July 8, 2022

Pumpkin Cay Condominium Association 10 c/o Exuma Inc.
1 Barracuda Lane
Key Largo, FL 33037
(305) 733-5549
schoedingerconsulting@aol.com

RE : *77 Snapper Ln, Unit B, Key Largo, FL 33037*
SUBJECT: *Report of Limited Moisture and Mold Assessment*
RESULTS: *Elevated Mold Growth Identified; Remediation Recommended*

Dear Pumpkin Cay Condominium Association 10 c/o Exuma Inc.:

Thank you for this opportunity to serve you. We inspected the subject building on June 30, 2022, at 11:00 AM. The subject structure is a one - story condominium unit, approximately 2,100 square feet and originally built in 1974.

Elevated mold growth was identified within the subject residence. Remediation recommendations are made in the detailed report that follows.

We hope this information assists you. Please do not hesitate to contact us if you have any further questions regarding this matter or if we may be of any further assistance. Thank you again for this opportunity to serve you.

Sincerely,
Coastal Indoor Environmental Consultants

Terry Dunn

Terry Dunn, HI MRSA, MRSR, IA
Florida Licensed Mold Assessor MRSA473

I. Conditions at Time of Inspection

People present at inspection:

- **Mr. Stephen Shoedinger, HOA President, Client**
- **Norman Larrabee, Nordix, LLC, Homeowners Representative**
- **Mr. Terry Dunn, Mold Assessor, Coastal Indoor Environmental Consultants**

The building was temporarily vacant and partially furnished at the time of the inspection.

II. Observations & Findings

The subject structure is a one - story condominium unit, approximately 2,100 square feet, and is circa 1974. We obtained access to the reported moisture damaged locations of the interior, as well as inspected suspicious adjacent areas that may have been impacted by the reported cause of moisture intrusion. The purpose of the inspection was to visually evaluate areas of the residence for possible microbial growth and/or associated water damage leading to elevated fungal spore counts detected in the living areas.

We collected samples as part of this inspection. The samples were submitted to AEML, Inc. of Pompano Beach, FL, our independent Accredited Laboratory for their analysis. A copy of the laboratory report is attached to this report. We noted the following:

History and Information

During the recent roof replacement, inclement weather damaged the temporary roof covering and caused water damage to interior surfaces. Concerned that there may be a mold problem, the homeowner's association has retained Coastal Indoor Environmental Consultants to assess the fungal ecology of the subject residence.

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Exterior Conditions:

- The front elevation/door faces west.
- The weather is sunny.
- An outside bio-aerosol sample was collected to compare with the inside bio-aerosol samples collected.

Area	Temp *F	RH %	Dew Point *F
Outside	88.3*F	69.1%	72.4*F

Front Elevation

Bioaerosol Sample Collected Outside

THE GREAT ROOM

Moisture: There are observations of moisture stains or activity noted in this area.

- There are visible moisture stains and damage noted at the great room ceiling.
- Elevated moisture content was detected with a moisture meter at this area.

Mold: No visual observations of mold growth are noted in this area.

- Although there is no visible mold growth noted; there is likely hidden mold growth on the back side of the gypsum board.

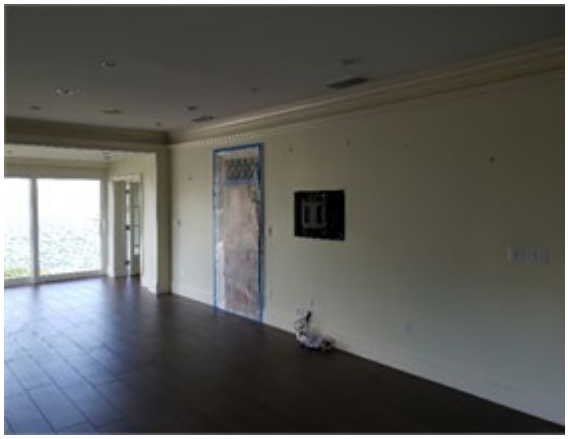
Samples: Bioaerosol - A bioaerosol sample was collected from this area to determine if fungal amplification is occurring.

Summary of Results: The following is a summary of the findings and sample results (if any) for this area.

- The laboratory results for the bioaerosol sample/s collected in this area are elevated; mold remediation is recommended for this area. Please see the mold remediation recommendations section of this report for details.
- Elevated moisture content was detected with a moisture meter at the area noted above. Based on the minimum standards of practice set forth by the IICRC S-500 and S-520 any materials that have been wet for more than 72 hours should be removed.

Area	Temp in *F	RH %	Dew Point *F
	76.5*F	52.1%	57.4*F

The great room



The great room

The great room

The great room

Visible moisture stains noted on the great room ceiling

Visible moisture stains are noted in the ceiling is the great room

Bioaerosol sample collected from the great room

Elevated moisture content was detected with a moisture meter at the great room wall adjacent to the left of the master bedroom entry

Elevated moisture content was detected with a moisture meter at all adjacent to the right of the master bedroom entry

The great room

The great room

THE KITCHEN

Moisture: There are no observations of moisture stains or activity in this area.

- No elevated moisture content was detected with a moisture meter at this location.

Mold: No visual observations of mold growth are noted in this area.

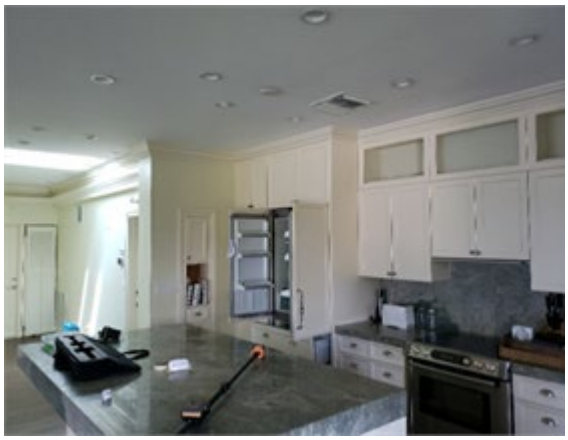
Samples: None - No samples were collected from this area.

Summary of Results: The following is a summary of the findings and sample results (if any) for this area.

- There were no mold or moisture issues noted in this area. There are no remediation recommendations for this area.

Area	Temp in *F	RH %	Dew Point *F
	77.1*F	50.6%	57.0*F

The kitchen



The kitchen

The kitchen ceiling

THE FOYER

Moisture: There are observations of moisture stains or activity noted in this area.

- There are visible moisture stains and damage noted at the ceiling adjacent to the east crown molding.
- All of the areas when surveyed with a moisture meter were dry at the time of this assessment, however, my interview with the property manager indicates that there were materials in this area that were saturated. We recommend all areas that have moisture stains be cut out and areas that were known to be wet need to have test cuts to determine if there is any mold growth present.

