ITS MOLD

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POST-REMEDIATION VERIFICATION REPORT

Prepared By:
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Client Name: Jordan & Taylor Sample
Property Address: 1450 Demonstration Way, Boca Raton, Florida 33496
Date of Inspection: April 14, 2026 (post-remediation verification and clearance sampling)
Report Date: April 14, 2026
Inspected By: Christopher Finnegan
Florida Mold Assessor License #: MRSA 3454
SAMPLE REPORT — All names, addresses and laboratory values are fictional.

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1. HOMEOWNER OVERVIEW

This post-remediation verification (PRV) was performed to determine whether the areas remediated at the subject property have been returned to a normal indoor fungal ecology (Condition 1 under IICRC S520) following the remediation recommended in this assessor's Mold Assessment Report and Mold Remediation Protocol dated March 11, 2026. The verification consisted of a visual inspection of the remediated areas within containment, moisture verification of the exposed substrate and framing, and airborne spore-trap samples within each containment and in the adjoining Great Room, together with a concurrent exterior control.

In plain terms: The remediated areas passed. The framing inside both containments was clean and dry, and mold spore levels inside the containments and in the Great Room were well below the outdoor air sample taken at the same time, with no sign of an indoor source. The containments can come down and the walls can be rebuilt.

This report does not address medical, health, or causation matters, which are outside the scope of this work and the assessor's licensure. It was performed by a Florida-licensed Mold Assessor in accordance with Florida Statute 468, Part XVI, and in general accordance with the post-remediation evaluation principles of IICRC S520.

2. SUMMARY OF FINDINGS

ITS Mold LLC performed a post-remediation verification at 1450 Demonstration Way, Boca Raton, Florida 33496 on April 14, 2026. Three airborne spore-trap samples were collected indoors and one exterior control sample was collected concurrently outdoors, and all four were analyzed by an accredited laboratory.

The remediated areas were visually clean. Containment remained in place at both locations. The baseboards, gypsum board and insulation had been removed along the walls surrounding the HVAC closet and at the Primary Closet wall, exposing the framing and bottom plates. No visible microbial growth, dust or debris was observed on the exposed surfaces.

The affected materials met the dry standard. Readings on the exposed framing and remaining gypsum board ranged from 9.0 to 9.8 WME, within the established dry standard of 8 to 10 WME.

Airborne concentrations were well below the exterior control. The exterior control returned 693 spores per cubic meter. The Living Room / HVAC closet containment returned 120, the Primary Closet containment 67, and the Great Room 94 — between 10 and 17 percent of the control. No hyphal fragments and no Chaetomium were identified indoors.

Aspergillus/Penicillium-like is back to outdoor levels. At the assessment, Aspergillus/Penicillium-like measured 1,280 spores per cubic meter in the Living Room and 213 in the Great Room against 27 outdoors. At this verification it measured 27 in the Living Room containment and 27 in the Great Room, equal to the concurrent exterior control.

Assessor's determination: PASS. The remediated areas meet the criteria for Condition 1 under IICRC S520.

3. BACKGROUND AND BASIS OF VERIFICATION

This assessor's Mold Assessment Report dated March 11, 2026 documented fungal growth at the base of the Living Room wall shared with the first-floor HVAC closet and within the HVAC closet wall cavity, both interpreted as Condition 3, with the Great Room interpreted as Condition 2, following a reported overflow of the air handler condensate drain. The accompanying protocol called for removal of the affected materials under containment, cleaning of the adjoining areas, and verification before the containments were removed.

The owner reports that the condensate drain was serviced and a float safety switch installed before remediation began, and that remediation was performed by a Florida-licensed mold remediator independent of this assessor.

The protocol established the following criteria for verification: visual inspection for completeness of removal and cleanliness; 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, with the objective of Condition 1.

4. SCOPE AND METHODOLOGY

- Visual inspection of the remediated areas within containment
- Moisture measurements of the exposed framing and remaining gypsum board
- Ambient temperature and relative humidity measurements
- Clearance air sampling within each containment, in the adjoining Great Room, and a concurrent exterior control
- Comparison of results against the original assessment

Instruments used: Protimeter BLD5365 SurveyMaster moisture meter and HTI HT-86 thermo-hygrometer. Air filtration devices were shut off during sampling. Sampling locations are shown at Appendix C.

