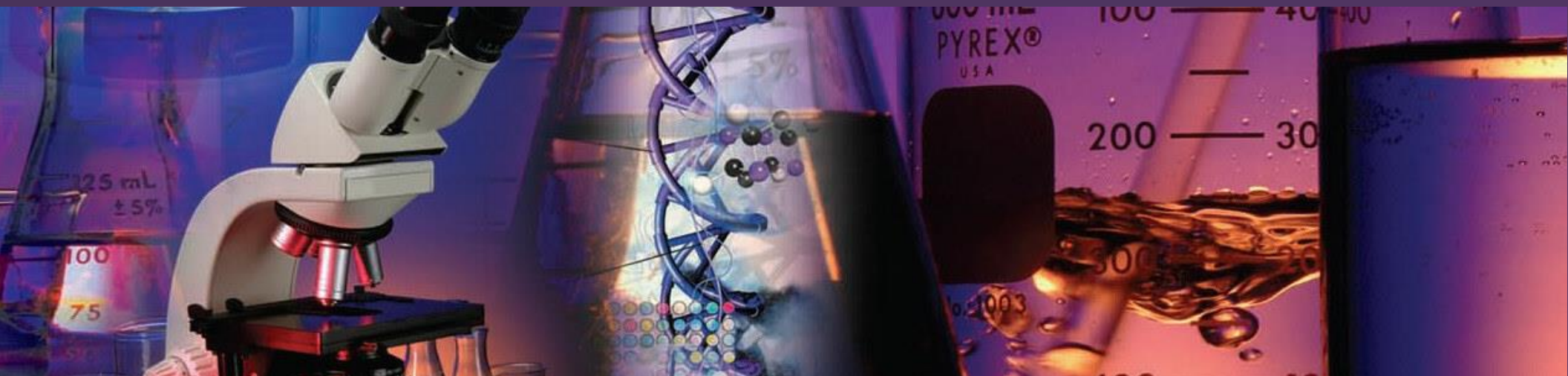


ANSI/IICRC S500-2021 COMPLIANT POST CARRIER DRY-OUT INSPECTION FOR: XXXXXXXX



Certified Mold Free Corp / Gary Rosen, Ph.D.
State Licensed: Mold Assessor; Mold Remediator; &
Building Contractor. FLA Independent Adjuster;
NAERMC Certified Water Damage Mitigation Assessor
B.S. Chemistry University of Florida; Ph.D. Biochemistry UCLA

 gary@mold-free.org  954-614-7100



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- Conclusions

ANSI/IICRC S500 is NOT the Drying Standard



- ANSI/IICRC S500 is not the Drying Standard.
- ANSI/IICRC S500 is the Water Damage Restoration (**WDR**) standard. Why?
- Because for ANSI/IICRC S500, to restore a water damaged property is not only by **Restorative Drying** but also by **Remediation/Removal**.
- Restore by Remediation, if and when Restorative Drying will not fully restore a property to pre-damage condition for example due to the presence of microbial growth, cabinet delamination, permanent stains, etc.



If there is mold, IICRC requires: Remediate/Remove mold before or instead of drying.

ANSI/IICRC S500–2021 REQUIRED POST-DRYING INSPECTION

- The Carrier does not want any documentation that there is or may be mold after drying.
- So Carrier MRP/PV dry-out contractors never perform **Post Drying Inspections** even though IICRC mandatory.

We performed an IICRC S500–2021/S520–2015 compliant post-drying WDR inspection at the XXXXXXXXX residence after the Carrier MRP/PV dry-out.

We found: Dry-out was not IICRC compliant. As a result, mold after drying.



FIND THE MOLD, FIND THE FAILED DRY-OUT

- Since IICRC requires inspecting for mold before drying.
- Since IICRC prohibits drying if there is mold.
(Remediate only.)
- Therefore, when there is mold [always or almost always is] after MRP/PV drying, we always attribute the cause/origin of mold growth to negligent / failed / not Industry Standard Compliant dry-out.



WHY MOLD AFTER CARRIER MRP/PV DRY-OUT?

- **Why mold after Carrier MRP/PV Dry-Out?**
- **Because Carriers will not pay their MRP/PVs enough to have the work done per Industry Standard.**
- **Costs too much to do it right.**

Perform an IICRC S500 compliant post drying inspection. Find the mold. Find the negligent, non-compliant dry-out.

OPEN A NEW CLAIM WITH NO CAPS.

Our IICRC compliant Post-Drying Inspection at the XXXXXXXX residence documented negligent Carrier MRP/PV dry-out ... mold after drying.

Recommendation: **Open a new claim:**

- Cause Of Loss (COL): Failed, substandard, negligent dry-out resulting in mold.
- Timing of Loss: The date of the failed, substandard, negligent dry-out work.
- No CAPS? Why? COL is failed, substandard, negligent dry-out resulting in mold. No CAPs on mold or water services after failed Carrier MRP/PV dry-out.

ANSI/IICRC S500-2021 Water Damage Inspection



ANSI/IICRC S500 Defines Should

should: when the term should is used in this [IICRC S500] document, it means that the practice or procedure is a component of the accepted “standard of care” to be followed, while not mandatory by regulatory [government] requirements. (IICRC S500–2021 page 12)

- The **American National Standards Institute [ANSI]** approved IICRC S500–2015 / 2021 (S500–2021 is a minor upgrade) Standard for Professional Water Damage Restoration is the industry standard for both **inspecting** as well as **restoring** water damage.
- When an IICRC procedure says “**should**” (vs “recommended”) the practice or procedure is a required component of the accepted standard of care.



Should in IICRC language means IICRC **required/mandatory** to comply with the IICRC standard of care.

What Is ANSI?



- The American National Standards Institute (ANSI) is a private non-profit organization that oversees the development of voluntary consensus standards for products, services, processes, systems, and personnel in the United States.
- There is only one ANSI-Approved Standard for Professional Water Damage Restoration.
- That's the current IICRC S500-2021 Standard (5th Edition) which is a minor update from S500-2015 (4th Edition.)
- When a new S500 release comes out, the prior release has its ANSI approval withdrawn.





1.2.2.1 Initial Inspection

Restorers **should** inspect and document the source and time of the water intrusion, **visible material deterioration, pre-existing damage and visible microbial growth.**

- An IICRC S500 compliant WDR Initial Inspection is:
 - Says “**should**”. “Required” in order to comply with the Industry Standard.
 - Inspection should inspect and document **visible material deterioration, pre-existing damage and visible microbial growth.**

Ask for a copy of the dry-out contractor’s S500 compliant (required) Initial Inspection documenting any pre-existing damage and visible microbial growth.



1.2.2.1 Initial Inspection (Part 2)

Professional moisture detection equipment **should** be used to inspect and document the extent of water migration and moisture intrusion **into** building materials and contents.

- An IICRC S500 compliant WDR Initial Inspection is:
 - Says “**should**”. “Required” in order to comply with the Industry Standard.
 - An **intrusive** inspection to inspect and document the extent of water migration **into** building materials and contents.

Ask for a copy of the dry-out contractor's S500 compliant (required) Initial Inspection documenting the extent of water migration **into building materials and contents.**



10.6.3 Extent of Water Migration

Restorers **should** evaluate and document the extent of water migration **in** structure, systems, or contents, using the appropriate moisture detection equipment ...