Mold: No visual observations of mold growth are noted in this area.

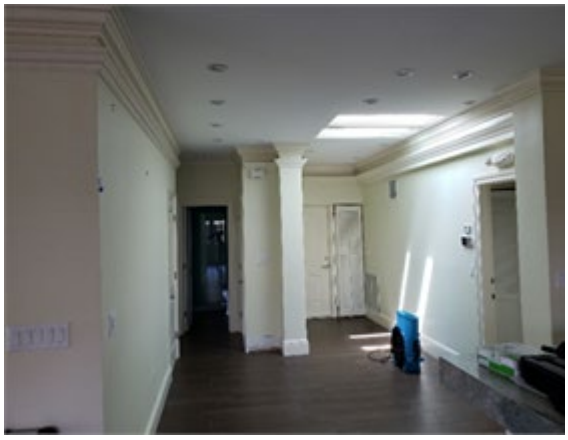
- Although there is no visible mold growth noted; there is likely hidden mold growth on the back side of the gypsum board. As mentioned above in the moisture section, some test cuts are recommended for this area. If there is visible mold growth at the test cut areas these areas should be properly remediated according to the mold remediation protocol.

Samples: None - No samples were collected from this area.

Summary of Results: The following is a summary of the findings and sample results (if any) for this area.

- Although there is no visible mold growth noted; there is likely hidden mold growth on the back side of the gypsum board.

Area	Temp in *F	RH %	Dew Point *F
	77.2*F	51.2%	58.1*F



The foyer

Visible moisture stains are noted on the ceiling adjacent to the crown molding on the east side of the hallway - this area should be cut out

Visible moisture stains are noted in the tray ceiling section- these areas should be cut out

There is no elevated moisture content or moisture stains noted at the knee walls below the skylights- however - test cuts are recommended for these knee walls to determine if mold growth is present on the back side of the drywall- if so, then the knee walls should be removed

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No elevated moisture content was detected with a moisture meter at the knee walls below the skylights- however- my interview with the property manager indicates this area was wet during the incident- we recommend test cuts here

No elevated moisture content was detected at the knee walls below the skylights

No elevated moisture content was detected at the moisture stain adjacent to the east crown molding however we recommend this moisture stain be cut out

This is a cutout in the ceiling of the hallway closet in the foyer - this was open prior to this assessment

THE MASTER BEDROOM

Moisture: There are observations of moisture stains or activity noted in this area.

- There are visible moisture stains and damage noted at the ceiling and base wall adjacent to the right side of the sliding glass door.
- Elevated moisture content was detected with a moisture meter at the walls adjacent to the left and right sides of the sliding glass door, as well as the corner ceiling above the left side of the sliding glass door.

Mold: No visual observations of mold growth are noted in this area.

- Although there is no visible mold growth noted; there is likely hidden mold growth on the back side of the gypsum board.

Samples: Bioaerosol - A bioaerosol sample was collected from this area to determine if fungal amplification is occurring.

Summary of Results: The following is a summary of the findings and sample results (if any) for this area.

- The laboratory results for the bioaerosol sample/s collected in this area are elevated; mold remediation is recommended for this area. Please see the mold remediation recommendations section of this report for details.

Area	Temp in *F	RH %	Dew Point *F
	76.8*F	54.8%	58.3*F

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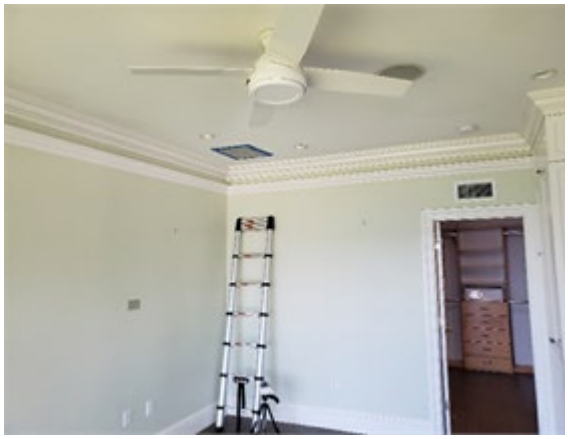
The master bedroom



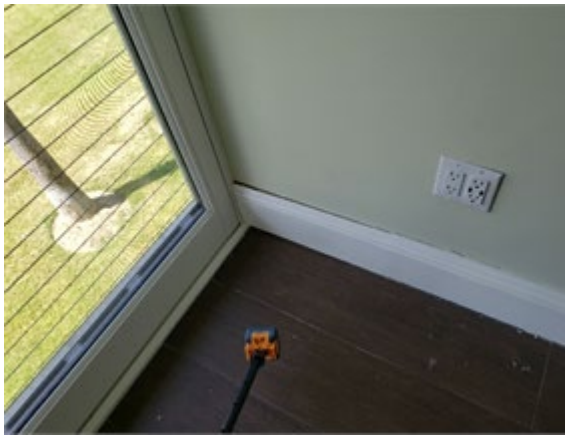
The master bedroom

Visible moisture stain noted at the ceiling

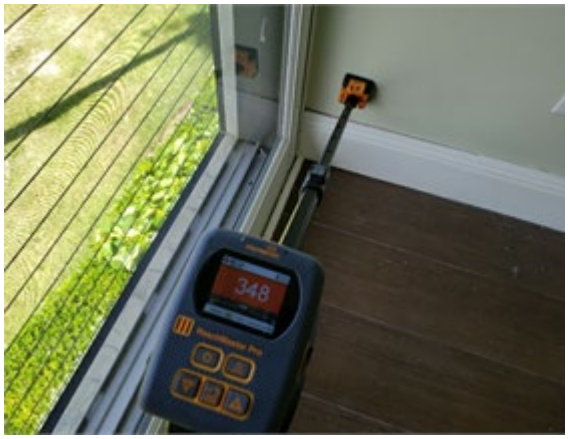
The master bedroom ceiling - visible moisture damage is noted adjacent to the ceiling fan

No elevated moisture content was detected with a moisture meter at the time of this assessment

No elevated moisture content is detected at the moisture damaged areas of the ceiling at the time of this assessment



Visible moisture damage is noted at the base wall adjacent to the right side of the sliding glass door

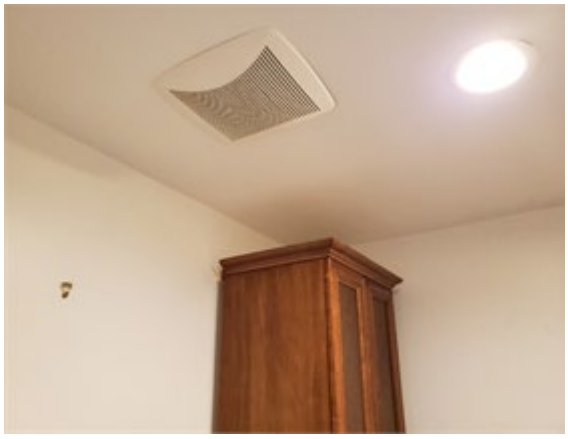


Elevated moisture content is detected with a moisture meter at the base wall adjacent to the right side of the sliding glass door

A bioaerosol sample was collected from the master bedroom

A bioaerosol sample was collected from the master bedroom attic space

The master bedroom closet



The master bedroom water closet ceiling

THE GUEST BEDROOM (SOUTH)

Moisture: There are observations of moisture stains or activity noted in this area.

