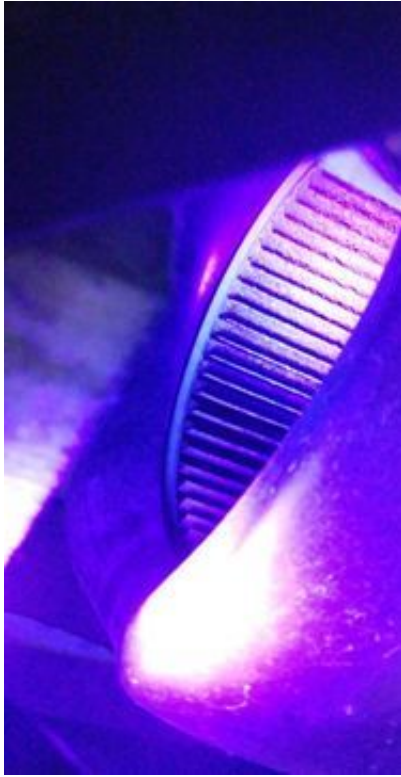
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Photo by Alberto Rivero on Apr 16, 2018

Shows evidence of visual mold growth throughout the coils of the second central A/C unit.

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Shows evidence of visual mold growth throughout the coils of the second central A/C unit using an LED UV Flashlight.

**According to Florida State Guidelines for Mold Assessment and Remediation, mold growth present on central A/C unit(s), including intakes, coils, ventilation systems etc. must be removed by a State Licensed Mold Remediator and cannot be serviced by standard State Licensed A/C Technicians.

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Photo by Alberto Rivero on Apr 16, 2018



Shows evidence of visual mold growth throughout the inside of the second central A/C unit closet.

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Photo by Alberto Rivero on Apr 16, 2018



Shows evidence of visual mold growth throughout the inside of the second central A/C unit closet.

**According to Florida State Guidelines for Mold Assessment and Remediation, mold growth present on central A/C unit(s), including intakes, coils, ventilation systems etc. must be removed by a State Licensed Mold Remediator and cannot be serviced by standard State Licensed A/C Technicians.

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Photo by Alberto Rivero on Apr 16, 2018



Shows a Digital Air Particle Counter being used by the second central A/C unit closet.

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Photo by Alberto Rivero on Apr 16, 2018



Shows an elevated particle count present in the second central A/C unit closet upon inspection using a Digital Air Particle Counter.

**According to Florida State Guidelines for Mold Assessment and Remediation, mold growth present on central A/C unit(s), including intakes, coils, ventilation systems etc. must be removed by a State Licensed Mold Remediator and cannot be serviced by standard State Licensed A/C Technicians.

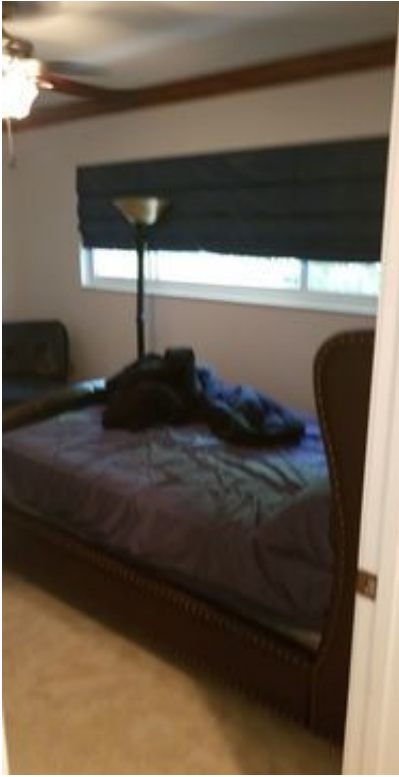
1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows an elevated particle count present in the second central A/C unit closet upon inspection using a Digital Air Particle Counter.

**According to Florida State Guidelines for Mold Assessment and Remediation, mold growth present on central A/C unit(s), including intakes, coils, ventilation systems etc. must be removed by a State Licensed Mold Remediator and cannot be serviced by standard State Licensed A/C Technicians.

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Photo by Alberto Rivero on Apr 16, 2018



Shows the second guest bedroom upon inspection.