- FIND ALL THE WATER AFFECTING THE STRUCTURE
 - Evaluate the full impact of the water on the structure and its materials, by direct water contact and by water vapor.
 - Assess the boundaries of both in three dimensions (L, W and H) to map: Where did the liquid phase water go? Where did the vapor phase water go?

Ask for a copy of the dry-out contractor's S500 compliant (required) inspection documenting the extent of water migration **into building materials and contents.**



10.6.8 Performing Initial Moisture Inspection

The initial inspection **should** continue in all directions from the source of water intrusion until the restorer identifies and documents the extent of migration...

Identification of building materials **within** an assembly can be accomplished through several methods (e.g., building drawings, existing access openings, inspection holes, partial disassembly, invasive moisture meters)....

Ask for a copy of the dry-out contractor's S500 compliant (required) Initial Moisture Inspection documenting the extent of water migration **within** building assemblies.



10.6.8 Performing Initial Moisture Inspection (Part 2)

The extent of moisture migration should be documented using one or more appropriate methods including at a minimum a **moisture map** (i.e., a diagram of the structure indicating the areas affected by migrating water).

- Moisture maps are photographs or drawings of affected surfaces with a superimposed grid and corresponding moisture levels for the structural materials in each location. Moisture mapping is a very useful method of identifying the location and size of the affected areas and the corresponding moisture content values for these affected areas, as compared to the 'dry standard' of a non-affected area. (Tramex).

Ask for a copy of the dry-out contractor's (required) Moisture Map. A moisture map is not a list of moisture readings. See definition above.



Preliminary Determination

The “preliminary determination” is the **determination of the Category of Water**. If the preliminary determination is that the water is Category 1, then the restorer can proceed without contamination controls (e.g., erecting containment barriers, establishing pressure differentials). **With regard to Category 2 or 3 water intrusions, remediation should occur prior to restorative drying and restorers shall use contamination controls and appropriate worker protection.** S500–2021 10.6.7

- An IICRC S500 compliant WDR Preliminary Determination:
 - Determine Category of Water before drying.
 - If Cat 2/3, remediate under appropriate environmental controls and worker protection before drying.

Ask for a copy of the dry-out contractor’s Preliminary Determination of the Category of Water. What is the IICRC Category of Water? Why so important?

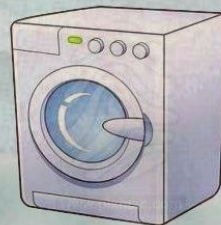
IICRC S500 DEFINITION Water Category

Water Damage Categories

Category 1
(Clean Water)



Category 2
(Grey Water)



Category 3
(Black Water)



Category of Water: The categories of water, as defined by this [S500] document, refer to the range of contamination in water, considering both its originating source **and quality after it contacts materials present on the job site.** (S500–2021 page 15)

- Cat 1 water. Clean.
- Cat 2 water. For example, Bacterial contaminated.
- Cat 3 water. For example, Mold contaminated.

Category of Water identifies the cleanliness of the water not only at the time of release but also by the time the dry-out crew arrives.

Per IICRC. Microbial Contaminants: Major Component of Indoor Dusts

Both bacteria and fungi, along with their various components and by-products, constitute a major portion of indoor dusts. In a dry environment subject to routine cleaning (e.g., dust removal), such reservoirs are normally non-problematic. However, as water intrudes, or moisture condenses onto surfaces and materials, the microbial ecology begins to change with potentially detrimental effects.

94

ANSI/IICRC S500 Standard and Reference Guide for Professional Water Damage Restoration

Microbial contaminants are a major portion of floor dust per ANSI/IICRC S500.

Clean water (Cat 1) will change category to non-clean water (Cat 2/3) as water flows across always microbial contaminated indoor dusts.



Per IICRC: Change in Category Can Be Immediate

Category 1 Water:

Category 1 water can deteriorate to Category 2 or 3. Category 1 water that flows into an uncontaminated building does not constitute an immediate change in the category. However, Category 1 water that flows into a **contaminated** building can constitute an **immediate** change in the category. (S500–2021 page 15)

As IICRC explained in the previous slide, all buildings have contaminated dusts. And a water event that starts out Category 1 (Clean) will quickly become exposed to microbial contaminants in floor dust, under cabinets, in attics, etc.

Per IICRC: Change from Category 1 (Clean water) to Cat 2 (bacteria contaminated water) can be **immediate**.

Studies show Cat 1 → Cat 2 within 8 hours.

S500 does not permit drying of Cat 2 water.

Remediate. Do not dry Cat 2 water.



Category 2 Water:

Category 2 water can **deteriorate to Category 3**.

Once **microorganisms** become wet from the water intrusion ... they can begin to grow in numbers and can **change the category of the water**. (S500-2021 page 16)

Per IICRC: Once microorganisms become wet, Cat 2 water can [will] deteriorate to Cat 3 (mold contaminated) water.

Depending on temperature, mold growth can start within 48 to 72 hours of the water event/intrusion.

S500 does not permit drying of Cat 2 or Cat 3 water.

Remediate. Do not dry Cat 2/3 water.



Category 2 Water:

Category 2 water can deteriorate to Category 3 ... depending upon the length of time that they remain wet and the **temperature** (S500-2021 page 16)

Elevated temperatures as a result of drying increases the rate of microbial growth.

IICRC requires a Post-Drying Inspection to check for mold after drying. But never done by MRP/PV contractors.



Category 3 [Mold Contaminated] Water:

... **should** remediate mold **before** drying. (S500-2021 page 16)

Per IICRC: Should (IICRC required) remediate mold before drying.

S500 does not permit drying of Cat 2 or Cat 3 water.

Remediate. Do not dry Cat 2/3 water.



10.4.2 Regulated, Hazardous Materials and MOLD



Regulated, Hazardous Materials and MOLD

... should remediate mold before drying. (S500-2021 10.4.2)

Drying and spreading mold. Not allowed by IICRC S500.
Remediate mold before drying.



Remediation Procedures for Cat 2/3 (S500-2021 12.3):
Remediation **should** occur **prior** to restorative drying...
Contaminated environments can result from:

- Category 2 or 3 water;
- Condition 2 or 3 mold contamination;
- Trauma or Crime Scene;
- Hazardous or regulated materials.

**Remediate contamination
before drying.**



Post-Drying Inspections: Once drying goals have been achieved in some assemblies, further inspection **should** be done to ensure prolonged exposure has not created unacceptable damage. (IICRC S500–2021 16.2.4)

- Says “should”, so Post-Drying Inspection is required by the Industry Standard of Care.
- The concern is not only with time (water exposure duration) but also with temperature.
- Elevated temperatures associated with drying increase the rate of mold growth.

Ask for a copy of the dry-out contractor's S500 compliant (required) Post-Drying Inspection.

We have performed an ANSI/IICRC S500-2021 compliant Post-Drying Inspection at the XXXXXX residence. We found Failed / Negligent / not IICRC S500 compliant dry-out that resulted in mold.

Florida Laws on Mold & Water Damage



IDENTIFY ILLEGAL MANAGED REPAIR WORK. WHY ILLEGAL?