- There are visible moisture stains and damage noted at the ceiling and walls.
- Elevated moisture content was detected with a moisture meter at this area.

Mold: No visual observations of mold growth are noted in this area.

- Although there is no visible mold growth noted; there is likely hidden mold growth on the back side of the gypsum board.

Samples: Bioaerosol - A bioaerosol sample was collected from this area to determine if fungal amplification is occurring.

Summary of Results: The following is a summary of the findings and sample results (if any) for this area.

- The laboratory results for the bioaerosol sample/s collected in this area are elevated; mold remediation is recommended for this area. Please see the mold remediation recommendations section of this report for details.
- Elevated moisture content was detected with a moisture meter at the area noted above. Based on the minimum standards of practice set forth by the IICRC S-500 and S-520 any materials that have been wet for more than 72 hours should be removed.

Area	Temp in *F	RH %	Dew Point *F
	75.7*F	59.0%	61.0*F

The south guest bedroom

The south guest bedroom

The south guest bedroom ceiling - visible moisture stains are noted adjacent to the ceiling fan

No elevated moisture content was detected with a moisture meter at the moisture damaged areas of the ceiling at the time of this assessment however our interview with the property management indicates this area was saturated with moisture at the time of the incident

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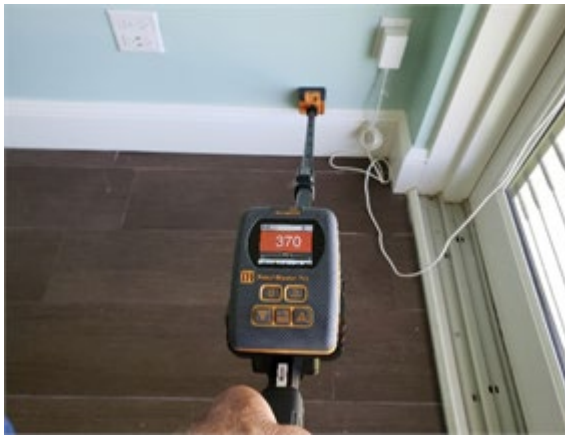
No elevated moisture content is detected with a moisture meter at the baseboard adjacent to the right side of the sliding glass door



Elevated moisture content is detected with a moisture meter at the base wall adjacent to the left side of the sliding glass door

Elevated moisture content is detected with a moisture meter at the corner ceiling adjacent to the left side of the sliding glass door

A bioaerosol sample was collected from the guest bedroom

Elevated moisture content is detected with a moisture meter at the wall adjacent to the right side of the sliding glass door

Elevated moisture content is detected with a moisture meter at the base wall adjacent to the left side of the sliding glass door

Elevated moisture content is detected with a moisture meter at the wall adjacent to the left side of the sliding glass door from floor to ceiling

The walls adjacent to and above the master bedroom entry door

THE SOUTH GUEST BATHROOM

Moisture: There are no observations of moisture stains or activity in this area.

- No elevated moisture content was detected with a moisture meter at this location.

Mold: No visual observations of mold growth are noted in this area.

- Although there is no visible mold growth noted; there is the possibility that hidden mold growth is present in this area.

Samples: Bioaerosol - A bioaerosol sample was collected from this area to determine if fungal amplification is occurring.

Summary of Results: The following is a summary of the findings and sample results (if any) for this area.

- Although there is no visible mold growth noted; there is the possibility that hidden mold growth is present in this area.
- The laboratory results for the bioaerosol sample/s collected in this area are elevated; mold remediation is recommended for this area. Please see the mold remediation recommendations section of this report for details.

Area	Temp in *F	RH %	Dew Point *F
	75.7*F	58.1%	59.1*F

The south guest bedroom's bathroom

The south guest bedroom's bathroom

A bioaerosol sample was collected from the south guest bathroom's ceiling cavity

General Notes

- Five (5) indoor bio-aerosol samples were collected and submitted for evaluation to AEML, Inc. in Pompano Beach, our independent accredited laboratory. The samples were collected from:
    1. THE GREAT ROOM
    2. THE MASTER BEDROOM
    3. THE GUEST BEDROOM (SOUTH)
    4. THE SOUTH GUEST BATHROOM
- An additional bio-aerosol control sample was also collected outside at the front entrance of the dwelling to be used as a comparison.
- The laboratory evaluation results are attached to this report and summarized below.
- This inspection is limited to visual observations of exposed surfaces only. There are no intrusive or destructive methods used to observe hidden areas such as wall cavities, ceiling cavities and certain components that are not accessible. Although thorough attempts are made to identify all potential problems that may contribute to mold growth, there is always a possibility that hidden mold growth may be present, including any non-viable mold that may be present from a prior moisture event that has dried out and is no longer detectable.

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III. Discussion & Laboratory Evaluation Results

The laboratory evaluation results for the air samples collected are commensurate with the physical inspection findings, indicating evidence of elevated microbial growth or aerosolization occurring indoors.

The analysis of the sample results indicates the elevated mold spore counts per cubic meter shows an elevated statistical probability for indoor fungal amplification. Please see the following "Summary of Sample Analysis Results" as well as the attached complete laboratory report for details regarding these sample results.

A satisfactory mold clearance inspection consists of no visual observations of microbial growth inside the subject property, no active source of moisture is present, and air sample results are positively evaluated by comparing the total indoor counts with the exterior or reference counts and then comparing the types of microbial spores identified inside versus outside. Interior levels should be the same or lower than exterior levels and the types of spores identified indoors should be similar in nature to the types of spores found outdoors.

We recommend a review of the entire AEML Inc., laboratory report attached in addition to this Limited Mold and Moisture Assessment.

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The laboratory results for the bio-aerosol samples collected in all areas sampled are show the individual indoor reported “Aspergillus/Penicillium-Like” Genera are in amounts greater than that of their outdoor counterparts. These results indicate a high probability of elevated aerosolization (fungal amplification). The areas noted above are considered to be in a state of ELEVATED fungal ecology; professional remediation efforts are recommended to return the subject areas back to a state of normal fungal ecology.

