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MOLD ASSESSMENT REPORT

PREPARED FOR THE FOLLOWING PROPERTY:



Ava Clarke
2612 NE 22nd Avenue
Ocala, FL 34470
352-456-1040

PERFORMED ON:

July 02, 2024

PERFORMED AND PREPARED BY:

A handwritten signature in black ink, appearing to read "Brenden Lavelly".

Brenden Lavelly
Licensed Florida Mold Assessor
MRSA4603

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I. INTRODUCTION

DK Environmental & Construction Services, Inc. (DKE) conducted a preliminary non-intrusive mold assessment of the accessible living spaces of the Interior inspected area(s) of the property, and has prepared this report summarizing our assessment findings and laboratory results. Air and surface sampling were performed in Interior inspected area(s) of the property, along with one (1) Exterior baseline/control air sample.

The purpose of this assessment 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. DKE follows the Indoor Environmental Standards Organization (IESO) sampling protocols.

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

- **Visible microbial growth was observed in Interior inspected area(s) of the property.**
- **Interior air sample(s) was/were found to contain elevated spore counts.**
- **Surface sample(s) taken in Interior inspected area(s) of the property was/were found to contain elevated spore counts.**
- **Mold remediation is recommended and outlined in the "Protocols" section of this report.**

An explanation of the above-listed summary can be found in this report. If you have any questions after reviewing this report, please call us at 407-614-4572.

II. SCOPE OF WORK & METHODS

Non-Intrusive Visual Inspection:

A visual inspection with the use of a FLIR™ E6 infrared thermal imaging camera and a Dr.meter™ moisture meter was performed in the Interior inspected area(s) of the property to identify suspect conditions and potential moisture source locations. Digital and infrared photographs were taken as necessary to support inspection findings.

Air Sampling and Analysis:

Air samples were collected in Interior inspected area(s) of the property 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 particulate 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.

Air sampling was performed in Interior inspected area(s) of the property. One (1) Exterior baseline/control air sample was collected for comparison purposes. After sample collection the cassettes were re-sealed delivered to a third-party independent laboratory for direct microscopic examination. There, a microbiologist examined the slides to identify the type, and determine 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 DKE indicate the following conditions at the property, as existing at the time and date of sample collection and observations:

Exterior/Interior Temperature and Relative Humidity:

Exterior Weather Conditions	Exterior Temperature (°F)	Exterior Relative Humidity (%)
Sunny, mild wind	93.5	49.1

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:

Interior Room Name	Temperature (°F)	Relative Humidity (%)
Interior Inspected Area(s)	91.5	54.5
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 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. Interior air quality should be "equal to or less than" the Exterior air quality in order to be safe for human occupancy. Please see the "Summary of Laboratory Analysis" and "Laboratory Analysis Report" for air sampling results.

PROPERTY INTERIOR**Cause of Loss:**

Client-Defined Suspected Cause of Loss	Has Been Repaired?
HVAC system leak, Master Bathroom shower system leak	No

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

Microbial Surface Activity:

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

Visual Inspection:

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

Elevated Moisture Content:

Interior Room Name	Drying Standard	Location	Moisture Content (%)
Kitchen	>15%	South lower drywall wall	92

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.

IV. SUMMARY OF LABORATORY ANALYSIS

Airborne Mold Spores by Spore Trap Technique and/or Surface Sampling by Tape/Swab			
Sample Number	Location	Elevated Fungal Species	Spores/M3*
Allergenco D Spore Trap 5952955	Exterior East Wall Baseline/Control Sample Collected at Breathing Level	Stachybotrys/Memnoniella	0
		Total Spore Count/M3	3130
Allergenco D Spore Trap 5952980	Interior Master Bedroom Preliminary Sample Collected at Breathing Level	Stachybotrys/Memnoniella	200
		Total Spore Count/M3	960
Allergenco D Spore Trap 5952984	Interior Northwest Bedroom Preliminary Sample Collected at Breathing Level	Stachybotrys/Memnoniella	40
		Total Spore Count/M3	1100
Bio-Tape 2612-1	Interior Kitchen Preliminary Sample Collected from South lower drywall wall	Stachybotrys/Memnoniella	High
		Total Spore Count/M3	>1000
Bio-Tape 2612-2	Interior Master Bathroom Preliminary Sample Collected from metal HVAC ceiling vent	Stachybotrys/Memnoniella	High
		Total Spore Count/M3	>1000

*Spores/M3 results listed in **red** represent levels significantly higher than outside air (Spore Trap), or a "Heavy" or "Very Heavy" spore estimate (Tape or Swab).