Florida Law defines: Mold remediation means the removal, cleaning, sanitizing, demolition, or other treatment, including **preventive activities [such as drying or spraying with biocide]**, of mold or mold-contaminated matter of **greater than 10 square feet ...**

When there is > 10 sq of mold after drying:

- The drying (mold prevention) was **illegal mold remediation** unless performed by a licensed mold remediation technician.
- Application of biocides/ anti-microbials (also mold prevention) to cover up failed drying is **illegal mold remediation** unless performed by a licensed mold remediation technician

In Florida there are no state-approved Mold Contractor Companies as there are for General/Building Contractors. There are no qualifiers.

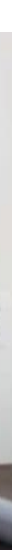
The actual person doing or supervising the mold work must be personally state licensed and personally insured.

Find the mold after drying. Find the illegal mold contracting.

Our Inspection Follow Accepted Industry Standards.

materials, and supplies; the number of labor hours; and, in the case of work performed, proof that the work has been performed in accordance with accepted industry standards.

Under Florida SB7065/SB76, independent contractors (not Carrier MRP/PV contractors) must prove that work is per Accepted Industry Standards. See next section.



Breakdown of Our IICRC Compliant Inspection



BREAKDOWN OF OUR POST DRYING INSPECTION WORK IS PER IICRC

#	Description	Per Unit	Amount	IICRC Cross Reference
1	Water Damage Restoration Inspection Per IICRC	1850	1850	1.2.2 Document and Inspect the Project 1.2.2.1 Initial Inspection 1.2.3.2 Control the Spread of Contaminants (Containment) 8.6 Mold. Determine extent of mold 9.1.2 Contracts. By 3 rd party IEP. 16.2.4 Post Drying Evaluation of Assemblies
2	Surface testing & lab analysis. Culture	185	4 x 185	Mold Testing per IICRC S520-2015 4.2.1 Test to determine Condition 1, 2, or 3. Culture tests @ \$185 ea. Swab (culture) surface sampling. # samples ____4__.
3	Surface testing & lab analysis. DME	120	3 x 120	Mold Testing per IICRC S520-2015 4.2.1 Test to determine Condition 1, 2, or 3. Swabs @ \$ 120ea. # samples ____3__.
4	Total		\$2950	



Pictorial & Floor Plan



Front (of Rear House)



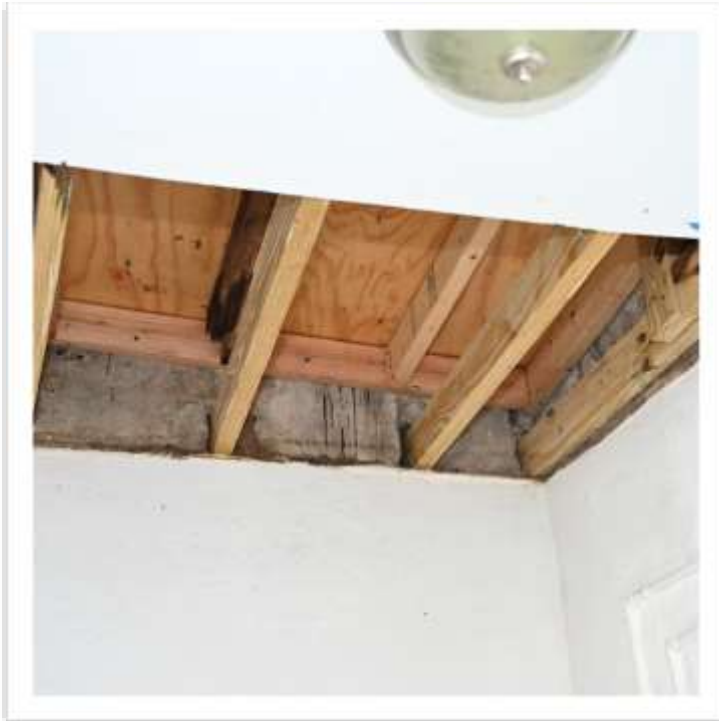
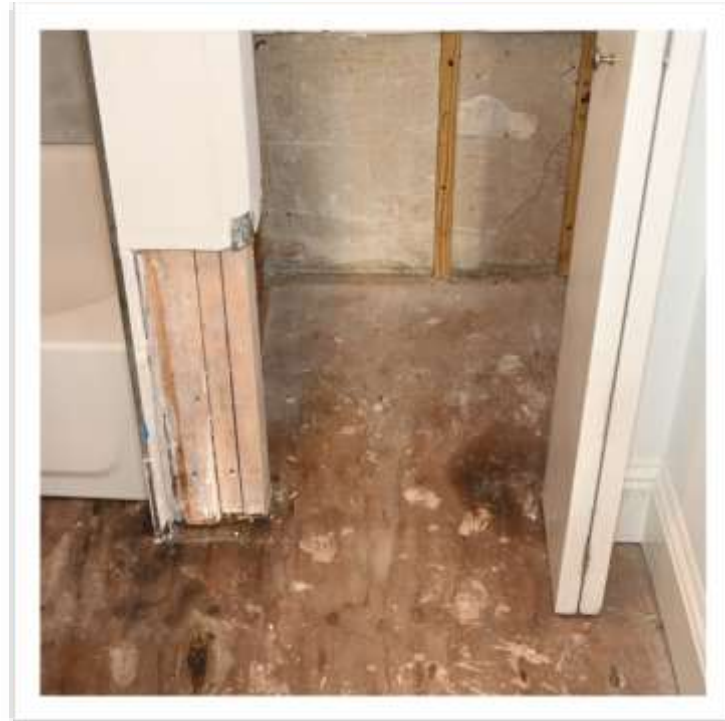
Location of Tree Branch Impact



Sides of Rear Home



Materials Removed by Dry-Out Contractor.



Cat 3 Water Damage. NE Corner Interior. Sub-Floor Covered with Mold.



Cat 3 Water Damage. SW Corner Interior Room.



Mold in Wall Behind Damaged MDF Baseboard.