Sample ID:	385700-01			385704-01			385704-02			385704-03		
Client Sample ID:	Outside-449562			Great Room-435494			Master Bedroom-449771			Master Bedroom Attic Space-877		
Volume Sampled (L):	75			75			75			75		
Media:	Allergenco D			Allergenco D			Allergenco D			Allergenco D		
Percent of Trace Analyzed:	100% at 600X Magnification			100% at 600X Magnification			100% at 600X Magnification			100% at 600X Magnification		
Spore Types	**Raw Count**	**Count/m³**	**%**	**Raw Count**	**Count/m³**	**%**	**Raw Count**	**Count/m³**	**%**	**Raw Count**	**Count/m³**	**%**
Alternaria	—	—	—	—	—	—	1	13	7	—	—	—
Arthrinium	—	—	—	—	—	—	—	—	—	—	—	—
Ascospores	4	53										
Aspergillus/Penicillium-Like	—	—	—	13	173	87	7	93	47	38	507	81
Basidiospores	5	67										
Bipolaris/Dreschlera	—	—	—	—	—	—	—	—	—	—	—	—
Botrytis	—	—	—	—	—	—	—	—	—	—	—	—
Cercospora	—	—	—	—	—	—	1	13	7	—	—	—
Chaetomium	—	—	—	—	—	—	—	—	—	—	—	—
Cladosporium	—	—	—	—	—	—	4	53	27	1	13	2
Curvularia	4	53	27	1	13	7	1	13	7	—	—	—
Epicoccum	—	—	—	—	—	—	—	—	—	—	—	—
Fusarium	—	—	—	—	—	—	—	—	—	—	—	—
Ganoderma	1	13	7	—	—	—	—	—	—	—	—	—
Memnoniella	—	—	—	—	—	—	—	—	—	—	—	—
Nigrospora	1	13	7	—	—	—	—	—	—	—	—	—
Oidium/Peronospora	—	—	—	—	—	—	—	—	—	—	—	—
Pithomyces	—	—	—	—	—	—	—	—	—	—	—	—
Rust	—	—	—	—	—	—	—	—	—	—	—	—
Smut/Myxomyces/Periconia	—	—	—	—	—	—	1	13	7	—	—	—
Stachybotrys	—	—	—	—	—	—	—	—	—	—	—	—
Torula	—	—	—	—	—	—	—	—	—	—	—	—
Ulocladium	—	—	—	—	—	—	—	—	—	—	—	—
Unidentified Spores	—	—	—	—	—	—	—	—	—	—	—	—
Total Spores	**15**	**200**		**15**	**200**		**15**	**200**		**47**	**627**	
Hyphal Fragments	—	—		—	—		—	—		—	—	
Pollen	—	—		1	13		—	—		—	—	
Debris Rating	3			3			3			3		
Detection Limit	13			13			13			13		

Coastal Indoor Environmental Consultants
18909 SW 80 Ct.
Miami, FL 33157
305-709-1177
terry@coastaliec.com
Ref – 77 Snapper Ln, Unit B, Key Largo, FL 33037

Sample ID:	385704-04	385704-05
Client Sample ID:	SE GBR-435638	Guest Bathroom Ceiling Cav-510
Volume Sampled (L):	75	75
Media:	Allergenco D	Allergenco D
Percent of Trace Analyzed:	100% at 600X Magnification	100% at 600X Magnification

Spore Types	**Raw Count**	**Count/m³**	**%**	**Raw Count**	**Count/m³**	**%**
Alternaria	—	—	—	—	—	—
Arthrinium	—	—	—	—	—	—
Ascospores	—	—	—	—	—	—
Aspergillus/Penicillium-Like	143	1,907	97	1,035 #	13,800	95
Basidiospores	1	13	1	—	—	—
Bipolaris/Dreschlera	—	—	—	—	—	—
Botrytis	—	—	—	—	—	—
Cercospora	—	—	—	—	—	—
Chaetomium	—	—	—	—	—	—
Cladosporium	3	40	2	50	667	5
Curvularia	—	—	—	—	—	—
Epicoccum	—	—	—	—	—	—
Fusarium	—	—	—	—	—	—
Ganoderma	—	—	—	—	—	—
Memnoniella	—	—	—	—	—	—
Nigrospora	—	—	—	—	—	—
Oidium/Peronospora	—	—	—	—	—	—
Pithomyces	—	—	—	—	—	—
Rust	—	—	—	—	—	—
Smut/Myxomyces/Periconia	—	—	—	—	—	—
Stachybotrys	—	—	—	—	—	—
Torula	—	—	—	—	—	—
Ulocladium	—	—	—	—	—	—
Unidentified Spores	—	—	—	—	—	—
Total Spores	**147**	**1,960**		**1,085**	**14,467**	
Hyphal Fragments	—	—		—	—	
Pollen	—	—		—	—	
Debris Rating	3			2		
Detection Limit	13			13		

Estimation performed due to high count.

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IV. Summary

Our visual observations together with the laboratory results for the air samples collected indicate evidence of the elevated microbial presence in the living areas.

- The laboratory sample results for the areas sampled are as follows:

THE GREAT ROOM

- The laboratory results for the bioaerosol sample/s collected in this area are elevated; mold remediation is recommended for this area. Please see the mold remediation recommendations section of this report for details.
- Elevated moisture content was detected with a moisture meter at the area noted above. Based on the minimum standards of practice set forth by the IICRC S-500 and S-520 any materials that have been wet for more than 72 hours should be removed.

THE KITCHEN

- There were no mold or moisture issues noted in this area. There are no remediation recommendations for this area.

THE FOYER

- Although there is no visible mold growth noted; there is likely hidden mold growth on the back side of the gypsum board.

THE MASTER BEDROOM

- The laboratory results for the bioaerosol sample/s collected in this area are elevated; mold remediation is recommended for this area. Please see the mold remediation recommendations section of this report for details.

THE GUEST BEDROOM (SOUTH)

- The laboratory results for the bioaerosol sample/s collected in this area are elevated; mold remediation is recommended for this area. Please see the mold remediation recommendations section of this report for details.
- Elevated moisture content was detected with a moisture meter at the area noted above. Based on the minimum standards of practice set forth by the IICRC S-500 and S-520 any materials that have been wet for more than 72 hours should be removed.

THE SOUTH GUEST BATHROOM

- Although there is no visible mold growth noted; there is the possibility that hidden mold growth is present in this area.
- The laboratory results for the bioaerosol sample/s collected in this area are elevated; mold remediation is recommended for this area. Please see the mold remediation recommendations section of this report for details.

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It appears that the above-noted issues are providing the conditions conducive for mold growth to occur.

This inspection is limited to visual observations of exposed surfaces only. There are no intrusive or destructive methods used to observe hidden areas such as wall cavities, ceiling cavities and certain components that are not accessible. Although thorough attempts are made to identify all potential problems that may contribute to mold growth, there is always a possibility that hidden mold growth may be present, including any non-viable mold that may be present from a prior moisture event that has dried out and is no longer detectable.

