





MOLD ASSESSMENT REPORT

Tri-County Building Inspection Services LLC

License #'s: MRSA5305 / HI-13213

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 <p>STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION</p> <p>MRSA5305 ISSUED: 01/13/2025 MOLD ASSESSOR MADERAL, JOHN CHRISTIAN</p> <p><i>John Maderal</i></p> <p>LICENSED UNDER CHAPTER 468, FLORIDA STATUTES EXPIRATION DATE: JULY 31, 2026</p>	 <p>STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION</p> <p>HI13213 ISSUED: 08/19/2024 HOME INSPECTOR MADERAL, JOHN CHRISTIAN</p> <p><i>John Maderal</i></p> <p>LICENSED UNDER CHAPTER 468, FLORIDA STATUTES EXPIRATION DATE: JULY 31, 2026</p>
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Client Name: John Doe

Property Address: 123 Main Street, USA 54321

Date of Inspection: 00/00/0000



[FRONT & REAR ELEVATION PHOTOS HERE]

This report is limited to the scope of the assessment and the data collected on the inspection date. Liability is limited to the scope of this report.



1. INTRODUCTION

PURPOSE OF THE ASSESSMENT

1. **Identify Sources of Mold:** Locate the origin of mold growth within a building in attempt to determine the root cause.
2. **Determine the Extent of Mold Growth:** Assess the scope of contamination to better understand the severity and affected areas.
3. **Evaluate Contributing Conditions:** Identify environmental and/or structural conditions, such as moisture or airflow/ventilation issues, that promote mold growth.
4. **Provide Recommendations:** Develop a remediation plan, including corrective actions and preventative measures, to restore healthy indoor air quality and prevent recurrence.
5. **Ensure Compliance:** Ensure adherence to Florida's mold-related standards and legal requirements for assessment and remediation.

SCOPE OF WORK

• Purpose of Assessment

- Attempt to identify all sources, locations, and extent of mold growth in property.
- Determine conditions contributing to mold presence (e.g., moisture intrusion).

• Inspection Process

- Conduct a visual inspection of accessible areas to identify visible mold or water damage.
- Use moisture meters and thermal imaging to detect hidden moisture.
- Collect air and surface samples for laboratory analysis, as contracted.

• Standards and Compliance

- Follow Florida Standards of Practice for Mold Assessors.
- Document findings and prepare Mold Assessment Report.

• Deliverables

- Provide the client with a detailed MAR, including:
 - Identified mold sources and affected areas.
 - Recommended actions for remediation.
 - Laboratory results, if applicable.

• Limitations

- The assessment is non-invasive and limited to accessible areas.
- Structural evaluations or repair recommendations are not included.

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2. FINDINGS

VISUAL INSPECTION

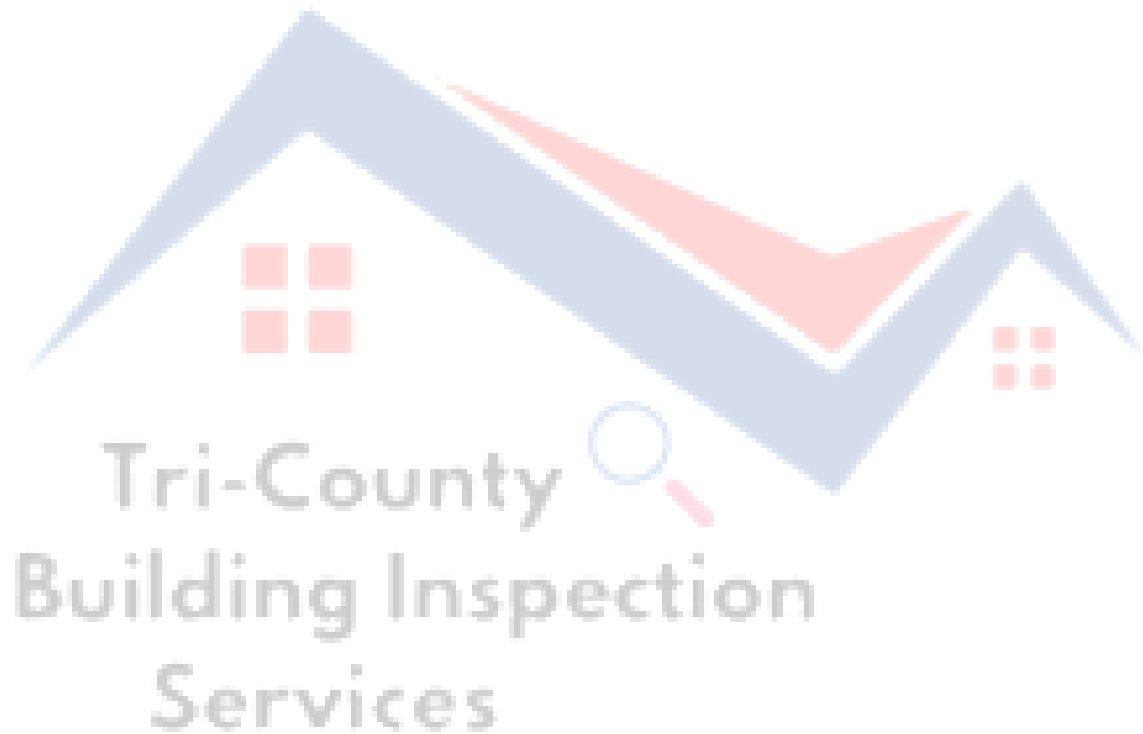
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MOISTURE MEASUREMENTS