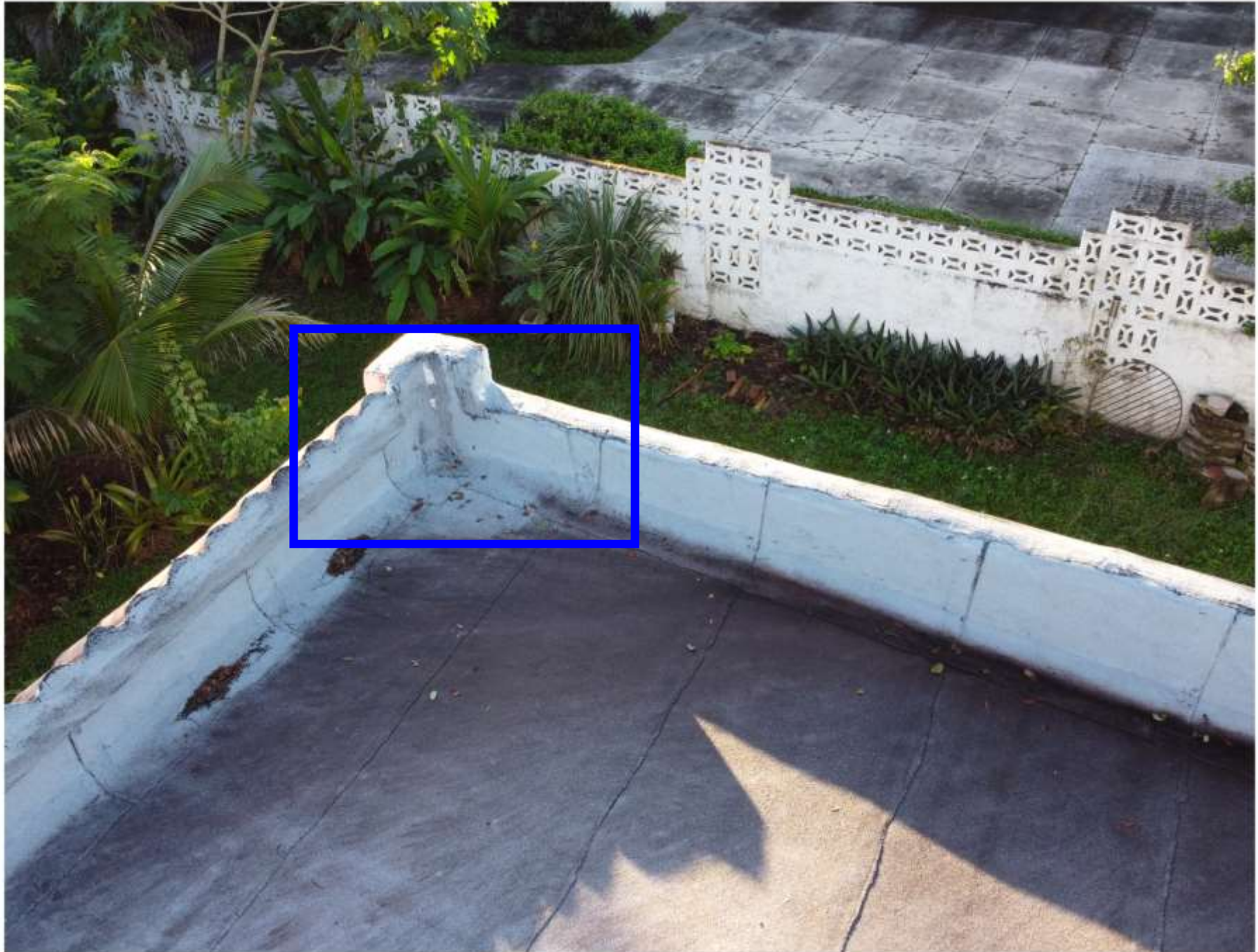
Cat 3 Water Damage. Left by Dry-Out Contractors



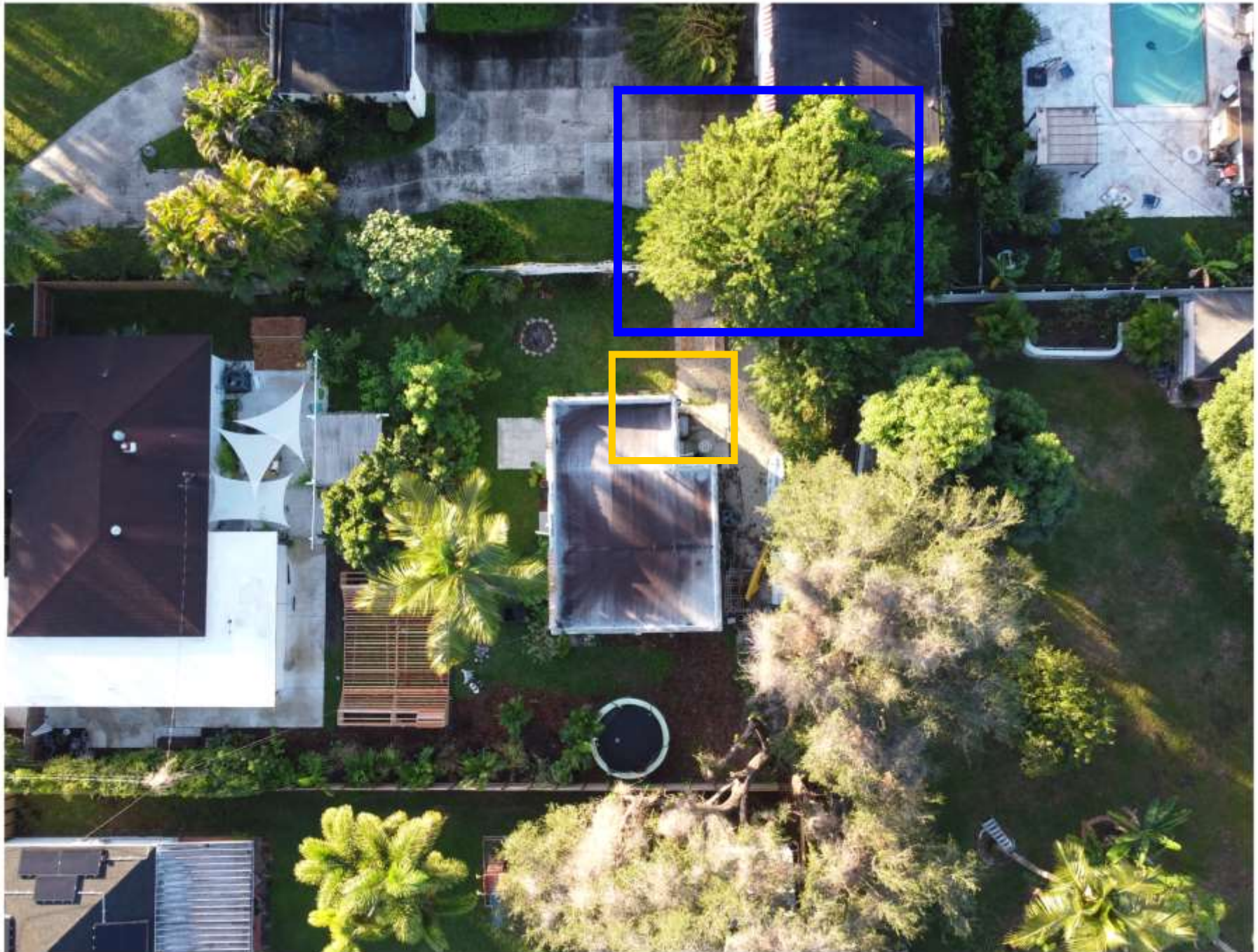
Cat 3 Water Damage to Plywood Sub-Floor.
Mold Left by Dry-Out Contractors.
Location: In Front of Air Handler Closet.