Please refer to the "Laboratory Analysis Report" for further interpretation of these results.

- Interior air sample(s) was/were found to contain elevated spore counts.
- Surface sample(s) taken in Interior inspected area(s) of the property was/were found to contain elevated spore counts.

According to Florida Title XXXII, Part XVI, ss. 468.84-468.8424, mold assessment and remediation need not 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 remediation techniques, inadequate containment, etc., DKE 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. Laboratory results are reflective of air quality conditions in Interior inspected area(s) of the property as they specifically relate to airborne fungal spores 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. 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 guidelines 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 job site. 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.

1. SUMMARY OF AREAS REQUIRING REMEDIATION/REPAIR

- Interior Garage
- Interior Kitchen
- Interior Master Bathroom
- Interior Living Areas (General)
- HVAC System(s)

2. 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 contaminant.
 - 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.
-

INTERIOR GARAGE

- Remove all affected wood baseboard.
 - Remove all affected drywall ceiling and walls.
 - Remove all affected insulation, if applicable.
 - Properly bag and dispose of all contaminated waste materials.
 - Treat and encapsulate all newly-exposed framing components with two coats of an EPA-registered mold resistant coating to prevent mold growth, if applicable.
-

INTERIOR KITCHEN

- Remove all affected wood baseboard.
- Remove all affected drywall. Drywall should be removed to a minimum of two feet (2') from floor level. This height may increase depending on the scope of affected areas discovered during the remediation process.
- Properly bag and dispose of all contaminated waste materials.
- Treat and encapsulate all newly-exposed framing components with two coats of an EPA-registered mold resistant coating to prevent mold growth, if applicable.

INTERIOR MASTER BATHROOM

- Remove all affected wood baseboard.
 - Remove all affected drywall ceiling and walls.
 - Properly bag and dispose of all contaminated waste materials.
 - Treat and encapsulate all newly-exposed framing components with two coats of an EPA-registered mold resistant coating to prevent mold growth, if applicable.
-

INTERIOR LIVING AREAS (GENERAL)

- Clean, scrub, and disinfect all affected areas and contents (walls, ceilings, flooring, closets, baseboard, trim, shelving, picture frames, household goods, clothing, furniture, cabinetry, electronics, appliances, ceiling fans/lights, door components, window components, etc.) within the applicable Interior Living Areas, as necessary, with an EPA-registered antimicrobial/antifungal disinfectant. All components/contents that cannot be adequately treated should be removed/disposed of.
-

HVAC SYSTEM(S)

- Inspection and cleaning of the HVAC system(s), including air handler(s), ductwork, vents, filters, exhaust systems, etc., by a licensed and insured HVAC contractor is recommended.
-
- Post-remediation clearance evaluation should be performed by a Florida-licensed Mold Assessor.
 - Following post-remediation clearance evaluation, disassemble and bag containment materials. Dispose of containment materials according to proper disposal protocol.
-

End of Section

VI. 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. DKE 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 system 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.
- 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 imbedded within the material and cannot be cleaned, removal of the contaminated materials plus an additional three (3) 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.
- Post-remediation verification should be performed by a licensed Mold Assessor prior to any build-back of finish materials.

VII. IN CLOSING

In closing, DKE 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 DKE.

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 us at 407-614-4572. We are happy to help as your good health and comfort is our goal.

Thank You,



Debra Koontz, President
DK Environmental & Construction Services, Inc.

VIII. SITE PHOTOGRAPHS



Calibration prior to testing



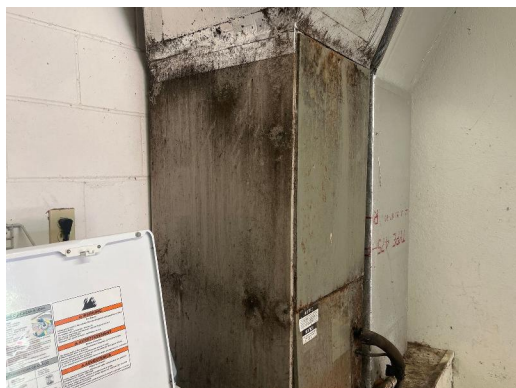
Exterior East wall baseline



Interior Master Bedroom sample



Interior Northwest Bedroom sample



Interior Garage
HVAC air handler, duct
Visible microbial growth (>10 sq ft)