The following remedial recommendations are made for the subject areas noted above:

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V. Remediation Recommendations

THIS SECTION IS ALSO KNOWN AS "THE PROTOCOL" AND IS SPECIFICALLY WRITTEN AS A GUIDANCE FOR THE REMEDIATION CONTRACTOR

The following references are the basis for the remediation recommendations herein. The New York City Department of Health Guidelines on *Assessment and Remediation of Fungi in Indoor Environments;* The Institute of Inspection, Cleaning and Restoration Certificate (IICRC) S500 and S520; The E.P.A. Guidelines for Mold; The US Occupational Safety and Health Administration (OSHA); any other applicable state, or local regulations. Whenever there is a conflict or overlap among or between the above references, the most stringent provisions shall apply.

- Remedy apparent moisture source:
- Isolate all HVAC components throughout the affected area prior to any repair or remediation activities. All HVAC equipment in or passing through any containment area shall be shut down, and preventative measures are taken to prevent accidental start-ups. All intake and exhaust openings shall be sealed with at least one (1) layer of 6-mil polyethylene sheeting. The seals shall be installed in such a manner as to guarantee that the seals shall remain in place for the duration of the project.
- Full ***containment* with an air lock chamber,*** of the areas surrounding the remediated area, including negative pressurization of the work area with HEPA filtered air scrubbers is required for the following areas:
    1. **THE GREAT ROOM**
    2. **THE FOYER**
    3. **THE MASTER BEDROOM**
    4. **THE GUEST BEDROOM (SOUTH)**
    5. **THE SOUTH GUEST BATHROOM**
- Movable Objects – All movable objects (furniture, pictures, accessories, and free-standing shelving) shall be cleaned and removed from the containment area(s) as specified in the scope of work.
- Upon adequate containment isolation, begin removal of the affected drywall/wallboard/plaster, wood framing, baseboards, etc. going two feet beyond any visible mold and/or moisture damage.
    - In the event additional areas of contamination are identified, contact the assessor

immediately for re-assessment (Terry Dunn 786-333-7767).

- Additionally, any exposed attic insulation and aluminum/wood studs that are affected should be removed.
- Conduct a visual inspection of any wood framing materials present and if they are affected removal should occur.

Specific areas to be removed:

THE GREAT ROOM: The affected areas of All noted wet materials and the entire ceiling over to the kitchen but not including the kitchen, going out 2' beyond the edge of any visible mold including any affected adjacent/opposing walls of any adjacent/opposing rooms.

THE FOYER: The affected areas of all moisture-stained materials as well as any materials where the test cuts have indicated the presence of mold growth., going out 2' beyond the edge of any visible mold including any affected adjacent/opposing walls of any adjacent/opposing rooms.

THE MASTER BEDROOM: The affected areas of the entire ceiling as well as the walls adjacent to the right and left sides of the sliding glass door from floor to ceiling coming in from the door 6 ft., going out 2' beyond the edge of any visible mold including any affected adjacent/opposing walls of any adjacent/opposing rooms.

THE GUEST BEDROOM (SOUTH): The affected areas of the entire ceiling and the walls adjacent to the sliding glass doors from floor to ceiling and the NE corner ceiling, going out 2' beyond the edge of any visible mold including any affected adjacent/opposing walls of any adjacent/opposing rooms.

THE SOUTH GUEST BATHROOM: The affected areas of the entire ceiling, going out 2' beyond the edge of any visible mold including any affected adjacent/opposing walls of any adjacent/opposing rooms.

- **Any affected materials not removed**, due to structural concerns or materials adjacent to removed affected materials, shall be sanded, scrubbed, and micro-cleaned with a detergent solution. Any mold substances that cannot be removed shall be encapsulated.
- **Place ample dehumidification equipment** within the containment areas and clean storage areas to maintain relative humidity at 50% (+/-5%) during the remediation process. Dehumidification should allow for <14% moisture in all construction materials.
- **Air scrubbing** is required in the containment areas noted above, along with HEPA vacuum and damp wipe all the surfaces, furniture and contents and micro-cleaning with antimicrobial agents. Distribute and isolate all air filtration devices throughout the affected areas. Ensure

during the project that no old, contaminated or incorrectly installed filters are used to minimize post remediation testing failures or potentially cross-contaminating other areas of the residence.

- **Cleaning of the HVAC system AHU** evaporator coils, blower compartment, fan, housing, supply plenum, ducting, and vents are recommended.
- Micro-cleaning of all areas where remediation occurs is recommended.
- A Florida Licensed Mold Remediator should perform all remediation.
- A licensed HVAC contractor should address the air handler unit, the A/C ducting, and the plenums. Following the guidelines of the *"National Air Duct Cleaners Association"* – ACR, 2006 addition "Assessment, Cleaning & Restoration of HVAC Systems" or the latest guidelines established by *"The American Society of Heating, Refrigeration, and Air-Conditioning Engineers."*
- Continued monitoring of areas for moisture issues is recommended.
- Prior to any restoration activities, the remediated sections of the residence should be sampled (**additional fees apply**) to assure post-remediation clearance criteria have been achieved. Clearance sampling should be undertaken prior to any application of sealants or encapsulating medium to the remediated surfaces.
- Post-remediation clearance criteria shall be successful at a level of less than 1,000 aggregate fungal spores/cm2 for direct surface samples and at a level of less than 1,000 aggregate fungal spores per cubic meter of air collected in a 75-liter aerosol spore trap.

Containment Protocol:

- The containment must be built using polyethylene sheeting of 6-mil thickness that is clear or opaque and moisture resistant duct tape and spray on glue capable of continuously sealing polyethylene through project's remediation duration.
- The designated onsite clean storage area must be outside.
- PVC or wood supporting frames shall be utilized to ensure that the containments remain intact during the entire remediation and post-remediation procedures.
- Polyethylene bags of 6-mil thickness such as those used for asbestos-containing waste.
- A wet-vac vacuum cleaner and HEPA-filtered vacuum cleaner. All areas should be cleaned, and sanitized, and new filters installed prior to beginning the project. All filters shall be disposed of as contaminated waste material at the end of this project.

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- Remove all contents from the affected areas that will be contained. All applicable contents must be HEPA vacuumed, and damp wiped with a mild detergent solution prior to removal. In the event, some contents cannot be removed e.g., large furnishings ensure they have been cleaned properly and are sealed with polyethylene sheeting of 6-mil thickness. Electronic equipment should be HEPA vacuumed only.
- Ground Fault Circuit Interrupters (GFCI) to be used on all electrical equipment within the containment.
- Air Filtration devices with HEPA filtration and in a sufficient number to provide a negative pressure between the containment and outside areas shall be operated continuously from the time containment is established through the time all demolition is completed.
- Once all the affected materials have been removed, HEPA vacuum to remove remaining dust and debris from the containment. Additionally, wipe down the interior of the containment to remove any particulate matter that may statically bind to the walls of the containment.