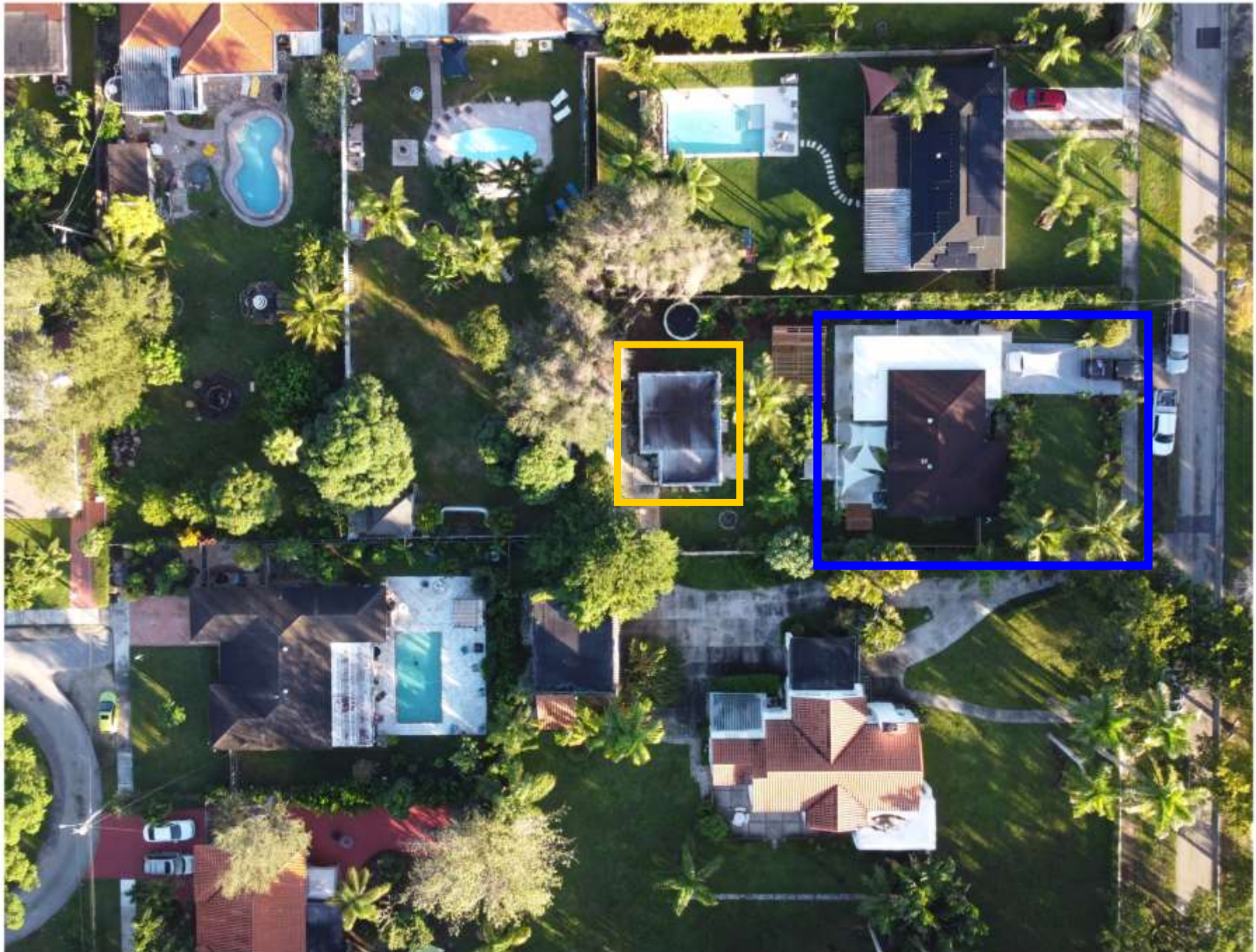
Location of Hit.



Location of Hit. Yellow Box. Big Tree. Blue Box.

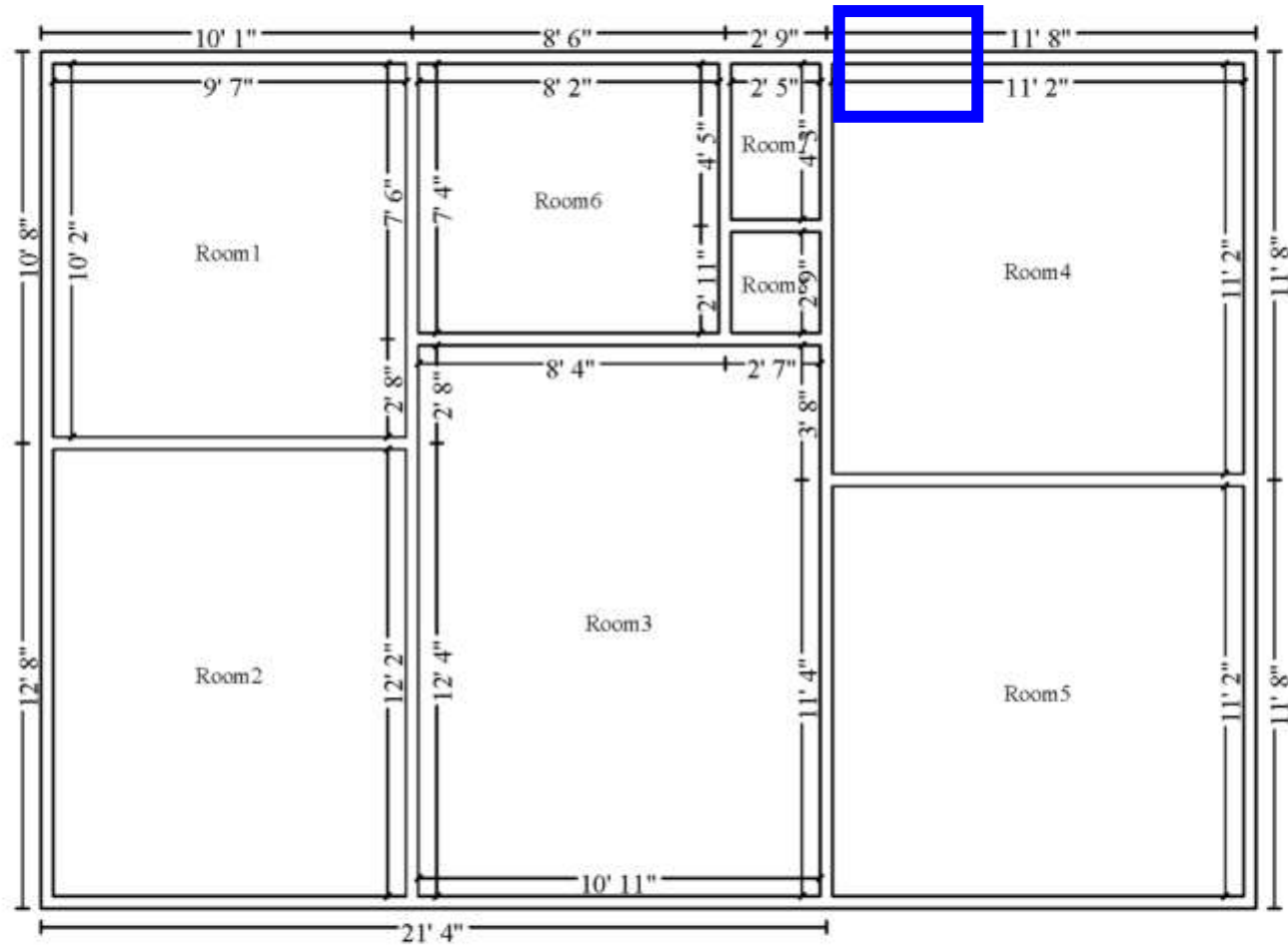


Yellow Box. Rear House. Blue Box. Main House.



