SD MOLD INSPECTION
619-489-7684, www.sdmoldinspection.com
3911 Cleveland Ave. Unit #635104, San Diego, CA 92103

SCOPE OF WORK
Mold Remediation

This Scope of Work is based on an investigation of conditions existing at the time of the above referenced inspection. The extent of water damage and/or fungal contamination and infestation may or may not be fully delineated. Therefore, this Scope of Work may change as new information is obtained before or during remediation.

This Scope of Work is based on the report, by the resident, that conditions that caused excessive moisture, and resulting fungal growth, have been corrected. If these conditions have not been corrected, new mold growth can be expected, even after remediation is performed.

General Items That Apply To All Remediation Projects

Although a number of guidelines have been generally accepted by the industry, they do not necessarily apply to all remediation situations. SD Mold Inspection uses the IICRC S520 Standard and reference Guide for Professional Mold Remediation and the ACGIH Bio Aerosols: Assessment and Control recommended guidelines to develop a remediation Scope Of Work.

For any situations or conditions not covered by this Scope of Work, refer to the above guidelines for information on how to proceed.

In general, all remediation procedures should include the following:

1. Obtain all necessary permits.

2. Submit for pre-approval any required items such as Health and Safety plan, Environmental Protection plan, Work Plan, MSDS for any chemicals used.

3. Establish controlled access work area.

4. Turn off HVAC system and seal openings.

5. Establish containment. Full containment means critical barriers, airlocks, negative pressurization with HEPA-filtered exhaust and related procedures.

6. Double bag all mold contaminated materials (sheetrock, carpet, wood, etc.) in plastic bags and HEPA-vacuum the bags prior to removal from the containment area.

7. Monitor remediation progress by observation, testing, and sampling.

8. After remediation is complete, the work area (furniture, fixtures, floors, cabinets, etc.) should be HEPA-vacuumed and hard surfaces wiped down with an anti-microbial solution to insure complete mold abatement.

9. Perform final inspection of work and clearance sampling for compliance with Scope of Work.

Project Specific Remediation Activities

Work Area

_____ should be closed and the door sealed with plastic or other suitable isolation media prior to starting any other work. Establish a work area perimeter around each area to be remediated.

The remediation area should be consistent with the IICRC S520 Standard, and should use a minimum 4-mil plastic sheet for creating containment around the work area. Exact details of containment to be used are left up to the remediation contractor.

A negative air pressure differential between the work area and the surrounding space must be created to prevent contaminants from leaving the work area. An air filtration device (e.g. negative air machine) with a HEPA filter should be used to negatively pressurize the work area. Precautions should be taken the possibility of vapor diffusion and condensation from occurring along any perimeter walls placed under a negative pressure.

Decontamination of Items From the Work Area

Decontamination is a relative term and describes the killing or removal of microorganisms with no specific quantitative implication.

Contents of the work area are to be HEPA vacuumed and when applicable, wet wiped. Methods of removing spores from non-porous surfaces require wet wiping with an anti-microbial solution.

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Porous surfaces can be HEPA vacuumed if there is no visible mold growth. Porous materials that have visible mold growth must be disposed.

Once cleaned, non-porous items, or any restored items, can be transported to the staging area.

Remediation Process

Remove any portable (moveable, not-fixed) items, such as furniture etc. at this time. Removal of contaminated materials can proceed at this time.

Non-porous materials, such as vinyl flooring, glass, metal, etc) can readily be cleaned. Slightly porous or semi-porous materials (wood items, insulation etc.) that are visibly contaminated should be discarded or treated via special procedure.

The removal of affected construction materials should extend no less than two feet around the location of the mold and moisture located in _____

At this point, visual inspection may reveal additional contaminated surfaces. The Scope of Work may have to be extended or increased based on this visual examination. This visual inspection should be performed by the Mold Remediation Supervisor, Project Manager or other qualified personnel.

HEPA vacuum all exposed wall surfaces, then spray with an antimicrobial chemical, following remediation contractor's standard procedures.

Post Remediation Sampling of Work Area

Upon completion of remediation of the contaminated areas, a visual inspection should be done by the Mold Remediation Supervisor or Project Manager. If the visual inspection indicates remediation of visible mold colonies, then preliminary air sampling shall be done. If the results of the sampling indicate that the count is at or below outdoor levels, clearance sampling for total particles can proceed. If the particle count readings are above outdoor levels, taken during the same time, the air in the containment must be scrubbed for an additional 24 hours (using HEPA air scrubbers) prior to retesting.

In addition, tape-lift and sterile swab sampling should be done of "at-risk" areas to ensure that remediation of surface molds has been successful. The location and quantity of samples to be collected are at the discretion of the clearance inspector (SD Mold Inspection).

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Following building restoration, the kinds and concentrations of biological agents in air samples should be similar to what is found locally in outdoor air.

Waste Disposal

Contaminated debris should be double bagged and passed through a decontamination unit. Bags are to be removed by the most direct exit route. Direct transport of sealed bags to the outdoors is preferable. Bagged debris is to be disposed of following the remediation contractors standard procedures.