

LIMITED MOLD ASSESSMENT

**Old Ronald McDonald House
15 Southeast 15th Street
Fort Lauderdale, Florida 33316**

GLE Project No.: 21000-23679

Prepared for:

**Mr. Hubert Poulard
Broward Health
1608 Southeast 3rd Avenue, Suite 507
Fort Lauderdale, Florida 33316**

May 2021

Prepared by:



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Conducted at:

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Issue Date: May 4, 2021

Natalia Millan
Project Manager

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Signature

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1.0 INTRODUCTION

At the request of Broward Health, GLE Associates, Inc. (GLE) conducted a limited mold assessment on March 5, 2021 and April 7, 2021, within the Old Ronald McDonald House, located at 15 Southeast 15th Street, in Fort Lauderdale, Florida. The objective of this assessment was to determine the extent of mold amplification following reported moisture intrusion. Specifically, the scope of services included the following:

- Limited Visual Assessment and Moisture Measurements
- Bio-Aerosol Microbial Air Sampling

Consequently, this report is limited to the specified scope of services. While additional comments may be provided, the additional comments are submitted as a courtesy and are not intended to expand the original scope of this investigation. This report outlines the background information, our procedures and methodology, sample results, findings, conclusions, and recommendations.

2.0 BACKGROUND

Building representatives reported that the building had moisture intrusion and has been vacant. The building was unconditioned at the time of the assessment.

3.0 PROCEDURES AND METHODOLOGY

3.1 Limited Visual Assessment and Moisture Measurements

GLE assessed immediately accessible, interior areas of the subject building for visual evidence of water and/or mold-impacted materials, including, but not limited to, building materials exhibiting visible water staining, water damage, mold growth, and/or elevated moisture content. Non-destructive visual observations were utilized for this task.

A FLIR Systems Model E-40 and/or Model C2 infrared thermal camera was utilized to scan readily accessible interior areas of the subject facility for indications of thermal anomalies indicating potential elevated moisture content. Moisture content measurements were confirmed with a hand held moisture meter, a GE Protimeter SurveyMaster or equivalent instrument. The moisture meter was utilized to collect moisture measurements from areas exhibiting visible water intrusion. Elevated moisture measurements, greater than or equal to 20% Wood Moisture Equivalent (WME) or Moisture Content (MC), may be an indication of previous or active water intrusion, and may provide an environment favorable for fungal proliferation. See **Appendix D** for a site drawing.

3.2 Bio-Aerosol Sampling

Total (viable and non-viable) microbial spore trap air samples were obtained within immediately accessible interior areas of the facility. Additionally, GLE collected and analyzed exterior baseline air samples to identify the regional occurrence and concentration of mold spores/types in the ambient outdoor air at the time of the sampling. Total spore count air samples were collected using Zefon Air-O-Cell cassettes in-line with battery-powered vacuum sampling pumps at a flow rate of 15 liters per minute for a 5-10 minute sample duration. Air sampling pumps were calibrated to the required flow rate prior to, and following, the sampling event.

Samples were submitted for analyses, under strict chain-of-custody, to EMSL Analytical Laboratory, Inc. (EMSL), an American Industrial Hygiene Association (AIHA) EMLAP/A2LA-accredited laboratory for viable and non-viable spore counts, with results reported as fungal count per cubic meter of air (Count/m³). See **Appendix A** for the laboratory analytical results.

4.0 FINDINGS

4.1 Limited Visual Assessment and Moisture Measurements

GLE performed a walkthrough visual assessment of accessible areas of concern within the scope of work. The assessment identified water and/or mold impacted materials, including, but not limited to, building materials exhibiting visible water staining, water damage, and/or mold growth. Visual observations are outlined in **Appendix D - Drawing**.

4.2 Bio-Aerosol Sampling

A total of twenty-two (22) bio-aerosol samples were collected to assess the presence of airborne fungi. Twenty (20) samples were collected from the interior of the assessed areas, and two samples were collected from the outside of the building for comparison purposes.

Factors affecting the interpretation of bio-aerosol air samples include the time of sampling; present indoor and outdoor environmental conditions, difficulties in quantification, and individual laboratory procedures. In general, if significantly greater spore levels are detected inside, either in total or by individual spore type, then bio-amplification is occurring or has occurred. However, since mold does not always produce spores, the lack of indoor mold spore levels does not, in itself, indicate the lack of indoor mold growth.