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SAMPLING RESULTS

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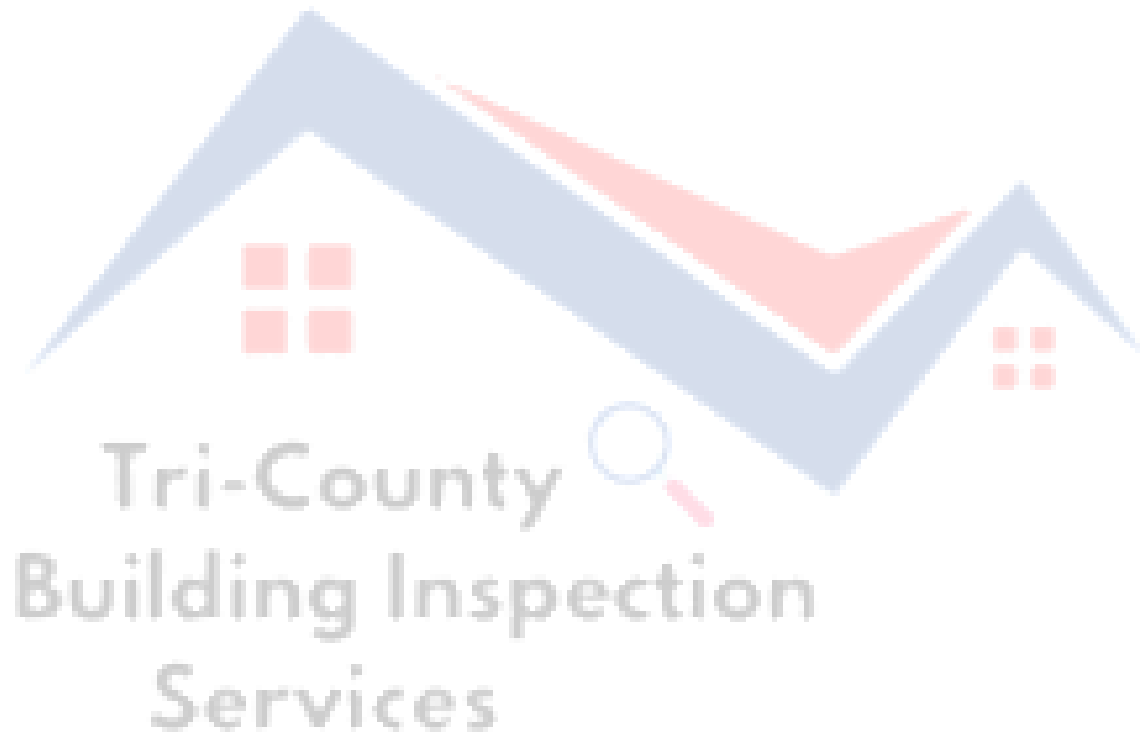




3. ANALYSIS

Cause(s) of mold growth (e.g., water intrusion, HVAC issues):

Health impacts based on findings:





4. RECOMMENDATIONS

REMEDIATION ACTIONS

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POST-REMEDIATION VERIFICATION

Post-remediation verification (PRV) ensures that mold remediation efforts were successful and that the environment is safe for occupancy. Without PRV, there's no definitive way to confirm that mold and contributing moisture issues have been fully resolved.