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows an LED Fiber Optic Snake Camera being used throughout the second guest bedroom vent.

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Photo by Alberto Rivero on Apr 16, 2018



Shows evidence of visual mold growth throughout the second guest bedroom using an LED Fiber Optic Snake Camera.

**According to Florida State Guidelines for Mold Assessment and Remediation, mold growth present on central A/C unit(s), including intakes, coils, ventilation systems etc. must be removed by a State Licensed Mold Remediator and cannot be serviced by standard State Licensed A/C Technicians.

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Photo by Alberto Rivero on Apr 16, 2018



Shows the second guest bathroom upon inspection.

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows evidence of visual mold growth throughout the second guest bathroom vent.

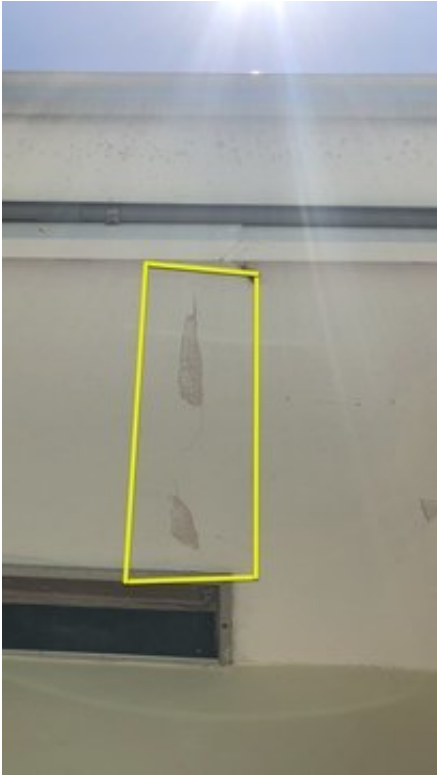
**According to Florida State Guidelines for Mold Assessment and Remediation, mold growth present on central A/C unit(s), including intakes, coils, ventilation systems etc. must be removed by a State Licensed Mold Remediator and cannot be serviced by standard State Licensed A/C Technicians.

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Photo by Alberto Rivero on Apr 16, 2018



Shows crack(s) and/or gap(s) throughout the exterior wall corresponding to the kitchen providing conditions conducive to water intrusion.

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows crack(s) and/or gap(s) throughout the exterior wall corresponding to the kitchen providing conditions conducive to water intrusion.

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows discoloration as well as paint peeling, cracking and/or bubbling evident of water damage around the exterior wall of the property corresponding to th kitchen wall.

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Photo by Alberto Rivero on Apr 16, 2018



Shows crack(s) present on the exterior wall of the property providing conditions conducive to water intrusion.

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Photo by Alberto Rivero on Apr 16, 2018



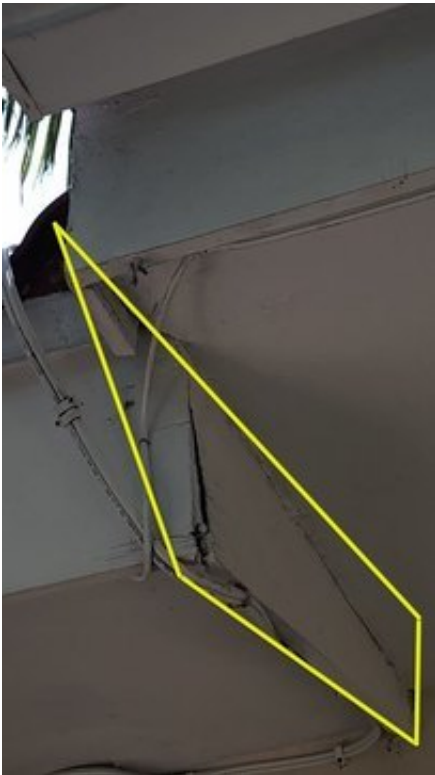
Shows crack(s) and/or gap(s) throughout the exterior wall by the backyard providing conditions conducive to water intrusion.