Floor Plan. Location of Sample

Main Level

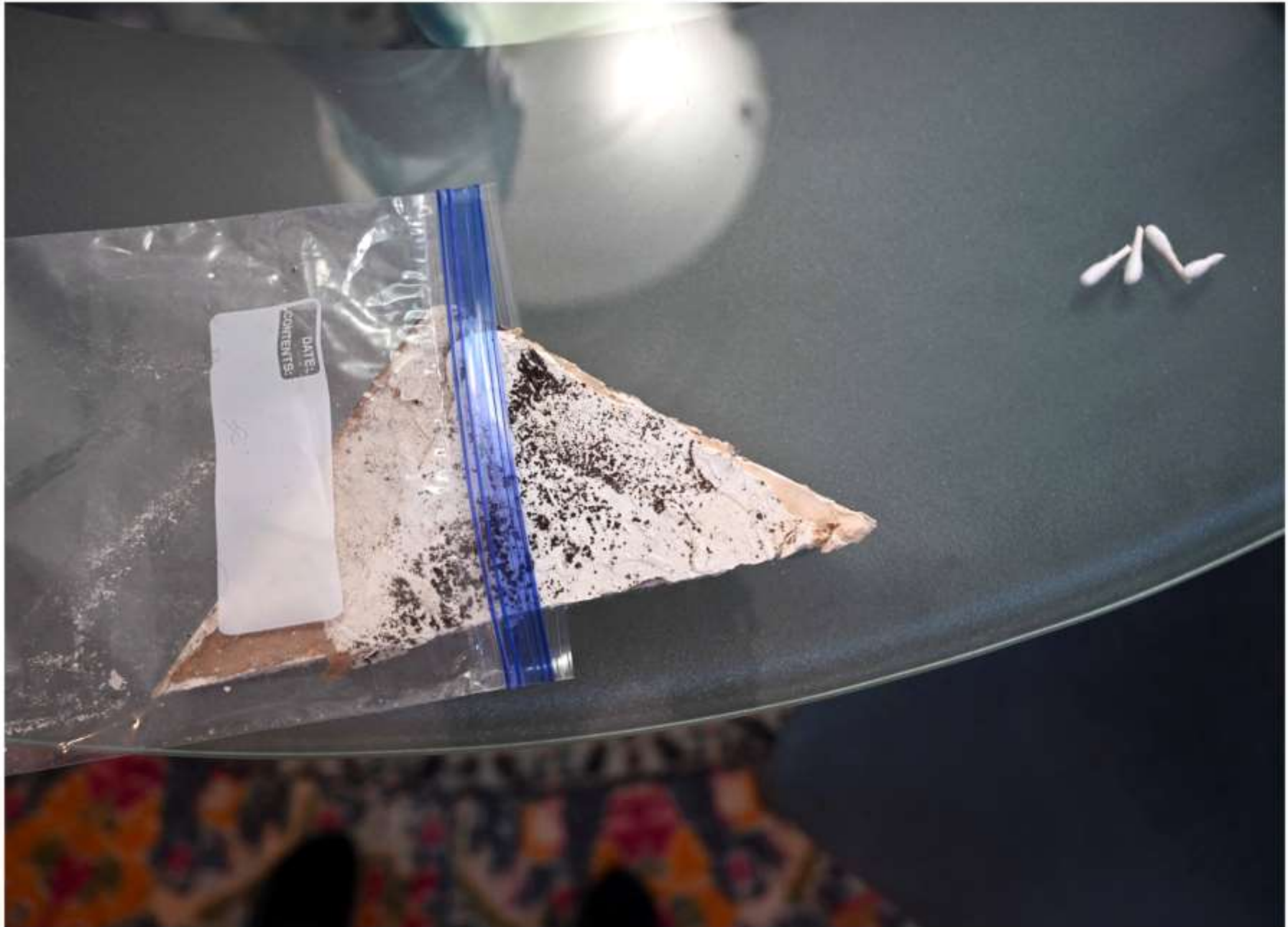


Main Level

Test Results



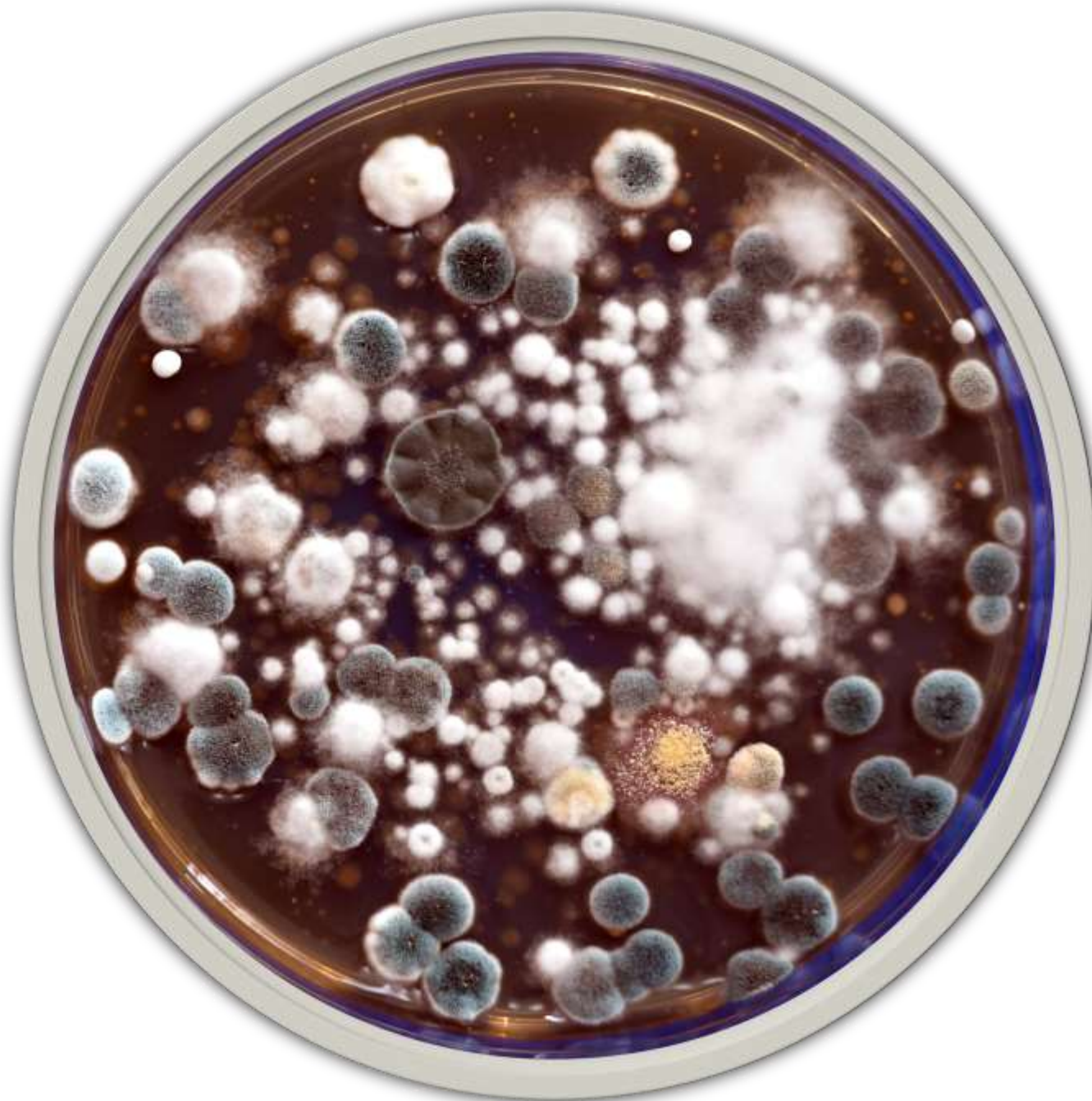
Close Up of Moldy Drywall Left By Dry-Out Contractor