Interior Garage
West drywall ceiling
Visible water damage
Visible microbial growth (>10 sq ft)



Interior Garage
North drywall wall
Visible water damage
Visible microbial growth (>10 sq ft)



Interior Garage
West lower drywall, wood baseboard
Visible water damage
Visible microbial growth (>10 sq ft)



Interior Kitchen
East lower drywall, wood baseboard
Visible water damage
Visible microbial growth (>10 sq ft)



Interior Kitchen
South lower drywall, wood baseboard
Visible water damage
Visible microbial growth (>10 sq ft)



Interior Kitchen
South lower drywall wall
Elevated moisture content (92%)



Interior Hall Bathroom
West drywall ceiling
Visible water damage
Visible microbial growth



Interior Master Bathroom
West lower drywall, wood baseboard
Visible water damage
Visible microbial growth (>10 sq ft)



Interior Master Bedroom
West drywall ceiling
Visible water damage



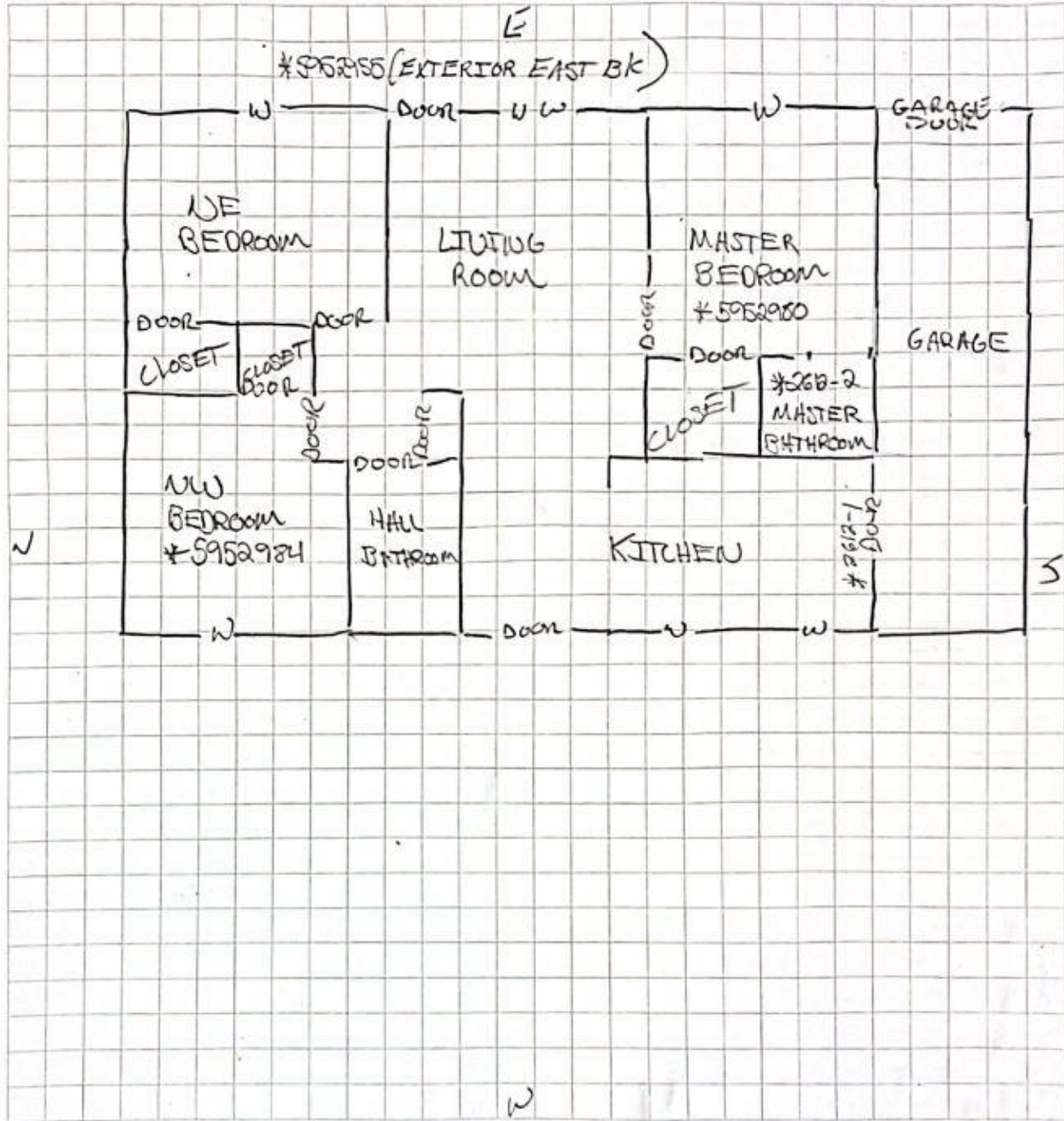
Interior Master Bedroom
Drywall ceiling, metal HVAC vent
Visible microbial growth

