

MOLD REMEDIATION PROTOCOL

Prepared By:
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No. MRSA #3454

Inspection Testing Solution Mold (I.T.S. Mold) Phone:
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Client Name: Jordan & Taylor Sample
Property Address: 1450 Demonstration Way, Boca Raton, Florida 33496 Date of Inspection: March 10, 2026
Report Date: March 11, 2026
Inspected By: Christopher Finnegan
Florida Mold Assessor License #: MRSA 3454
SAMPLE PROTOCOL — All names, addresses and laboratory values are fictional.

Homeowner Summary

This document provides general guidance for mold remediation based on conditions identified during a professional mold assessment. It is intended to help ensure remediation is performed safely and that affected areas are returned to a normal indoor environment.

This protocol does not dictate how a contractor performs the work. The remediation contractor is responsible for selecting specific methods, equipment, and sequencing. A post-remediation verification inspection is recommended once work is complete.

Purpose and Basis of Protocol

This Mold Remediation Protocol is issued in support of a Mold Assessment Report prepared by a Florida-licensed Mold Assessor in accordance with Florida Statute 468, Part XVI. This document provides assessor-level guidance only and does not direct contractor means, methods, equipment quantities, labor, or pricing.

This protocol is based on the observed conditions, moisture findings and laboratory analysis set out in the Mold Assessment Report for this property dated March 11, 2026, and on generally accepted industry standards, including IICRC S520 principles.

General Recommendations

Any area where removal is recommended should be properly contained. Air scrubbers/ negative air should be deployed in containment during removal. Air scrubbers should be used outside of containment, and in areas where Hepa-vacuuming is performed. The purpose of remediation is to achieve normal indoor air quality. This will be determined by a clearance test performed upon completion of remediation in the same areas initially tested. If it does not pass, additional work may need to be performed as well as incurring an additional charge for re-testing. Please confirm with the licensed remediator what safeguards are in place to achieve a successful clearance result. Consulting with the assessor is recommended to achieve a normal indoor fungal ecology.

Executive Summary

Water was reported to have overflowed from the air handler condensate drain pan in the first-floor HVAC closet of this two-story townhome and was discovered when the engineered wood flooring in the Living Room began to cup. Openings had been cut at the base of the HVAC closet walls by others before the assessment, without containment.

At the assessment on March 10, 2026, readings of 50.6 WME at the base of the Living Room wall shared with the HVAC closet and 56.5 WME at the Primary Closet wall adjoining it were recorded against a dry reference of 9.1 WME, with moderately elevated readings of 20.3 to 22.2 WME in the hall and Bedroom 2.

Visible growth was present at the base of the Living Room wall and within the HVAC closet cavity. Surface samples returned 6,240 spores per square centimeter at the Living Room wall base, predominantly Chaetomium, and 18,240 in the HVAC closet cavity, 100 percent Aspergillus/Penicillium-like, both with hyphal fragments.
In the air, the Living Room returned Aspergillus/Penicillium-like at 1,280 spores per cubic meter against 27 in the exterior control, with Chaetomium present; the Great Room returned 213. The Living Room wall base and the HVAC closet cavity are interpreted as Condition 3 under IICRC S520, and the Great Room as Condition 2.

The condensate drain must be confirmed working before anything is rebuilt. Replacing the walls without correcting the drain will allow the same damage to recur.

Source Correction: No remediation shall commence until a licensed HVAC contractor has confirmed that the condensate drain pan, trap and line are functioning and a float safety switch is installed. All affected assemblies must be verified dry to 8 to 10 WME prior to the reinstallation of any building material.

HVAC Closet, Living Room and Primary Closet walls (Condition 3): Remove the baseboards, gypsum board and insulation floor to 24 inches above the highest point of measurable moisture or visible growth, and a minimum of 24 inches laterally beyond it, along the walls marked in green on the Protocol Sketch. Remove the remaining lower closet wall finishes around the existing openings. Inspect the exposed framing and cavities at the point of opening; any wet material or growth found beyond the marked areas is to be added to the scope.