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We hope this information assists you. Please do not hesitate to contact us if you have any further questions regarding this matter or if we may be of any further assistance. Thank you again for this opportunity to serve you.

The above report is a summary of project conditions based on visual site observations. Coastal Indoor Environmental Consultants and their representatives will not be held liable for any assumptions made based on these findings. As a routine matter, to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. This inspection is not a complete inspection of all systems or components of the residence and issues no warranty or guarantees for any part of the subject structure or systems. Conditions inside wall cavities are not visible and unknown.

Sincerely,
Coastal Indoor Environmental Consultants

Terry Dunn

Terry Dunn, HI, MRSA, MRSR, IA
Florida Licensed Mold Assessor MRSA473
Florida Licensed Mold Remediator MRSR464
Florida Licensed Home Inspector HI1328
Florida Licensed Insurance Adjuster P030492

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CHAIN OF CUSTODY/ANALYSIS REQUEST

AEML, Inc.
Microbiology Laboratories
601 E. Atlantic Blvd.
Pompano Beach, FL 33060
Phone: 954-333-8149
Fax: 954-333-8181
www.aemlinc.com

Project # / Job #: 385704

Company: Kite, LLC		Sampled By: Terry Dunn	Payment Type: On Account Credit Card Check
Contact Name: Terry Dunn		Project/Site Name: 77 Snapper Ln Unit B	Credit Card Type: Visa Master Card Amex Discover
Address: 18909 SW 80 Ct.		Project #: 3711	Credit Card #:
City: Cutler Bay	State: FL / Zip: 33157	P.O. #:	Name on Card (Print):
Phone #: (305) 709-1177	Fax #:	Report (circle): E-Mail Fax Both	Signature:
E-mail: terry@coastalicc.com			

Sample Type: A = Air W = Water T = Tape S = Swab B = Bulk

Turn Around Time (Rush charges may apply) Standard ____ Other ____

Sample Identification	Date	Sample Type	Volume (Air)	Area (Swabs)	A001	S001	T001	A002	S002	T002		Exp. Date: __/__ For Lab Use Only Sample Numbers
1. Outside – 449562	06/30/22	A	75L		X							(385700-01)
2. Great room – 435494	06/30/22	A	75L		X							01
3. Master bedroom #449771	06/30/22	A	75L		X							02
4. Master bedroom attic space – 449877	06/30/22	A	75L		X							03
5. SE GBR – 435638	06/30/22	A	75L		X							04
6. Guest bathroom ceiling cavity – 435510	06/30/22	A	75L		X							05

Special Instructions/Requirements:

Date	Time	Relinquished By	Company	Received By	Company	Good Condition
06/30/22	5:38 PM	Terry Dunn	Kite, LLC			Yes No
						Yes No
7/1/22	9:50		Fedex	HAN	AEML	(Yes) No

Analysis performed is subject to AEML, Inc. Standard Terms and Conditions unless otherwise specified by contract between client and AEML, Inc.

Kimberly & Terry Dunn
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Phone: (954) 333-8149
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email: customerservice@aemlinc.com

Project: 77 Snapper Lane Unit B 3711

Batch: 385704

Sampled: 6/30/2022
Received: 7/1/2022
Analysis Date: 7/1/2022
Report Date: 7/1/2022

AEML Test: A001 Spore Trap Analysis

Sample ID:	385700-01	385704-01	385704-02	385704-03
Client Sample ID:	Outside-449562	Great Room-435494	Master Bedroom-449771	Master Bedroom Attic Space-877
Volume Sampled (L):	75	75	75	75
Media:	Allergenco D	Allergenco D	Allergenco D	Allergenco D
Percent of Trace Analyzed:	100% at 600X Magnification	100% at 600X Magnification	100% at 600X Magnification	100% at 600X Magnification

Spore Types	**Raw Count**	**Count/m³**	**%**	**Raw Count**	**Count/m³**	**%**	**Raw Count**	**Count/m³**	**%**	**Raw Count**	**Count/m³**	**%**
Alternaria	—	—	—	—	—	—	1	13	7	—	—	—
Arthrinium	—	—	—	—	—	—	—	—	—	—	—	—
Ascospores	4	53	27	—	—	—	—	—	—	5	67	11
Aspergillus/Penicillium-Like	—	—	—	13	173	87	7	93	47	38	507	81
Basidiospores	5	67	33	1	13	7	—	—	—	3	40	6
Bipolaris/Dreschlera	—	—	—	—	—	—	—	—	—	—	—	—
Botrytis	—	—	—	—	—	—	—	—	—	—	—	—
Cercospora	—	—	—	—	—	—	1	13	7	—	—	—
Chaetomium	—	—	—	—	—	—	—	—	—	—	—	—
Cladosporium	—	—	—	—	—	—	4	53	27	1	13	2
Curvularia	4	53	27	1	13	7	1	13	7	—	—	—
Epicoccum	—	—	—	—	—	—	—	—	—	—	—	—
Fusarium	—	—	—	—	—	—	—	—	—	—	—	—
Ganoderma	1	13	7	—	—	—	—	—	—	—	—	—
Memnoniella	—	—	—	—	—	—	—	—	—	—	—	—
Nigrospora	1	13	7	—	—	—	—	—	—	—	—	—
Oidium/Peronospora	—	—	—	—	—	—	—	—	—	—	—	—
Pithomyces	—	—	—	—	—	—	—	—	—	—	—	—
Rust	—	—	—	—	—	—	—	—	—	—	—	—
Smut/Myxomyces/Periconia	—	—	—	—	—	—	1	13	7	—	—	—
Stachybotrys	—	—	—	—	—	—	—	—	—	—	—	—
Torula	—	—	—	—	—	—	—	—	—	—	—	—
Ulocladium	—	—	—	—	—	—	—	—	—	—	—	—
Unidentified Spores	—	—	—	—	—	—	—	—	—	—	—	—
Total Spores	**15**	**200**		**15**	**200**		**15**	**200**		**47**	**627**	
Hyphal Fragments	—	—		—	—		—	—		—	—	
Pollen	—	—		1	13		—	—		—	—	
Debris Rating	3			3			3			3		
Detection Limit	13			13			13			13		

Estimation performed due to high count.