IX. SITE PLAN



DK Environmental & Construction Services, Inc.
8786 Sonoma Coast Drive, Winter Garden, FL 34787
407-614-4572 814-243-1927
dkenvironmental@yahoo.com

SITE PLAN



Case # _____

Address 2612 NE 22nd Ave
Ocala, FL, 34470

X. 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/arrestance”, 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.

XI. 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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- Worldwide Exposure Standards for Mold and Bacteria. 8th Edition. Robert C. Brandys, PhD, MPH, PE, CIH, CSP, CMR and Gail M. Brandys, MS, CSP, CMR, CIEC. OEHCS Publications. Hinsdale, IL. 2010
- Post-Remediation Verification and Clearance Testing for Mold and Bacteria – Risk Based Levels of Cleanliness Assurance 5th Edition. Robert C. Brandys, PhD, MPH, PE, CIH, CSP, CMR and Gail M. Brandys, MS, CSP, CMR, CIEC. OEHCS Publications. Hinsdale, IL.

XII. LICENSING





EMSL Analytical, Inc. EXHIBIT E - MOLD INSPECTION REPORT

5406 Hoover Blvd, Suite 21 Tampa, FL 33634
Tel/Fax: (813) 280-8752 / (813) 280-8753
<http://www.EMSL.com> / tampalab@emsl.com

EMSL Order: 932404117
93240985
Customer ID: DKEN75
Customer PO:
Project ID:

Attention: Debbie Koontz
DK Environmental
8786 Sonoma Coast Drive
Winter Garden, FL 34787

Phone: (814) 243-1927
Fax:
Collected Date: 07/02/2024
Received Date: 07/05/2024
Analyzed Date: 07/05/2024

Project: 2612 NE 22nd Ave Ocala, FL 34470 - Initial

Test Report: Allergenco-D™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	932404117-0001			932404117-0002			932404117-0003		
Client Sample ID:	5952955			5952980			5952984		
Volume (L):	75			75			75		
Sample Location:	Exterior East Wall B/C			Interior Master Bedroom			Interior NW Bedroom		
Spore Types	Raw Count†	Count/m³	% of Total	Raw Count†	Count/m³	% of Total	Raw Count†	Count/m³	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-	1	10*	0.9
Ascospores	11	490	15.7	2	30*	3.1	2	90	8.2
Aspergillus/Penicillium++	5	200	6.4	4	200	20.8	6	300	27.3
Basidiospores	37	1600	51.1	3	100	10.4	3	100	9.1
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	15	660	21.1	9	400	41.7	9	400	36.4
Curvularia	-	-	-	2	30*	3.1	2	30*	2.7
Epicoccum	2	90	2.9	-	-	-	-	-	-
Fusarium++	-	-	-	-	-	-	-	-	-
Ganoderma	1	40	1.3	-	-	-	-	-	-
Myxomycetes++	-	-	-	-	-	-	2	30*	2.7
Pithomyces++	-	-	-	-	-	-	3	100	9.1
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	4	200	20.8	1	40	3.6
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-	-	-	-
Cercospora++	1	40	1.3	-	-	-	-	-	-
Nigrospora	1	10*	0.3	-	-	-	-	-	-
Total Fungi	73	3130	100	24	960	100	29	1100	100
Hyphal Fragment	-	-	-	1	10*	-	1	10*	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	44	-	-	44	-	-	44	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	1	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	1	-	-	1	-	-	1	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.
† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.

Gerald Iannuzzi, Laboratory Manager
or other Approved Signatory

No discernable field blank was submitted with this group of samples.

EMSL Analytical, Inc. maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL Analytical, Inc. EMSL Analytical, Inc. bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. Skin Fragment and Fibrous Particulate ratings are based on the percent of non-fungal material they represent: 1 (1-25%), 2 (26-50%), 3 (51-75%), or 4 (76-100%). Background ratings are based on the total area covered by non-fungal particles: 1 (1-25%), 2 (26-50%), 3 (51-75%), 4 (76-99%), or 5 (100%; overloaded). High levels of background particulate can obscure spores and other particulates, leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "*" Denotes particles found at 300X. "-" Denotes not detected. Due to method stopping rules, raw counts >= 100 are extrapolated based on the percentage analyzed.