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Photo by Alberto Rivero on Apr 16, 2018



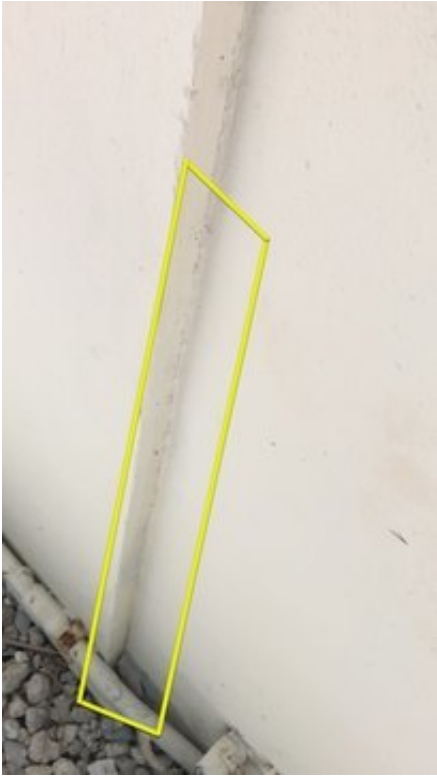
Shows discoloration as well as paint peeling, cracking and/or bubbling evident of water damage around the exterior wall and pipes.

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows crack(s) and/or gap(s) throughout the exterior wall providing conditions conducive to water intrusion.

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Photo by Alberto Rivero on Apr 16, 2018



Shows crack(s) and/or gap(s) throughout the exterior wall providing conditions conducive to water intrusion.

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Photo by Alberto Rivero on Apr 16, 2018



Shows crack(s) and/or gap(s) throughout the exterior wall providing conditions conducive to water intrusion.

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Shows crack(s) and/or gap(s) throughout the exterior wall providing conditions conducive to water intrusion.

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Shows crack(s) and/or gap(s) throughout the exterior wall providing conditions conducive to water intrusion.

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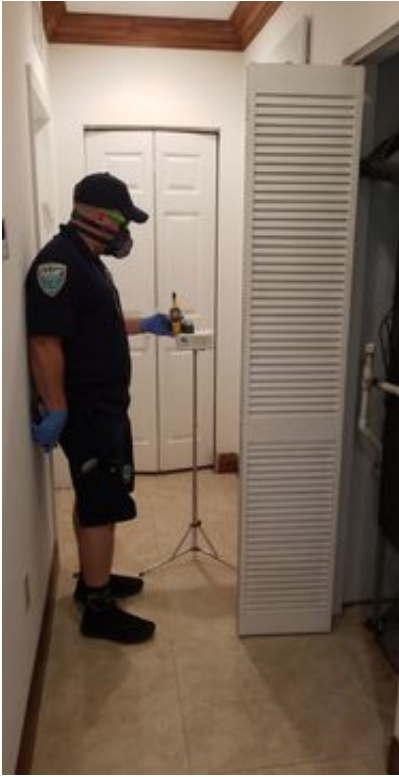
Shows a crack and/or gap throughout the exterior ceiling and/or wall by the backyard sliding door providing conditions conducive to water intrusion.

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows crack(s) and/or gap(s) throughout the exterior wall providing conditions conducive to water intrusion.

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows air sampling being taken from the hallway, where elevated levels of airborne mold spores were present throughout, as confirmed through lab results.

1190 Bay Drive | Miami Beach, FL 33141
Photo by Alberto Rivero on Apr 16, 2018



Shows air sampling being taken from the hallway, where elevated levels of airborne mold spores were present throughout, as confirmed through lab results.

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Photo by Alberto Rivero on Apr 16, 2018



contact@hayesmicrobial.com
http://hayesmicrobial.com/

Analysis Report prepared for

Miami Mold Specialist

1000 West Avenue Unit TS3
Miami Beach, FL. 33139
Phone: 305-763-8070 Fax: 305-647-6027

Job Name: Mayur Shetty
1190 Bay Drive
Miami Beach, FL 33141

Date Sampled: 04-16-2018
Date Analyzed: 04-17-2018
Report Date: 04-17-2018

EPA Laboratory ID# VA01419



AIHA EMPAT Lab ID# 188863



Mold License: LAB1021



License: #PH-0198



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3005 East Boundary Terrace, #F
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Phone: 305-763-8070 Fax: 305-647-6027