Joshua Krinsky
Technical Director

Results submitted pertain only to the samples as presented on the accompanying Chain of Custody.
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Project: 77 Snapper Lane Unit B 3711

Batch: 385704

Sampled: 6/30/2022
Received: 7/1/2022
Analysis Date: 7/1/2022
Report Date: 7/1/2022

AEML Test: A001 Spore Trap Analysis

Sample ID:	385704-04	385704-05
Client Sample ID:	SE GBR-435638	Guest Bathroom Ceiling Cav-510
Volume Sampled (L):	75	75
Media:	Allergenco D	Allergenco D
Percent of Trace Analyzed:	100% at 600X Magnification	100% at 600X Magnification

Spore Types	Raw Count	Count/m³	%	Raw Count	Count/m³	%
Alternaria	—	—	—	—	—	—
Arthrinium	—	—	—	—	—	—
Ascospores	—	—	—	—	—	—
Aspergillus/Penicillium-Like	143	1,907	97	1,035 #	13,800	95
Basidiospores	1	13	1	—	—	—
Bipolaris/Dreschlera	—	—	—	—	—	—
Botrytis	—	—	—	—	—	—
Cercospora	—	—	—	—	—	—
Chaetomium	—	—	—	—	—	—
Cladosporium	3	40	2	50	667	5
Curvularia	—	—	—	—	—	—
Epicoccum	—	—	—	—	—	—
Fusarium	—	—	—	—	—	—
Ganoderma	—	—	—	—	—	—
Memnoniella	—	—	—	—	—	—
Nigrospora	—	—	—	—	—	—
Oidium/Peronospora	—	—	—	—	—	—
Pithomyces	—	—	—	—	—	—
Rust	—	—	—	—	—	—
Smut/Myxomyces/Periconia	—	—	—	—	—	—
Stachybotrys	—	—	—	—	—	—
Torula	—	—	—	—	—	—
Ulocladium	—	—	—	—	—	—
Unidentified Spores	—	—	—	—	—	—
Total Spores	**147**	**1,960**		**1,085**	**14,467**	
Hyphal Fragments	—	—		—	—	
Pollen	—	—		—	—	
Debris Rating	3			2		
Detection Limit	13			13		

Estimation performed due to high count.

Joshua Krinsky
Technical Director

Results submitted pertain only to the samples as presented on the accompanying Chain of Custody.
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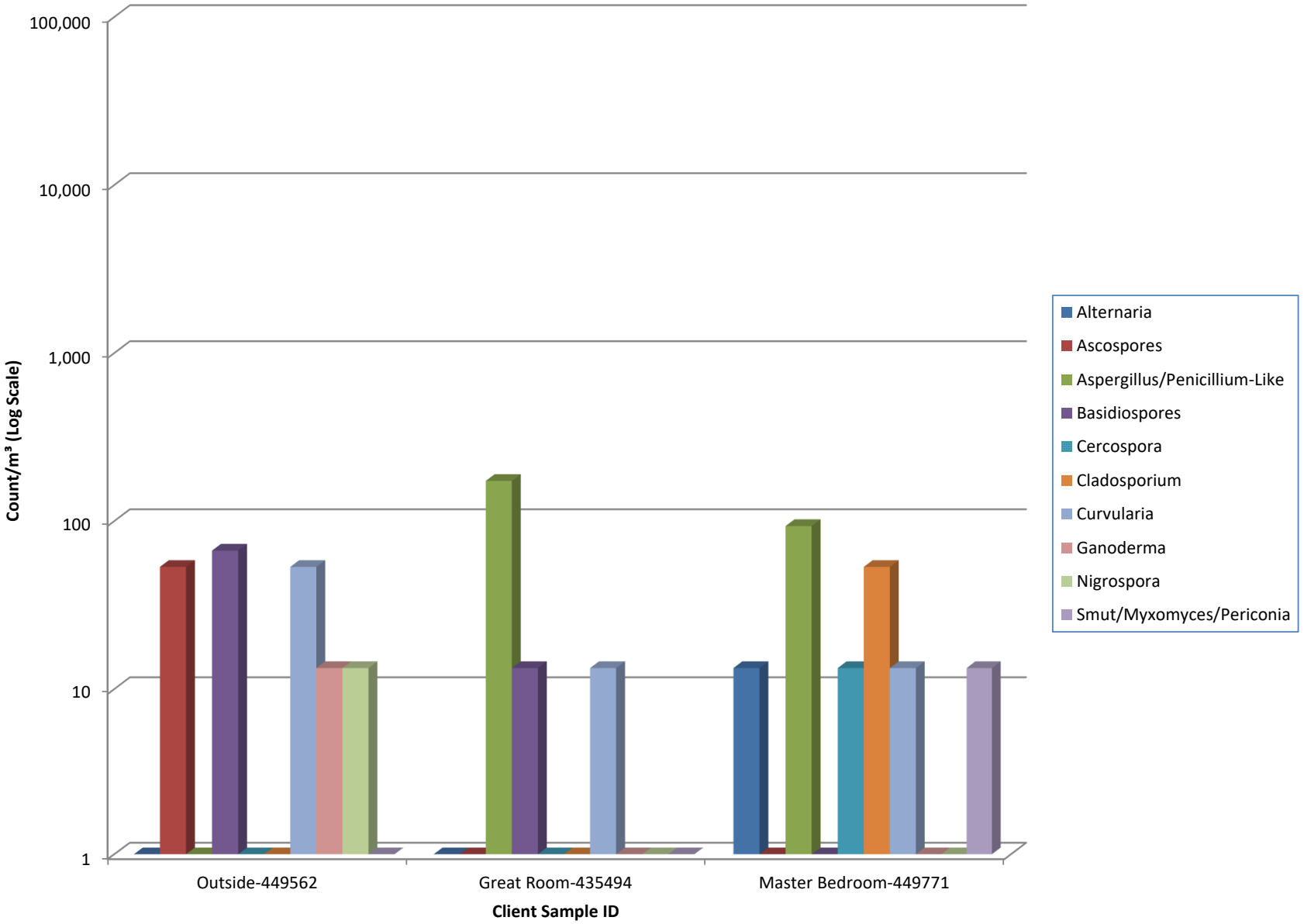
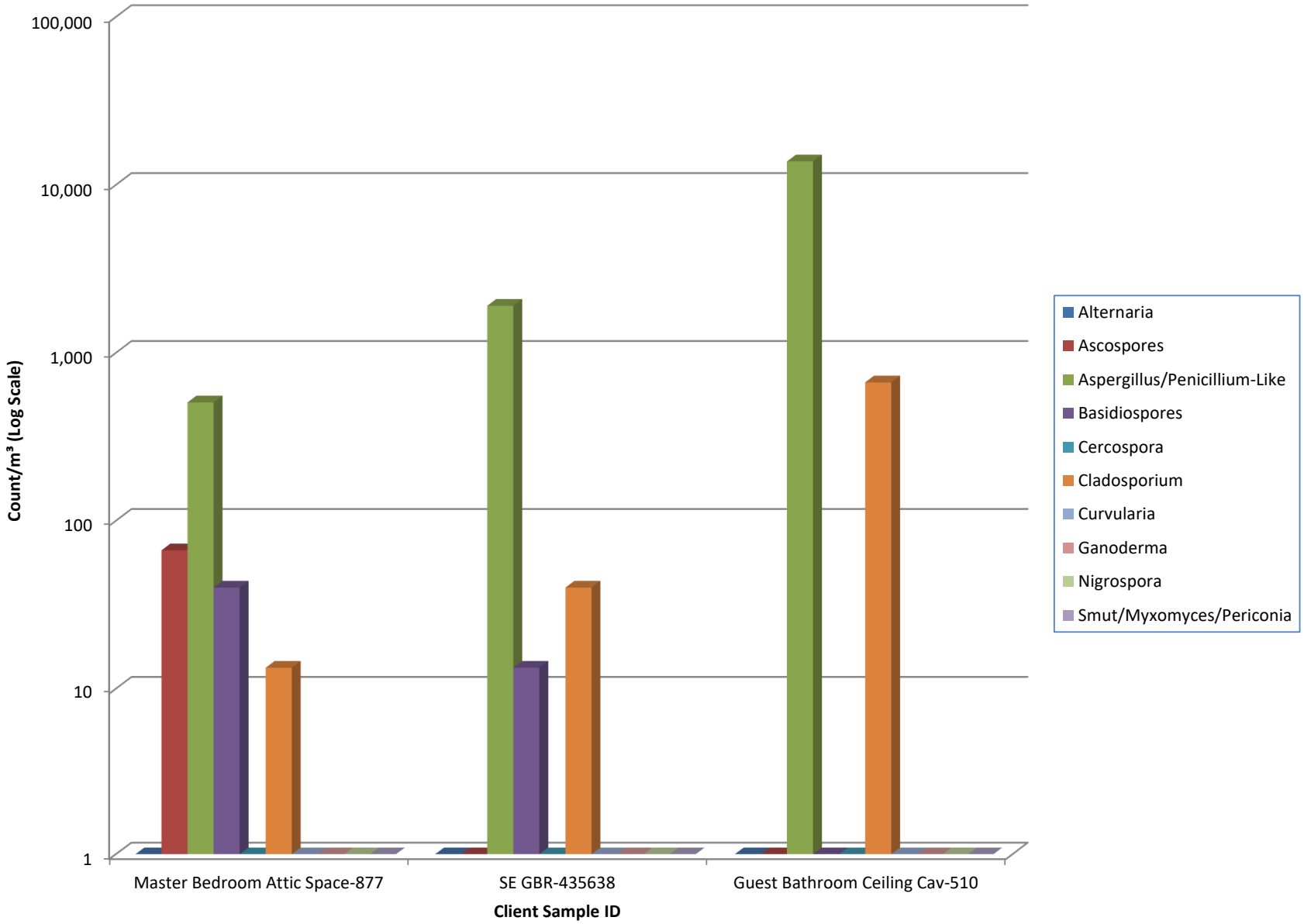
Project: 77 Snapper Lane Unit B 3711



