

**A Accredited Inspection Service, Inc.**  
**6742 Forest Hill Blvd # 271 , West Palm Beach, Florida 33413**  
**888-381-6651**

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**Client: Joe Smith**  
**Property Address: 123 Clean Street.**  
**City State Zip: Anytown USA**  
**Date: 8-4-10**

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**Date: 8-4-10**

<h2>SITE ADDRESS</h2>
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REPORT NUMBER: 0001363.  
INSPECTION DATE: 8-4-10.  
CLIENT NAME: Joe Smith.  
INSPECTION SITE STREET ADDRESS: 123 Clean Street.  
CITY/STATE/ZIP: Anytown USA.  
CLIENTS E-MAIL ADDRESS: [123@456.com](mailto:123@456.com).  
CLIENT PHONE NUMBER: 123-4567.

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## **INSPECTION GOALS AND INTERVIEW INFORMATION**

### **INSPECTION TYPE AND GOALS**

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This inspection is a post remediation verification inspection also known as a clearance test, it is intended to help determine if remediation appeared to be satisfactory.

This inspection is limited to conditions in specific areas that were recently remediated.

These areas are limited to the following areas and conditions:  
kids room AC closet and Ac unit.

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## POST REMEDIATION TESTING

### RESULTS

Based on all the below findings, remediation verification inspections and testing passed for the remediated areas.

### MOLD

During this clearance inspection the inspector observed the following:  
All previously moldy building materials such as but not limited to moldy drywall had been removed, and exposed surfaces had been cleaned and were dry.

### PHOTO



The above is a photo of professional mold removal resulting in no visible mold in this area.

### CONTAINMENT

The inspector observed that containment was installed in a professional manner to deter the spread of spores and dust from the work area also known as the containment area.

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**AIR SCRUBBERS**

Professional grade air scrubbers / negative air machines were observed, these machines are used to create negative pressure and to control the levels of dust and spores in the work area.

**PHOTO**



The above is a photo of containment and an air scrubber.

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MOISTURE DETECTION

Moisture meter testing in the areas tested indicated no elevated moisture levels at the time of inspection.  
Various surfaces were scanned with an advanced device known as an infra red camera, this device detected no moisture in the areas scanned.

HUMIDITY LEVELS

Humidity meter indicated that humidity levels were satisfactory in the work area with levels at 45%RH when the temperature was 88 F. Grains of moisture 90. Temp was high because the Ac was removed for cleaning.  
Outdoor humidity was 57%RH at 92F. Grains of moisture 130.

ODORS

Mold odors were not detected.  
Fungicide odors were detected, thus the remediators used such substances to help in their attempts to rid the property of fungal contamination. Though not needed, such substances can be helpful.

SPORE LEVELS

Spore levels in the areas tested were at normal levels and thus satisfactory. **See attached sample results.**

AC UNIT(S)

Interior of the AC unit including the coils and pans were satisfactory. Unit had been dismantled and cleaned.

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The above is a photo of the various AC components that were removed and cleaned.

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The above is a photo of the AC coils that were removed and cleaned.



The above is a photo of the AC unit enclosure that was removed and cleaned.



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## **OUTDOOR MOLD SAMPLE RESULTS**

### **CONDITIONS EFFECTING OUTDOOR SAMPLE RESULTS:**

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Outdoor areas were clear & free of rainy conditions at time of inspection that would affect air sampling.

Outdoor areas were clear & free of windy conditions at time of inspection that would affect air sampling.

### **JUSTIFICATION:**

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This was an outdoor sample taken so that it could be compared to indoor levels in order for your inspector to determine if indoor levels were elevated in comparison to outdoor levels.

### **METHODOLOGY:**

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A CyClex non viable impactor with pump was used to take an air sample. The pump was calibrated at 20 LPM ran for 10 minutes and produced a non viable spore trap sample for analysis. This was the methodology used for taking the following airborne samples as well.