Containment and equipment: Establish containment enclosing the HVAC closet and the adjoining portion of the Living Room, and a second containment at the Primary Closet, as marked in red on the Protocol Sketch, maintained under negative pressure. Run HEPA air scrubbers inside each containment, exhausted to the exterior, a dehumidifier within the Living Room containment, and an air scrubber in the Great Room outside containment.

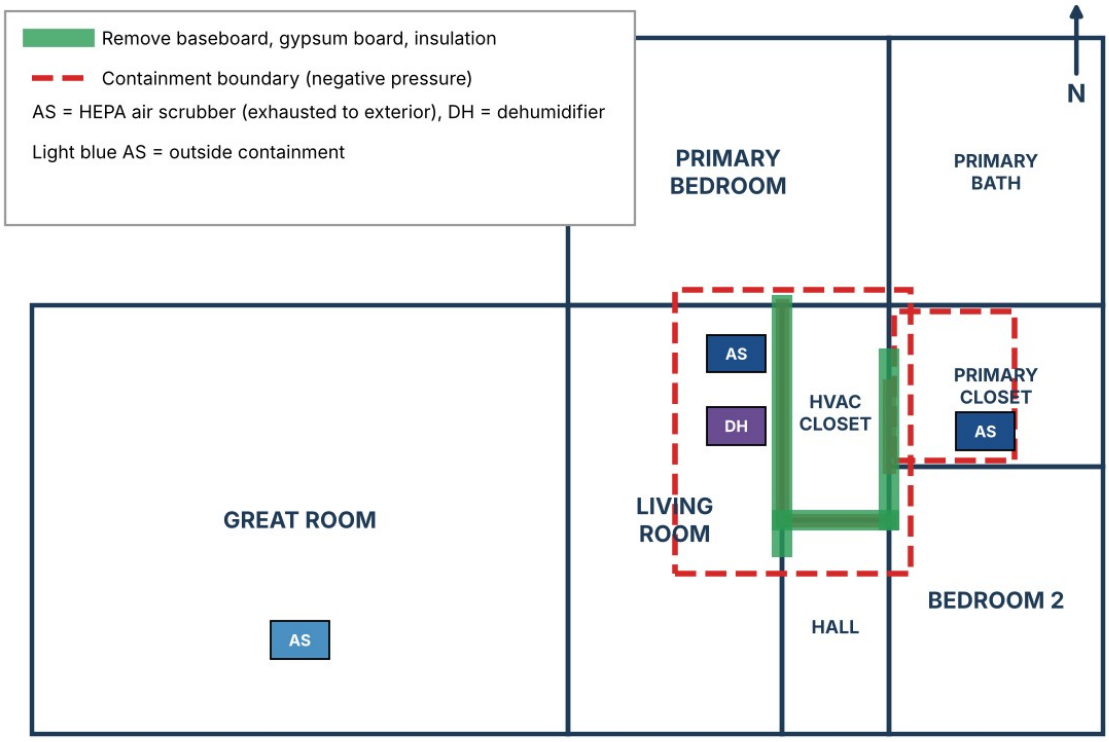
Hall and Bedroom 2 (moderately elevated moisture): Remove the baseboards at the walls with elevated readings to allow the wall base to dry, and verify the gypsum board is dry to 8 to 10 WME. If readings do not return to the dry standard, or if growth is found behind the baseboard, add the affected material to the removal scope under containment.

Great Room and adjoining areas (outside containment): No removal of building materials. HEPA vacuum and damp wipe all horizontal and accessible surfaces in the Great Room and adjoining areas, including floors, baseboards, window sills and furnishings, once the removal work is complete, with the Great Room air scrubber running for the duration of the work. The cupped flooring is to be evaluated for replacement once the slab is verified dry.