Samples analyzed by EMSL Analytical, Inc. Tampa, FL A2LA Accredited - Certificate #2845.28

Initial report from: 07/05/2024 11:17 AM

For information on the fungi listed in this report, please visit the Resources section at www.emsl.com



EMSL Analytical, Inc

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Tel/Fax: (813) 280-8752 / (813) 280-8753
<http://www.EMSL.com> / tampalab@emsl.com

EXHIBIT E - MOLD INSPECTION REPORT

EMSL Order: 932404117
Customer ID: DKEN75
Customer PO:
Project ID:

Attention: Debbie Koontz
DK Environmental
8786 Sonoma Coast Drive
Winter Garden, FL 34787

Phone: (814) 243-1927

Fax:

Collected Date: 07/02/2024

Received Date: 07/05/2024

Analyzed Date: 07/05/2024

Project: 2612 NE 22nd Ave Ocala, FL 34470 - Initial

Test Report: Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Tape Samples (EMSL Method MICRO-SOP-200)

Lab Sample Number: Client Sample ID: Sample Location:	932404117-0004 2612-1 Interior Kitchen Lower Drywall	932404117-0005 2612-2 Interior Master Bathroom Metal AC Ceiling Vent			
Spore Types	Category	Category			
Alternaria (Ulocladium)	-	-			
Ascospores	-	-			
Aspergillus/Penicillium++	-	-			
Basidiospores	-	-			
Bipolaris++	-	-			
Chaetomium++	-	-			
Cladosporium	-	-			
Curvularia	-	-			
Epicoccum	-	-			
Fusarium++	-	-			
Ganoderma	-	-			
Myxomycetes++	-	-			
Pithomyces++	-	-			
Rust	-	-			
Scopulariopsis/Microascus	-	-			
Stachybotrys/Memnoniella	*High*	*High*			
Unidentifiable Spores	-	-			
Zygomycetes	-	-			
Hyphal Fragment	-	-			
Insect Fragment	-	-			
Pollen	Rare	-			
Fibrous Particulate	-	-			

Category: Count/per area analyzed - Rare: 1 to 10 Low: 11 to 100 Medium: 101 to 1000 High: >1000

- Denotes Not Detected.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

* = Sample contains fruiting structures and/or hyphae associated with the spores.

Gerald Iannuzzi, Laboratory Manager
or other Approved Signatory

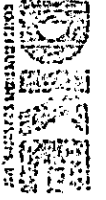
No discernable field blank was submitted with this group of samples.

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.

Samples analyzed by EMSL Analytical, Inc. Tampa, FL A2LA Accredited – Certificate #2845.28

Initial report from: 07/05/2024 11:17 AM

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6755 Sonoma Coast Drive
 Winter Garden, FL 34787
 *407-614-4572 481-243-1927
 dkenvironmental@yahoo.com

CHAIN OF CUSTODY/ANALYSIS REQUEST

Project # / Job #:
 932404117

Page ___ of ___

Company: **DK Environmental & Construction Services, Inc.**
 Contact Name: **Dobra Kooniz, President**
 Address: **8786 Sonoma Coast Drive**
 City: **Winter Garden** State: **FL** Zip: **34787**
 Phone: **014-243-1927** Email: **dkenvironmental@yahoo.com**
 Sampled By: **Chris Rilko, MRS42640**
 Project/Job Name: **2612 NE 22nd Ave Ocala FL 34470**
 Report: Email Fax Both
 Payment Type: On Account Credit Card Check
 Credit Card Type: Visa Master Card Amex
 Credit Card #: _____
 Name on Card (Print): _____
 Signature: _____

Sample #:	Sample Identification:	Sample Type:		Turnaround Time:		For Lab Use Only
		AcAL	TeType	Standard	Rush	
9900955	Everett East Wall BIC					
9900958	Trinitor Master Bedroom					
9952984	↓ MUS Bedroom					
2612-1	↓ Kitchen lower drywall					
2612-2	↓ Master Bathroom metal AC ceiling					

Special Instructions: **INITIAL CLEARANCE - 6 hour**

Date	Time	Relinquished By	Company	Received By	Company	Good Condition
7/2/04	2:15 pm	<i>[Signature]</i>		<i>[Signature]</i>		Yes
						No
						No
						Yes