### **LOCATION:**

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**The sample was taken from outside the front door.**

### **SPORE TYPES**

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**Air sample results are typically reported as numbers of spores per cubic meter of air.**

**Surface samples spore levels are not counted.**

**Cladosporium spores per cubic meter of air: 420**

**Penicillium Aspergillus like spores per cubic meter of air: 200**

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**Alternaria spores per cubic meter of air: 80**

**Ascospores per cubic meter of air: 60**

**Bipolaris Drechslera like spores per cubic meter of air: 20**

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## INDOOR MOLD SAMPLE RESULTS

SAMPLE LOCATION: \_\_\_\_\_

Inside the containment work area. ( Bedroom with AC unit)

SPORE NUMBERS AND  
TYPES \_\_\_\_\_

Cladosporium spores: 40

Epicoccum spores: 20

Penicillium Aspergillus like spores: 20

COMPARE SPORE RESULTS

Spore levels appeared very low in the above area's air.

SAMPLE LOCATION: \_\_\_\_\_

Outside the containment work area

SPORE NUMBERS AND  
TYPES \_\_\_\_\_

Cladosporium spores: 60

Penicillium Aspergillus like spores: 40.

COMPARE SPORE RESULTS

Spore levels appeared very low in the above area's air.

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SAMPLE LOCATION:

**Inside the containment work area. ( Bedroom with AC unit wood wall stud at AC closet.)**

SPORE NUMBERS AND TYPES

No spores found.

COMPARE SPORE RESULTS

Spore levels at the area and time of sampling were reported to be zero or below detectable limits.  
Levels of zero or below detectable limits do not indicate that there were no mold spores in the sample area. It just indicates that no spores became trapped in the spore trap during sampling, or so few were trapped that the lab analysis did not find any spores in the spore trap. Thus, levels in the test area at the time of sampling were likely very low.  
This was a tape sample.

SAMPLE LOCATION:

**Bottom side of the evaporator coils.**

SPORE NUMBERS AND TYPES

**Penicillium Aspergillus like spores: very low levels, this is satisfactory and expected.**

COMPARE SPORE RESULTS

Sample analysis indicated no unusual mold spore levels or types on the above surface test area at the time of testing. Spores found were likely low background levels of settled spores. Some settled spores are to be expected on typical indoor surfaces. Surface sample spores are not counted.

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## **QUALIFICATIONS OF INSPECTOR**

### **EDUCATION**

*Your inspector is Daryl Watters, has a degree in Education for Teaching Biology and General Science from Xavier University in Cincinnati, Ohio.*

### **CERTIFICATIONS**

- 1) CIE Certified Indoor Environmentalist Certified By The American Indoor Air Quality Council.*
- 2) Certified Mold Inspector Certified By The Certified Mold Inspectors and Contractors Institute also known as PCI.*
- 3) Certified Mold Remediator Certified By The Certified Mold Inspectors and Contractors Institute also known as PCI,*
- 4) Certified Mold Inspector Certified By Environmental Assessors Association.*
- 5) Certified Mold Inspector Certified By Environmental Solutions Association.*
- 6) Certified Allergen Inspector Certified By Environmental Solutions Association.*
- 7) Certified Home Inspector Certified by The National Association of Home Inspectors.*
- 8) Certified Mold Spore Analyst Mc Crone Research Institute Chicago, Illinois.*

### **EXPERIENCE**

*He started providing health inspections for the Florida Department of Health in 1990, home inspections in 1993 and as one part of preparations for inspections he completed 108 hours of training in HVAC at South Tech Educational Center in Boynton Beach Florida.*

*He started conducting mold and indoor air quality inspection in 2003.*

***Your business and referrals are appreciated.***

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## **DISCLAIMERS**

General Inspection limitations  
and Disclaimer.