Contents and mechanical systems: Porous contents within the affected rooms should be evaluated for cleanability and either cleaned under controlled conditions or disposed of. Supply and return registers within containment are to be sealed for the duration of the work. The HVAC system should be inspected by a licensed NADCA certified technician to establish whether cleaning of ductwork and coils is recommended, particularly if the system operated during the period of elevated airborne concentrations.

Interim controls pending remediation: Keep the HVAC closet closed and seal the existing openings in the closet walls with plastic sheeting. Do not disturb the affected materials until containment and HEPA filtration are in place.

Containment, removal areas and equipment placement are shown on the Protocol Sketch below. Sample locations are shown on the sketch at Appendix C of the Mold Assessment Report dated March 11, 2026.



SAMPLE — Protocol Sketch (not to scale). First floor, 1450 Demonstration Way.

Containment Guidance and HVAC

Containment should be established as necessary to limit the spread of dust and fungal particulates during remediation. The remediation contractor shall determine the appropriate containment configuration based on site-specific conditions, provided that the areas marked on the Protocol Sketch are remediated under full containment maintained under negative pressure with HEPA filtration exhausted to the exterior, established before affected materials are disturbed. Supply and return registers within containment are to be sealed for the duration of the work. Because the air handler is located within the affected closet, the HVAC system, including the air handler, coil and ductwork, should be inspected by a NADCA-certified technician to establish whether cleaning is recommended.

Personal Protective Equipment (PPE)

Remediation personnel should utilize appropriate PPE, which may include respiratory protection, protective suits, gloves, and eye protection. PPE selection may be adjusted if conditions warrant.

Material Handling Guidance

Porous materials with visible microbial growth or water damage should generally be removed. The baseboards, gypsum board and insulation in the areas marked on the Protocol Sketch are to be removed and disposed of rather than cleaned in place. Semi-porous materials, including the wood framing and bottom plates, should be HEPA vacuumed, cleaned and verified dry. Non-porous materials, including the concrete slab and the air handler platform, may typically be cleaned using HEPA vacuuming and damp wiping.
Encapsulation is not recommended unless specifically evaluated and approved.

Post-Remediation Verification (PRV)

After remediation is completed, a post-remediation verification inspection is recommended to confirm that remediated areas are visually clean, dry, and consistent with a normal indoor fungal ecology (Condition 1). Verification should be performed by an independent licensed mold assessor prior to the closing of any containment or the reinstallation of building materials, and should include visual inspection for completeness of removal, moisture readings confirming the substrate has returned to the dry standard of 8 to 10 WME, and clearance air sampling within each containment compared against a concurrent exterior control.

Limitations

This protocol is based on conditions observed at the time of assessment. Concealed or inaccessible areas may contain additional conditions. This document does not guarantee remediation outcomes and does not replace contractor judgment.

Scope Limitation

This report is limited to the specific areas inspected and conditions observed at the time of the assessment. No representation is made regarding conditions in concealed or inaccessible areas.

Temporal Limitation

Findings and conclusions are based solely on conditions present at the time of inspection. Environmental conditions may change over time due to moisture intrusion, occupant activity, or building modifications.

No Causation Determination

This report does not determine the cause, origin, or duration of moisture intrusion or microbial growth.

No Medical Determination

This report does not address health effects, medical conditions, or suitability of the property for occupancy. Any health concerns should be evaluated by qualified medical professionals.

No Insurance or Coverage Opinion

This report is not intended to interpret insurance policies, determine coverage, or allocate responsibility or liability.

Reliance Limitation

This report was prepared for the stated client and purpose. Reliance by third parties is not intended without written authorization from Inspection Testing Solution Mold (I.T.S. Mold).

Standards Reference

This assessment was conducted in general accordance with applicable portions of IICRC S520 and Chapter 468, Florida Statutes. No warranty or guarantee is expressed or implied.

Assessor Certification

Prepared independently by a Florida-licensed Mold Assessor in accordance with Florida Statute 468

Assessor Name: Christopher Finnegan

Florida License #: MRSA 3454

Signature: _____

Date: 3/11/2026