- 1. Ensures Remediation Success**
PRV confirms that mold contamination has been effectively removed and the environment has returned to normal fungal conditions.
- 2. Prevents Future Issues**
Verifying remediation efforts reduces the likelihood of mold regrowth by ensuring that all sources of moisture have been addressed.
- 3. Health and Safety**
Mold poses health risks, especially to those with allergies, asthma, or compromised immune systems. PRV ensures the environment is safe for occupants.
- 4. Compliance and Documentation**
PRV provides documentation of proper remediation, which is vital for property transactions, insurance claims, or legal purposes.
- 5. Confidence for Rebuilding**
Before reconstruction begins, PRV guarantees that the affected area is free of contamination, preventing costly setbacks.

PRV is a critical step to ensure peace of mind, health protection, and long-term success in remediation efforts.



APPENDICES

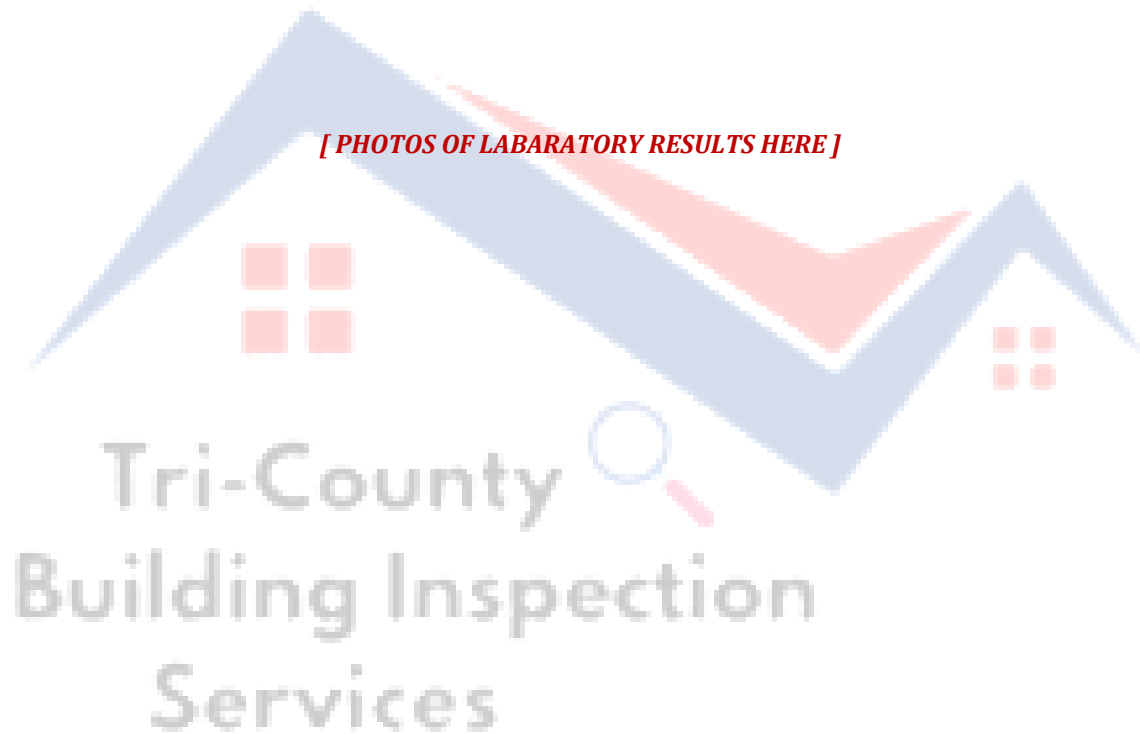
PHOTOGRAPHS

[PHOTOS OF MOLD INSPECTION HERE]

LABORATORY RESULTS

Full Lab Report:

[PHOTOS OF LABORATORY RESULTS HERE]



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