Note: Graph may understate the importance of certain genre of spores.

AEML, Inc.
Microbiology Laboratories

Project: 77 Snapper Lane Unit B 3711



Note: Graph may understate the importance of certain genre of spores.

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Standard Spore List	
Alternaria	Common allergen causing hay fever or hypersensitivity reactions that sometimes lead to asthma, serious infections are rare, except in people with compromised immune systems. Normal agents from the decomposition of plants.
Arthrinium	No reported infections associated with this fungus. Normally not found indoors.
Ascospores	Very common outdoor spore, associated with rain and mositure.
Aspergillus/Penicillium-Like	Possible allergen. Common cause of respiratory irritation and infection. Found on water damaged wallpaper, carpet and organic materials.
Basidiospores	Possible allergen to sensitive individuals, no known serious health effects associated with this fungus. Mushrooms and dry rot are examples of basidiospore producing fungi.
Bipolaris/Dreschlera	Allergen that can affect nose, skin, eye and upper respiratory track. Found on grasses, grains and decaying food.
Botrytis	Potential allergen, hay fever and asthma effects. Parasite commonly found growing on indoor plants.
Chaetomium	Not well studied but possible allergen with hay fever and asthma effects. Rare cases of nail infections. Found on a variety of cellulose, paper and plant compost.
Cladosporium	Potential allergen, hay fever and asthma effects. Grows well in damp environments, on textiles and window sills.
Curvularia	Hay fever, asthma and or allergic fungal sinusitis are some of the potential allergens associated with this fungi. Possible human health risk. Has been known to cause onychomycosis, ocular keratitis, sinusitis, mycetoma, pneumonia, endocarditis, cerebral abscess, and disseminated infection. Most cases are from immunocompromised patients. Grows on various indoor building materials.
Epicoccum	Potential allergen, effects are hay fever, asthma and skin allergies. Found in soil, air and rotting vegetation.
Fusarium	Potential allergen, hay fever and asthma effects. Commonly found on fruit rot, requires very wet conditions.
Ganoderma	Commonly found in the atmosphere, grows on wood products. Possible allergen at high concentrations.
Memnoniella	Mycotoxin producing spore related to and often found in conjunction with Stachybotrys.
Nigrospora	Potential allergen, hay fever and asthma effects. Usually not found growing indoors. Found on decaying plant material and soil.
Oidium/Peronospora	Common obligate parasites on leaves, stems, flowers, and fruits of living higher plants.
Pithomyces	Possible allergen. Grows well on paper indoors given the right conditions.
Rust	Potential allergen, hay fever and asthma effects. Rarely found growing indoors.
Smut/Myxomyces/Periconia	Potential allergen, hay fever and asthma effects. Rarely found growing indoors.
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.
Torula	Potential allergen, hay fever and asthma effects. Found growing on water damaged cellulose, paper, wicker, straw baskets and ceiling tiles. Often found growing outdoors on leaves, roots, wood, and soil.
Ulocladium	Grows well on cellulose containing materials like paper, straw, wallboard. Requires very wet conditions.
Unidentified Spores	N/A
Hyphal Fragments	Branched structures with cell walls. Hyphae are somewhat analogous to stems or roots in plants whereas the spores would be analogous to the seeds.
Pollen	Allergen that causes hay fever. Pollen is microscopic round or oval grains produced by plants.

AEML, Inc. assumes no liability or warranty on the use of, or interpretation of the data provided within this report. Responsibility lies solely on the client for the use and interpretation of the results provide herein. Results of the analysis cannot be interpreted without physical inspection of the area tested or without consideration for the structure's characteristics. Generally, if indoor readings are greater than 90% of outdoor readings, further investigation or testing may be warranted. More information on Indoor Air Quality and mold can be found on the EPA website "www.epa.gov/iaq/mold/moldresources.html" and the Center for Disease Control website "www.cdc.gov/mold/".