- Exterior control, rear patio — Sample A-1
- Living Room / HVAC closet containment — Sample A-2
- Primary Closet containment — Sample A-3
- Great Room, outside containment — Sample A-4

5. VISUAL INSPECTION AND MOISTURE VERIFICATION

5.1 Visual Inspection

The baseboards, gypsum board and insulation had been removed along the walls marked on the protocol sketch, to approximately two feet above the highest point of measurable moisture. The exposed framing and bottom plates had been HEPA vacuumed and cleaned, and the air handler platform and slab within the closet were clean. No visible microbial growth, dust or debris was observed within either containment. The Great Room had been cleaned and was free of visible dust.

5.2 Moisture and Ambient Conditions

Location	Reading 04/14/26 (WME)	Dry Standard (WME)	Result
Living Room wall framing (former 50.6)	9.4	8 – 10	Dry
HVAC closet bottom plate	9.8	8 – 10	Dry
Primary Closet wall framing (former 56.5)	9.0	8 – 10	Dry
Hall and Bedroom 2 wall base (former 20–22)	9.6	8 – 10	Dry
Unaffected reference, Great Room	9.1	—	Reference

Ambient conditions at the time of inspection were 74 degrees Fahrenheit and 52 percent relative humidity, with the air conditioning system operating.

6. LABORATORY ANALYSIS

Laboratory: AIHA-accredited independent laboratory. (In an actual report, the laboratory's name, address, accreditation number and batch number appear here, and the complete laboratory report and chain of custody are attached.)

Media: Air-O-Cell, 75 liters per sample, 100 percent of trace analyzed at 600X magnification. Reporting limit 13 spores per cubic meter. Illustrative data are included at Appendix A.

Sample Location	ID	Total Spores/m³	Asp/Pen /m³	% of Control Total	Hyphal Frag./m³
Exterior Control	A-1	693	27	—	13
Living Room / HVAC	A-2	120	27	17%	None
Primary Closet	A-3	67	Not detected	10%	None
Great Room	A-4	94	27	14%	None

Exterior Control (A-1): Basidiospores 293 (raw count 22); Ascospores 213 (16); Cladosporium 133 (10); Aspergillus/Penicillium-like 27 (2); Curvularia 27 (2). Total 693. Hyphal fragments 13. Debris rating 3.

Living Room / HVAC closet containment (A-2): Basidiospores 53 (4); Cladosporium 40 (3); Aspergillus/Penicillium-like 27 (2). Total 120. Debris rating 2.

Primary Closet containment (A-3): Basidiospores 40 (3); Ascospores 27 (2). Total 67. Debris rating 2.

Great Room (A-4): Cladosporium 40 (3); Basidiospores 27 (2); Aspergillus/Penicillium-like 27 (2). Total 94. Debris rating 2.

No Chaetomium, Stachybotrys, Memnoniella or Ulocladium were identified in any sample.

7. INTERPRETATION OF LABORATORY RESULTS

Indoor samples were compared with the concurrent exterior control at the genus level and against the original assessment. All three indoor samples contain the same outdoor genera as the control at a fraction of its concentration. Aspergillus/Penicillium-like, the genus amplified at the assessment (1,280 in the Living Room, 47 times the control), measured 27 in the Living Room containment and the Great Room, equal to the control. Chaetomium, present at the assessment, was not detected. All indoor raw counts are 4 or fewer and individual genus results are directional; the uniformly low counts themselves support the determination.

8. CLEARANCE DETERMINATION

Area	Determination	Basis
Living Room / HVAC closet containment	PASS — Condition 1	Visually clean; 9.4–9.8 WME; 120 spores/m³ (17% of control); Asp/Pen equal to control; no hyphal fragments.
Primary Closet containment	PASS — Condition 1	Visually clean; 9.0 WME; 67 spores/m³ (10% of control).
Great Room (Condition 2 at assessment)	PASS — Condition 1	Cleaned; 94 spores/m³ (14% of control); Asp/Pen 27, down from 213.
Second floor; areas outside the remediation scope	Not evaluated	No conclusion expressed.

Assessor's Final Determination: PASS. The remediated areas meet the criteria for Condition 1 under IICRC S520. Containment may be removed and reconstruction may proceed.