### **Exterior inspection limitations and disclaimer**

*Unless otherwise agreed to, your inspector is not qualified as or acting as a home inspector, general contractor, structural engineer, synthetic stucco inspector, or a specialized leak detection expert . Your inspector does not necessarily inspect conditions on roofs and roof eaves. Areas typically not visible including flashings, high walls, 2nd floor windows and other areas above eye level are typically inaccessible for inspection. For a detailed analysis of the condition of roofs, exterior siding, the presence of synthetic stucco or siding defects, window calking deterioration, deck connections, and other features that may result in water intrusion into your property, consult with qualified, licensed specialist in the appropriate fields.*

### **Mold inspection limitations and disclaimer**

*Do not depend on your investigator for any medical advice; that is the job of a medical specialist. If any illness is experienced that may be related to mold or other indoor environmental factors, then a family doctor should be consulted regarding health complaints. In addition, the unhealthy person should obtain a referral to the appropriate medical professionals specializing in allergies, environmental medicine, or occupational health, as prescribed by the physician.*

*This investigation is not intended to report on tiny amounts or expected levels of indoor contaminates such as tiny amounts of mold or normal levels of indoor pollutants. Small amounts of mold in and on the air conditioner are common.*

*The inspector does not offer an opinion as to the advisability of the purchase or sale of property. This is not a wood destroying organism or termite inspection report for fungus that causes wood decay.*

*This is not a building investigation for all potential indoor air quality problems that you may be experiencing because most firms will not inspect for and report on mold, allergens, bacteria, general indoor air quality, and industrial hygiene all on one report. This is an investigation only for those specific types of problems,*

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*contaminates, and conditions, reported on, and agreed to be inspected and tested. Unless you pay for and request indoor air quality sampling or mold sampling or inspections in every room, inner wall stud bay, AC duct, carpet, and all other surface in all areas, then items tested or sampled and inspected during this standard inspection will be randomly tested or sampled and inspected.*

*The fee for all inspections is due in full at the time of inspections. Fees are due if you benefit from the inspectors findings and the same fees are due if you are financially harmed by the inspectors findings, fees are due if you are able to obtain insurance coverage based on this reports findings, and the same fees are due if you are denied coverage because of the findings in this report.*

*No destructive or disruptive testing or assessment will be performed. Your Inspector is not responsible or liable for the non-discovery of any water damage, water problems, mold contamination, indoor air quality issues or other conditions of the subject property, or any other problems which may have developed or become more evident after the inspection and testing time and date. Inspector is not responsible for or liable for the non-discovery of any, water problems, mold contamination, indoor air quality issues or other conditions of the subject property that were not discovered due to inadequate sampling or testing in specific areas where such services were not requested and paid for or where no readily visible clues existed that would have warranted sampling in those areas. Your inspector is unlikely to sample for, or locate mold which may be hidden inside walls, behind wall paper, appliances, furniture or other inaccessible areas.*

*Inspectors often make mold removal recommendations also known as remediation recommendations for areas where mold is suspected to be hidden. Not all such recommendations are based on sample results. Inspector often advises remediation for hidden areas based on one or more of the following, water damage, mold odor, moisture levels, client interview information, or educated guesses based on past experience as to the existence of hidden mold in a given type of area and condition.*

*The inspector will not check any area that poses a safety threat to the inspector such as walking on roofs. A roof inspector should be consulted in regards to any roof concerns. Attics and crawl spaces with low clearance are not entered.*

*Only small areas of the interior of air conditioners are visible if opened. And a very small percentage (if any) of the interior area of AC ducts are visible. Any AC system evaluations done by your inspector is done as a very basic preliminary courtesy to the client only and should not be relied on to provide detailed information regarding the proper operation of the air condition systems operation. It is recommended that a qualified, licensed, AC service person or AC contractor review your AC system in regards to proper operation.*

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**Mold sampling limitations and disclaimers**