Picture of Culture Sample of Surface Mold #1



Picture of Culture Sample of Surface Mold #2



Picture of Culture Sample of Surface Mold #3



Picture of Culture Sample of Surface Mold # 4



Lab Results Surface Samples DME Next



CERTIFIED MOLD FREE - DAVIE
2881 W LAKE VISTA CIR
DAVIE, FL 33328

Certificate of Mold Analysis

Prepared for: CERTIFIED MOLD FREE - DAVIE
Phone Number:
Fax Number:
Project Name:
Test Location: XXXXXXXX
NORTH MIAMI, FL
Report Number: 1489453
Received Date: December 23, 2021 December
Report Date: 23, 2021



Diana Sauri, Laboratory Director or other approved signatory

Currently there are no Federal regulations for evaluating potential health effects of fungal contamination and remediation. This information is subject to change as more information regarding fungal contaminants becomes available. For more information visit <http://www.epa.gov/mold> or www.nyc.gov/html/doh/html/epi/mold.shtml. This document was designed to follow currently known industry guidelines for the interpretation of microbial sampling, analysis, and remediation. Since interpretation of mold analysis reports is a scientific work in progress, it may as such be changed at any time without notice. The client is solely responsible for the use or interpretation. PRO-LAB/SSPTM Inc. makes no express or implied warranties as to health of a property from only the samples sent to their laboratory for analysis. The Client is hereby notified that due to the subjective nature of fungal analysis and the mold growth process, laboratory samples can and do change over time relative to the originally sampled material. PRO-LAB/SSPTM Inc. reserves the right to properly dispose of all samples after the testing of such samples are sufficiently completed or after a 7 day period, whichever is greater.



For more information please contact PRO-LAB at (954) 384-4446 or email info@prolabinc.com

Prepared for : CERTIFIED MOLD FREE - DAVIE

Test Address :

XXXXXXXXXX
NORTH MIAMI, FL

ANALYSIS METHOD	Non-viable with count	Non-viable with count	Non-viable with count	INTENTIONALLY BLANK
LOCATION	BEHIND BASEBOARD	BEHIND BASEBOARD	BEHIND BASEBOARD	
COC / LINE #	1489453 - 1	1489453 - 2	1489453 - 3	
SAMPLE TYPE & VOLUME	SWAB / COUNT	SWAB / COUNT	BULK / COUNT	
SERIAL NUMBER	1	2	3	
COLLECTION DATE	Dec 22, 2021	Dec 22, 2021	Dec 22, 2021	
ANALYSIS DATE	Dec 23, 2021	Dec 23, 2021	Dec 23, 2021	
CONCLUSION	UNUSUAL	UNUSUAL	UNUSUAL	

IDENTIFICATION		Spores per cm ²	Percent of Total		Spores per cm ²	Percent of Total		Spores per cm ²	Percent of Total			
Chaetomium		140,000	100		120,000	100		300,000	100			

TOTAL SPORES		NA			NA							
MINIMUM DETECTION LIMIT*		NA			NA							

BACKGROUND DEBRIS	Not Applicable	Not Applicable	Not Applicable	
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OBSERVATIONS & COMMENTS	Presence of current or former growth observed.	Presence of current or former growth observed.		
-------------------------	--	--	--	--

Background debris qualitatively estimates the amount of particles that are not pollen or spores and directly affects the accuracy of the spore counts. The categories of Light, Moderate, Heavy and Too Heavy for Accurate Count, are used to indicate the amount of deposited debris. Light (None to up to 25% obstruction); Medium (26% to up to 75% obstruction); Heavy (76% to up to 90% obstruction); Too Heavy (Greater than 90% obstruction). Increasing amounts of debris will obscure small spores and can prevent spores from impacting onto the slide. The actual number of spores present in the sample is likely higher than reported if the debris estimate is 'Heavy' or 'Too Heavy for Accurate Count'. All calculations are rounded to two significant figures and therefore, the total percentage of spore numbers may not equal 100%. The effect of the results relate only to the items tested. The methods used in this analysis have been validated and is fit for the intended use. R "version" indicated after the lab ID# indicates a sample with amended data.

* Minimum Detection Limit. Based on the volume of air sampled, this is the lowest number of spores that can be detected and is an estimate of the lowest concentration of spores that can be read in the sample. NA = Not Applicable.

Spores that were observed from the samples submitted are listed on this report. If a spore is not listed on this report it was not observed in the samples submitted.

Interpretation Guidelines: A determination is added to the report to help users interpret the mold analysis results. A mold report is only one aspect of an indoor air quality investigation. The most important aspect of mold growth in a living space is the availability of water. Without a source of water, mold generally will not become a problem in buildings. These determinations are in no way meant to imply any health outcomes or financial decisions based solely on this report. For questions relating to medical conditions you should consult an occupational or environmental health physician or professional.

CONTROL is a baseline sample showing what the spore count and diversity is at the time of sampling. The control sample(s) is usually collected outside of the structure being tested and used to determine if this sample(s) is similar in diversity and abundance to the inside sample(s).

ELEVATED means that the amount and/or diversity of spores, as compared to the control sample(s), and other samples in our database, are higher than expected. This can indicate that fungi have grown because of a water leak or water intrusion. Fungi that are considered to be indicators of water damage include, but are not limited to: *Chaetomium*, *Fusarium*, *Memnoniella*, *Stachybotrys*, *Scopulariopsis*, *Ulocladium*.

NOT ELEVATED means that the amount and/or the diversity of spores, as compared to the control sample and other samples in our database, are lower than expected and may indicate no problematic fungal growth. **UNUSUAL** means that the presence of current or former growth was observed in the analyzed sample. An abundance of spores are present, and/or growth structures including hyphae and/or fruiting bodies are present and associated with one or more of the types of mold/fungi identified in the analyzed sample.

NORMAL means that no presence of current or former growth was observed in the analyzed sample. If spores are recorded they are normally what is in the air and have settled on the surface(s) tested.



1675 North Commerce Parkway, Weston, FL 33326 (954) 384-4446

Identification	Outdoor Habitat	Indoor Habitat	Possible Allergic Potential Not an opinion or interpretation	Comments
Chaetomium	Growing on dung, dead leaves, wood.	Cellulose substrates, especially wallboard, cardboard and wood. Not normally seen growing indoors unless the building material has been wetted. Unusual / Not Normal to be growing indoors.	Type I (hay fever and asthma) allergies.	Chaetomium is a water-indicating mold. Spores of this type of mold should not be observed in significantly higher numbers in the air above background/control. If growth and/or significantly higher than background/control spore numbers are reported, corrective action should be considered to reduce the source of water, moisture levels and/or spore numbers in the living space.