9. RECOMMENDATIONS

Reconstruction may proceed. If wet material or fungal growth is found during reconstruction in any location not addressed by the remediation, work in that location should stop and this assessor should be notified before the area is closed. Relative humidity should be maintained at or below 60 percent. The condensate drain line should be flushed periodically, and the float safety switch tested, to prevent recurrence.

10. IMPORTANT LIMITATIONS AND DISCLAIMERS

The assessor has no financial interest in the remediation or repair of the subject property and performed this verification independently in accordance with Chapter 468, Florida Statutes.

Scope Limitation. This report is limited to the remediated areas inspected and the conditions observed at the time of the verification.

Temporal Limitation. Laboratory results represent conditions only at the time the samples were collected.

No Evaluation of Third-Party Work. This verification addresses the condition of the remediated areas at the time of inspection and is not an evaluation of the remediator's means, methods or invoicing.

No Medical Determination; No Insurance or Coverage Opinion. This report does not address health effects or suitability for occupancy, and does not interpret insurance coverage.

This report does not constitute a warranty or guarantee of the absence of microbial contamination.

11. APPENDICES

Appendix A: Laboratory Data (illustrative for this sample report)

Appendix B: Photographs (representative)

Appendix C: Clearance Sampling Locations

Assessor Certification and Signature

I certify that this post-remediation verification was performed by me, or under my direct supervision, in accordance with Chapter 468, Part XVI, Florida Statutes, and that the findings stated herein are true and accurate to the best of my knowledge.

Assessor Name: Christopher Finnegan

Florida License #: MRSA 3454

Signature: _____

Date: April 14, 2026

APPENDIX A: LABORATORY DATA (ILLUSTRATIVE)

ILLUSTRATIVE CLEARANCE LABORATORY DATA — SAMPLE REPORT

Not an actual laboratory report. Values are fictional and shown to illustrate how results are reported and interpreted.

Air samples (A001 spore trap, Air-O-Cell, 75 L, 100% trace at 600X) — raw count / spores per m³

Genus	A-1 Exterior Control	A-2 Living Rm / HVAC	A-3 Primary Closet	A-4 Great Room
Ascospores	16 / 213	—	2 / 27	—
Aspergillus/Penicillium-like	2 / 27	2 / 27	—	2 / 27
Basidiospores	22 / 293	4 / 53	3 / 40	2 / 27
Cladosporium	10 / 133	3 / 40	—	3 / 40
Curvularia	2 / 27	—	—	—
Total spores	**52 / 693**	**9 / 120**	**5 / 67**	**7 / 94**
Hyphal fragments	1 / 13	—	—	—
Debris rating	3	2	2	2
Reporting limit (spores/m³)	13	13	13	13

Not detected in any sample: Chaetomium, Stachybotrys, Memnoniella, Ulocladium. "—" = not detected.

In an actual report this appendix contains the accredited laboratory's complete reports and the chain of custody.

APPENDIX B: PHOTOGRAPHS

Representative photographs are shown below. In an actual verification report, each containment, every sample location and every moisture reading is photographed and captioned.

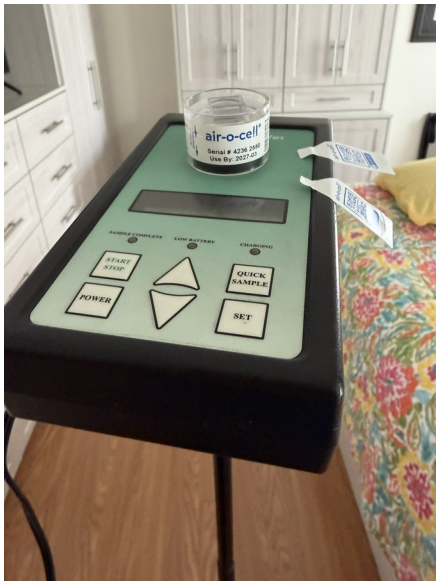


Photo 1: Representative: clearance air sampling (Air-O-Cell cassette).