Spore Trap Analysis
SOP #HMC101

HMC #18011844

Job Number:		Job Name:	Mayur Shetty	Date Collected:	04/16/2018
Collected by:	Miami Mold Specialist		1190 Bay Drive	Date Received:	04/17/2018
Email:	miamimoldspecialist@gmail.com		Miami Beach, FL 33141	Date Reported:	04/17/2018

HMC ID Number	18011844 - 1	18011844 - 2		
Sample ID#	1	2		
Sample Name	Hallway Open Area	Outside		
Sample Volume	75 liters	75 liters		
Reporting Limit	13 spores/M3	13 spores/M3		
Background	2	2		
Fragments	ND	ND		

Organism	Raw Count	Count / M3	% of Total	Raw Count	Count / M3	% of Total		
Alternaria								
Ascospores				2	27	50.9%		
Aspergillus/Penicillium								
Basidiospores				1	13	24.5%		
Bipolaris/Drechslera								
Chaetomium								
Cladosporium	37	493	> 99%	1	13	24.5%		
Curvularia								
Epicoccum								
Fusarium								
Memnoniella								
Myxomycetes								
Pithomyces								
Stachybotrys								
Stemphylium								
Torula								
Ulocladium								
Unspecified Spore								
Total	37	493		4	53			

Water Damage Indicator Common Allergen Slightly Higher than Outside Air Significantly Higher than Outside Air Ratio Abnormality

Signature: Steph Ender Date: 04/17/2018 Reviewed by: Stephen A. Hayes Date: 04/17/2018



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Spore Trap Information

HMC #18011844

Reporting Limit	The Reporting Limit is the lowest number of spores that can be detected based on the total volume of the sample collected and the percentage of the slide that is counted. At Hayes Microbial, 100% of the slide is read so the LOD is based solely on the total volume. Raw spore counts that exceed 500 spores will be estimated.
Blanks	Results have not been corrected for field or laboratory blanks.
Background	<p>The Background is the amount of debris that is present in the sample. This debris consists of skin cells, dirt, dust, pollen, drywall dust and other organic and non-organic matter. As the background density increases, the likelihood of spores, especially small spores such as those of Aspergillus and Penicillium may be obscured. The background is rated on a scale of 1 to 4 and each level is determined as follows:</p> <p>ND : No background detected. (Pump or cassette malfunction.) Recollect sample. 1 : <5% of field occluded. No spores will be uncountable. 2 : 5-25% of field occluded. 3 : 25-75% of field occluded. 4 : 75-90% of field occluded. 5 : >90% of field occluded. Suggest recollection of sample.</p>
Fragments	Fragments are small pieces of fungal mycelium or spores. They are not identifiable as to type and when present in very large numbers, may indicate the presence of mold amplification.
Indoor/Outdoor Comparisons	There are no national standards for the numbers of fungal spores that may be present in the indoor environment. As a general rule and guideline that is widely accepted in the indoor air quality field, the numbers and types of spores that are present in the indoor environment should not exceed those that are present outdoors at any given time. There will always be some mold spores present in "normal" indoor environments. The purpose of sampling and counting spores is to help determine whether an abnormal condition exists within the indoor environment and if it does, to help pinpoint the area of contamination. Spore counts should not be used as the sole determining factor of mold contamination. There are many factors that can cause anomalies in the comparison of indoor and outdoor samples due to the dynamic nature of both of those environments.
Water Damage Indicators	These molds are commonly seen in conditions of prolonged water intrusion and usually indicate a problem.
Common Allergens	Although all molds are potential allergens, these are the most common allergens that may be found indoors.
Slightly Higher than Outside Air	The spore count is slightly higher than the outside count and may or may not indicate a source of contamination.
Significantly Higher than Outside Air	The spore count is significantly higher than the outdoor count and probably indicates a source of contamination.
Ratio Abnormality	The types of spores found indoors should be similar to the ones that were identified in the outdoor sample. Significant increases (more than 25%) in the ratio of a particular spore type may indicate the presence of abnormal levels of mold, even if the total number of spores of that type is lower in the indoor environment than it was outdoors.
Color Note	Fungi that are present in indoor samples at levels lower than 200 per cubic meter are not color coded on the report, unless they are one of the water damage indicators.