Lab Results Surface Samples Culture Next



CERTIFIED MOLD FREE - DAVIE
2881 W LAKE VISTA CIR
DAVIE, FL 33328

Certificate of Mold Analysis

Prepared for: CERTIFIED MOLD FREE - DAVIE
Phone Number:
Fax Number:
Project Name:
Test Location: XXXXXXXX
NORTH MIAMI, FL
Report Number: 1490481
Received Date: December 29, 2021 December
Report Date: 29, 2021



Diana Sauri, Laboratory Director or other approved signatory

Currently there are no Federal regulations for evaluating potential health effects of fungal contamination and remediation. This information is subject to change as more information regarding fungal contaminants becomes available. For more information visit <http://www.epa.gov/mold> or www.nyc.gov/html/doh/html/epi/mold.shtml. This document was designed to follow currently known industry guidelines for the interpretation of microbial sampling, analysis, and remediation. Since interpretation of mold analysis reports is a scientific work in progress, it may as such be changed at any time without notice. The client is solely responsible for the use or interpretation. PRO-LAB/SSPTM Inc. makes no express or implied warranties as to health of a property from only the samples sent to their laboratory for analysis. The Client is hereby notified that due to the subjective nature of fungal analysis and the mold growth process, laboratory samples can and do change over time relative to the originally sampled material. PRO-LAB/SSPTM Inc. reserves the right to properly dispose of all samples after the testing of such samples are sufficiently completed or after a 7 day period, whichever is greater.



For more information please contact PRO-LAB at (954) 384-4446 or email info@prolabinc.com

Prepared for : CERTIFIED MOLD FREE - DAVIE

Test Address : XXXXXXXX
NORTH MIAMI, FL

ANALYSIS METHOD	6210 Surface and Bulk Direct Examination	6210 Surface and Bulk Direct Examination	6210 Surface and Bulk Direct Examination	6210 Surface and Bulk Direct Examination
LOCATION	WALL CAVITY	WALL CAVITY	WALL CAVITY	WALL CAVITY
COC / LINE #	1490481-1	1490481-2	1490481-3	1490481-4
SAMPLE TYPE & VOLUME	VISUAL CULTURE	VISUAL CULTURE	VISUAL CULTURE	VISUAL CULTURE
SERIAL NUMBER	1	2	3	4
COLLECTION DATE	Dec 24, 2021	Dec 24, 2021	Dec 24, 2021	Dec 24, 2021
ANALYSIS DATE	Dec 29, 2021	Dec 29, 2021	Dec 29, 2021	Dec 29, 2021

IDENTIFICATION		Mold Present			Mold Present			Mold Present			Mold Present	
Aspergillus		X			X						X	
Non-sporulating fungi		X						X			X	
Penicillium		X			X			X			X	

TOTAL SPORES		NA			NA			NA			NA	
MINIMUM DETECTION LIMIT*		NA			NA			NA			NA	

BACKGROUND DEBRIS		Not Applicable			Not Applicable			Not Applicable			Not Applicable	
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OBSERVATIONS & COMMENTS												
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Background debris qualitatively estimates the amount of particles that are not pollen or spores and directly affects the accuracy of the spore counts. The categories of Light, Moderate, Heavy and Too Heavy for Accurate Count, are used to indicate the amount of deposited debris. Light (None to up to 25% obstruction); Medium (26% to up to 75% obstruction); Heavy (76% to up to 90% obstruction); Too Heavy (Greater than 90% obstruction). Increasing amounts of debris will obscure small spores and can prevent spores from impacting onto the slide. The actual number of spores present in the sample is likely higher than reported if the debris estimate is 'Heavy' or 'Too Heavy for Accurate Count'. All calculations are rounded to two significant figures and therefore, the total percentage of spore numbers may not equal 100%. The effect of the results relate only to the items tested.

*Minimum Detection Limit. Based on the volume of air sampled, this is the lowest number of spores that can be detected and is an estimate of the lowest concentration of spores that can be read in the sample. NA = Not Applicable.

Spores that were observed from the samples submitted are listed on this report. If a spore is not listed on this report it was not observed in the samples submitted.

Identification	Outdoor Habitat	Indoor Habitat	Possible Allergic Potential Not an opinion or interpretation	Comments
Aspergillus	Common everywhere. Grows on soil, dead plant material, nearly anything organic.	Common on wherever humidity is too high. Grows on wallboard, leather, food, wood, etc. Capable of growing over a wide range of moisture conditions from very dry to very wet.	Known allergen causing Type I (hay fever and asthma) allergies and Type III (hypersensitivity pneumonitis). Can cause allergic sinusitis, and ABPA (allergic bronchopulmonary aspergillosis).	Aspergillus fumigatus and Aspergillus niger are the most common species found in indoor air.
Non-sporulating fungi	Common everywhere.	Common on all surfaces.	None known.	This category is for cultured fungi only when spores are grown and do not form fruiting bodies or spores. Mostly, we believe that these are basidiospores that are captured in Andersen-type samplers.
Penicillium	Very common, growing on decaying plant material, soil, fruits and many other substrates.	Common indoor mold that grows on fruit, bread, textiles, leather and other substrates that are wetted.	Type I (hay fever and asthma) allergies and Type III (hypersensitivity pneumonitis).	Penicillium is one of the most commonly identified mold types worldwide. Some species can be indicative of a water problem in buildings.



Conclusions

CONCLUSIONS: DRY-OUT WAS ILLEGAL

- We performed an IICRC S500-2021 / S520-2015 Post-Drying Inspection after the Carrier MRP/PV dry-out at the XXXXXXXX residence.
- Carrier MRP/PV work was not IICRC compliant. As a result, left mold and water damage.
- Carrier MRP/PV left greater than 10 sq ft of mold under vinyl flooring and in walls and in AC ducting.

Dry-out was illegal mold remediation unless performed under the direct supervision of a Florida licensed and insured mold remediation technician.

Rarely is. Costs too much for Carrier to do work legally. Ask for a copy of the Florida Mold Remediator license and insurance for the dry-out contractor supervisor.

CONCLUSION: DRY-OUT WAS NOT INDUSTRY COMPLIANT RESULTED IN MOLD.

- Since IICRC requires inspecting for mold and moisture not only on surfaces but also within materials before drying and prohibits drying if there is mold. (Remediate only.)
- Therefore, if there is mold after Carrier MRP/PV drying, we always attribute the cause/origin of mold growth to negligent / failed / not Industry Standard Compliant dry-out.



FIND THE MOLD. THEN OPEN A NEW CLAIM WITH NO CAPS.

We performed an IICRC compliant Post-Drying WDR inspection at the XXXXXXXXX residence and found negligent Carrier MRP/PV dry-out. MOLD AFTER DRYING.

Recommendation: Open a new claim:

- **Cause Of Loss (COL): Failed, substandard, negligent dry-out resulting in mold.**
- **Timing Of Loss: The date of the failed, substandard, negligent dry-out work.**
- **No CAPS? Why? Cause of Loss is failed, substandard, negligent dry-out resulting in mold.**