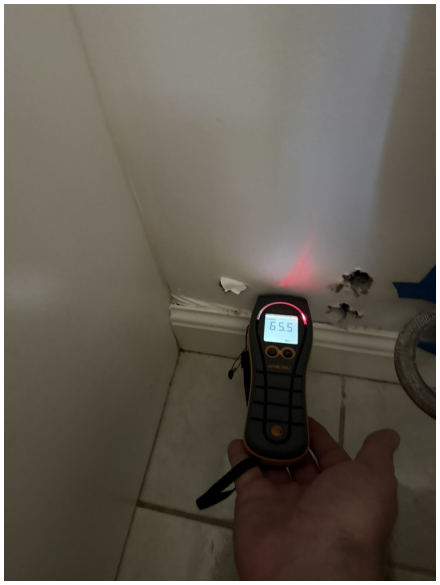
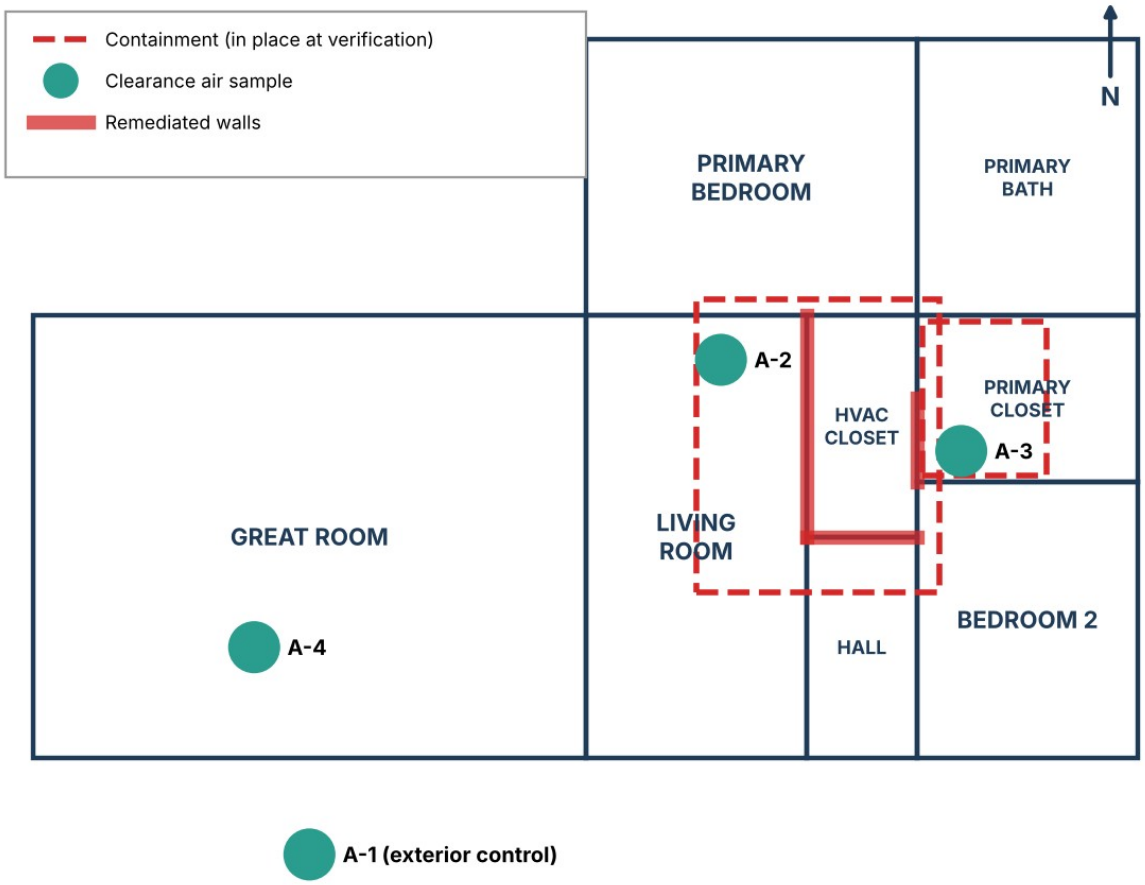


Photo 2: Representative: moisture verification of the exposed substrate.

APPENDIX C: CLEARANCE SAMPLING LOCATIONS



SAMPLE — Clearance Sampling Locations (not to scale). First floor, 1450 Demonstration Way.