*Though spore sampling and lab report analysis are common and are often an extremely helpful tool, the visual inspection is almost always much more important. There is always some degree of uncertainty regarding analysis of samples and the conclusions we draw from them. Your inspector cannot guarantee that hidden mold in a wall can be found even with the aid of inner wall spore sampling as hidden mold may not be producing large numbers of spores during sampling, or the spores, if produced, may not have access to the spore trap because insulation or wall studs may block the pathway between spores and spore trap. Even if inner wall spore levels are elevated, it does not guarantee that the mold producing it in the wall will be excessive enough to be easily visible during remediation.*

*Areas such as but not limited to the inside of high ceilings, or any insulated ceilings, or areas under floor coverings are typically not sampled. Also areas inside the walls where the inspector was not given permission to make sampling holes, and in walls not owned by the client are typically not sampled. Numbers of samples that would exceed the number of samples paid for are also often not taken, for example do not expect 8 samples if you paid for 4 samples.*

*Though sampling inside some walls can be an important tool in determining inner wall mold conditions, we cannot always sample inside every suspect wall area that is likely to have mold, or that it recommended to be remediated, this is standard in the industry. It is standard in the industry for inspectors to rely on odor detection, visual observations of mold, or even moisture stains on the surface of walls, moisture detection, interview information, experience with similar conditions at other properties, logical deductions, and inspectors judgment, to determine if remediation of a specific area is recommended. Unfortunately this means that your inspector cannot guarantee that mold will be found in all areas where remediation is recommended.*

*It is common in the industry, and supported by leading widely respected national guidelines such as the New York City Department of Health Mold Remediation Guidelines that samples do not have to be taken from all areas, often remediation recommendations can be made based on observations. In addition cost constrains often make it impractical to sample every suspect area, thus as stated above all areas where remediation recommendations were made were not necessarily sampled and we unfortunately cannot guarantee mold inside every hidden area where recommendations were made.*

**Allergen inspection limitations and disclaimer**



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*The following applies to allergen testing and inspections. You will have received an allergen inspection or allergen testing only if you requested and paid for such, and only if your inspector agreed to do such. A proper sampling plan for allergens is dependent largely on complete information from the occupant(s) of the test site in regards to any known possible sources of, or reasons for, allergens, such as: leaks, humidity problems, possible pest infestation, or the history of pets at the property. Allergens for rats, mice, or roaches may be tested for, however this is not a pest inspection intended to identify hidden infestations of such pests. If you discover suspected infestations, please let your inspector know so that the appropriate tests can be conducted to determine if allergens they produce are at levels that may be of a concern to persons with allergies. Hay fever is a very common allergic reaction and is caused by small, wind blown, pollen typically produced by plants with small, non-showy flowers, including but not limited to many common grasses, trees, and weeds, most commonly ragweed. Mold and allergy inspectors are not adequately trained to identify such plants, and microbiology lab analysis of air samples are not typically designed to provide usable or detailed information, if any, on the types and numbers of pollen grains, other allergens or biological particles in a sample. Thus, this inspection only focuses on the common, settled, indoor allergens of biological origin that were sampled for. Sensitivity to allergens varies greatly and reliance on absolute thresholds for medical or legal purposes should be done only by trained specialists and with great caution. Allergen thresholds should not be viewed as would permissible exposure limits for various toxic chemicals. Unless otherwise specified in written form and paid for, this inspection is not intended to identify the following: chemical allergens, chemical irritants, food allergens, termite allergens, latex allergens, or horse allergens. This inspection is not intended to identify any allergens that were not tested for. All disclaimers and limitations in the mold inspection section of this report that are applicable for allergens also apply in regards to this allergen inspection.*

**Bacterial sampling limitations and disclaimers**

The following applies to bacteria testing and inspections. You will have received bacteria inspection or testing only if you requested and paid for such, and only if your inspector agreed to do such. The following applies to bacteria testing and inspections. Some bacteria cause disease and infection. Bacterial sampling is not typically done to determine the presence or absence of many such harmful infectious bacteria. For example, Mycobacterium Tuberculosis which causes Tuberculosis, and Legionella which causes Legionnaires disease, do not typically show up on lab reports even if these dangerous bacteria are present during sampling. In most cases, indoor levels of bacteria are higher than outdoor levels. High indoor bacterial levels are primarily of common harmless varieties such as gram positive cocci from human skin. Bacteria sampling is sometimes done so that your inspector can make general relevant conclusions, or so that your inspector can