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Organism Descriptions

HMC #18011844

Ascospores

Habitat: A large group consisting of more than 3000 species of fungi. Common plant pathogens and outdoor numbers become very high following rain. Most of the genera are indistinguishable by spore trap analysis and are combined on the report.

Health Effects: Health affects are poorly studied, but many are likely to be allergenic.

Basidiospores

Habitat: A common group of Fungi that includes the mushrooms and bracket fungi. They are saprophytes and plant pathogens. In wet conditions they can cause structural damage to buildings.

Health Effects: Common allergens and are also associated with hypersensitivity pneumonitis.

Cladosporium

Habitat: One of the most common genera worldwide. Found in soil and plant debris and on the leaf surfaces of living plants. The outdoor numbers are lower in the winter and often relatively high in the summer, especially in high humidity. The outdoor numbers often spike in the late afternoon and evening. Indoors, it can be found growing on textiles, wood, sheetrock, moist window sills and in HVAC supply ducts.

Health Effects: A common allergen, producing more than 10 allergenic antigens and a common cause of hypersensitivity pneumonitis.



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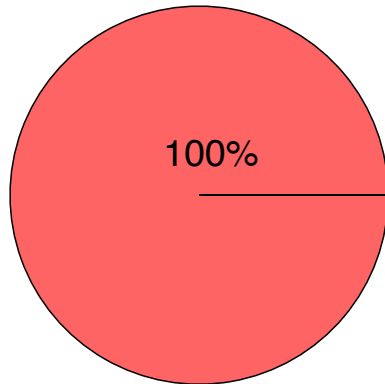
Graph Addendum

HMC #18011844

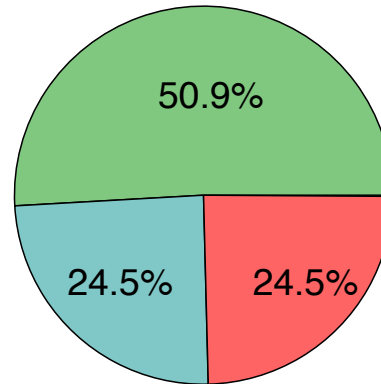
Job Number:	Job Name: Mayur Shetty	Date Collected: 04/16/2018
Collected by: Miami Mold Specialist	1190 Bay Drive	Date Received: 04/17/2018
Email: miamimoldspecialist@gmail.com	Miami Beach, FL 33141	Date Reported: 04/17/2018

Organism Percentages For Each Sample

Hallway Open Area



Outside



Ascospores
Basidiospores
Cladosporium



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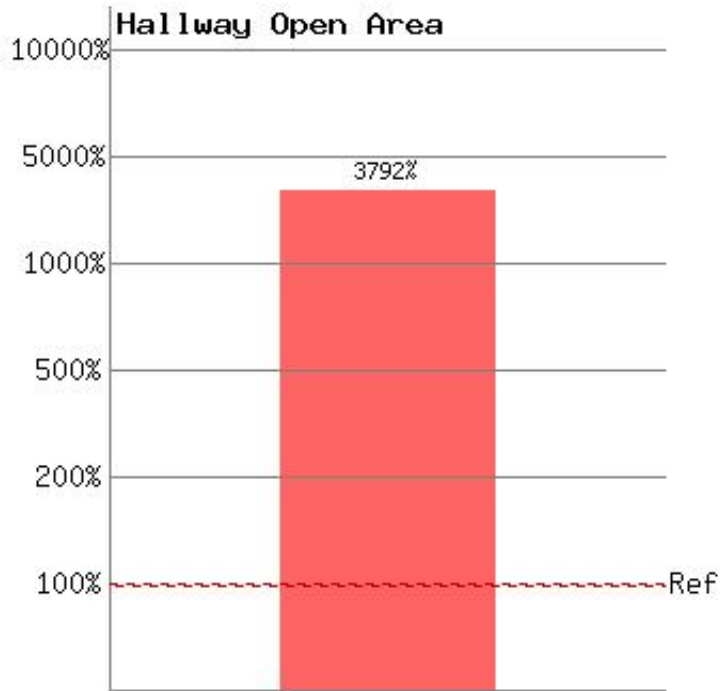
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Indoor Samples Compared to Outdoor Reference



Legend (100% = Outdoor Reference)

■ Cladosporium