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try and determine if building health complaints may be linked to elevated airborne bacteria levels. Some species of bacteria which have the potential to produce endotoxins in their cell walls. These chemicals are proven to have the ability to cause respiratory problems in humans when exposed to elevated levels. Other bacteria are known to cause specific immune system related respiratory illnesses, such as humidifier fever, organic dust toxic syndrome, and hypersensitivity pneumonitis. In addition other bacteria are indicators of fecal contamination. Testing for these can help determine the presence or absence of sewage contamination.

**Interior mold remediation limitations and disclaimers applicable to consultants**

It is the responsibility of the consultant using this protocol to update it as needed so it complies with the most current technical standards on remediation and the most current regulations and laws, which are applicable to remediation and the building trades. The consultant using this mold remediation protocol must modify and update it accordingly with each remediation job prescribed so that it is applicable to the specific remediation job that the protocol is to be used on. After modification by the consultant, this document is to be used only by trained, certified, and where applicable licensed remediators only. It is offered without warranty, either expressed or implied, as to the merchantability, fitness for a particular purpose, or any other matter. Following the specification does not ensure compliance with any federal, state or local regulations, nor safe or satisfactory or complete performance of remediation. This remediation protocol must be modified in various sections by the person acting as a qualified indoor environmental professional, inspector, or industrial hygienist, to accurately account for unique remediation requirements in the property being remediated. It is strongly recommended that consultants using this general protocol consult with their legal or technical advisors prior to use.

**Interior mold remediation limitations and disclaimers applicable to clients**

Be Very Careful When Choosing A Remediation Firm. There Are Few Regulations In Most States.  
Your Remediator Should Have No Conflict Of Interest.  
They Should Be Certified, Insured, Professional, And Experienced Remediators, Who Use Updated Equipment And Methods. They Should Go Over Contracts Outlining Your Obligations, And The Remediators Obligations. Your Remediator

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Should Follow National Standards For Remediation. Last But Not Least They Must Possess Any And All Required Licenses Whenever Applicable.

We do not guarantee work performed by any persons we give you the numbers to including the ones on this list. Give them a call if you need mold removal or other related services, and also do not hesitate to find qualified firms from your local phone book and other sources.

Remediation is only conducted to rid a property of unusual mold conditions, it is sometimes conducted to rid a property of conditions that are reasonably believed to possibly contribute to asthma, allergy, and musty odors. Because of the limitations of current human knowledge and science as they relate to mold and indoor air quality, and because other common factors besides mold may contribute to health problems, doctors, remediators, and inspectors, cannot offer a guarantee that your health problems are related to your mold problem, thus we cannot guarantee that you will get better after remediation.

This protocol was prepared under the constraints of time and scope, and it reflects a limited investigation and evaluation. Further analytical testing may be required to find additional hidden mold infestations in hidden areas not sampled or inspected. Inspections by other specialists may be required to locate possible contamination from asbestos, lead paint, and other environmental hazards prior to remediation. The presence of such materials take precedence over mold remediation and removal of such regulated materials must be conducted in accordance with federal, state, provincial and local laws and regulations and require specific remediation protocols. The results of this analysis represent conditions only at the exact time and locations from where samples were taken. Thus, the report and this remediation letter should not be relied on to represent conditions at any other location or date and does not imply that this property is free of contaminants in other areas. The general mold remediation protocol template was created using current acceptable environmental hygiene recommendations as defined by The Institute of Inspection Cleaning and Restoration Certification (IICRC), the New York City Department of Health & Mental Hygiene Bureau of Environmental & Occupational Disease Epidemiology, the American Conference of Governmental Industrial Hygienists, National Air Duct Cleaners Association, and other remediation techniques that are acceptable and used by professional remediators.