TABLE 4.2-1 – SUMMARY OF TOTAL (VIABLE AND NON-VIABLE) FUNGAL SPORE TRAP AIR SAMPLING Old Ronald McDonald House 15 Southeast 15th Street Fort Lauderdale, Florida			
Sample	Location	Result Code	Significantly Elevated Spore Type Identified
AS-03	Room 126 - Kitchen	5	<i>Aspergillus/ Penicillium, Cladosporium</i>
AS-04	Room 127 - Dining	5	<i>Aspergillus/ Penicillium, Basidiospores, Cladosporium</i>
AS-05	Room 119 – Family Room	5	<i>Aspergillus/ Penicillium, Cladosporium, Stachybotrys/Memnoniella</i>
AS-06	Room 116- Office	5	<i>Aspergillus/ Penicillium, Stachybotrys/Memnoniella</i>
AS-07	Room 110 – Playroom	5	<i>Aspergillus/ Penicillium, Stachybotrys/Memnoniella</i>
AS-08	Room 109 – T.V Room	5	<i>Aspergillus/ Penicillium, Stachybotrys/Memnoniella</i>
AS-09	Unit 201	5	<i>Aspergillus/ Penicillium, Chaetomium, Cladosporium, Scopulariopsis/Microascus</i>
AS-10	Unit 204	5	<i>Aspergillus/ Penicillium, Cladosporium</i>
AS-11	Unit 210	5	<i>Aspergillus/ Penicillium, Cladosporium, Stachybotrys/Memnoniella</i>
AS-12	Unit 217	4	<i>Aspergillus/ Penicillium</i>
AS-13	Unit 218	5	<i>Aspergillus/ Penicillium, Cladosporium</i>
AS-14	Unit 202	4	<i>Aspergillus/ Penicillium</i>
AS-15	Unit 214	5	<i>Aspergillus/ Penicillium</i>
AS-16	Unit 322	5	<i>Aspergillus/ Penicillium</i>
AS-17	Unit 313	5	<i>Aspergillus/ Penicillium, Cladosporium</i>
AS-18	Unit 306	5	<i>Aspergillus/ Penicillium</i>
AS-19	Unit 317	5	<i>Aspergillus/ Penicillium, Cladosporium</i>
AS-20	Unit 304	5	<i>Aspergillus/ Penicillium, Scopulariopsis/Microascus</i>
AS-21	Unit 314	4	<i>Aspergillus/ Penicillium</i>
AS-22	Unit 301	5	<i>Aspergillus/ Penicillium, Scopulariopsis/Microascus</i>
N/A Not Applicable Results designated in bold type indicate bio-amplification.			

Result Codes:

1. The interior air sample analytical results indicate **no mold spores detected** for the air sample collected within the corresponding location.
2. The interior air sample analytical results indicate a total interior mold spore concentration that was **less** than the average total exterior (outdoor) concentration. In addition, no individual spore types

were identified at levels significantly greater than the corresponding exterior (outdoor) average concentrations.

3. The interior air sample analytical results indicate a total interior mold spore concentration that was **greater** than the average total exterior (outdoor) concentration. However, no individual spore types were identified at levels significantly greater than the corresponding exterior (outdoor) average concentrations.
4. The interior air sample analytical results indicate a total interior mold spore concentration that was **less** than the average total exterior (outdoor) concentration. However, air sample analytical results identified an individual spore type concentration significantly greater than the corresponding exterior (outdoor) average concentrations.
5. The interior air sample analytical results indicate a total interior mold spore concentration that was **greater** than average total exterior (outdoor) concentration. In addition, air sample analytical results identified an individual spore type concentration significantly greater than the corresponding exterior (outdoor) average concentrations.
6. The interior air sample analytical results indicate a total interior mold spore concentration that was **less** than the average total exterior (outdoor) concentration. However, a spore type associated with significantly water damaged materials was identified.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of the assessment, GLE provides the following conclusions:

1. Visibly water-stained and mold-impacted materials were observed in the assessed areas as outlined in **Appendix D**.
2. The results for the bio-aerosol air sampling **are** indicative of interior airborne bio-amplification at the times, locations, and conditions of the sampling event.

Based on the findings of the assessment, GLE recommends the following:

1. All water-damaged/mold-impacted building materials identified in **Appendix D** should be properly remediated by a qualified mold remediation contractor in accordance with the remediation recommendations presented in **Appendix B - Remediation Recommendations**.
2. HEPA-filtered negative air machines should be operated in the re-circulation mode (scrubbing) to continuously filter the air within the identified portions of the site. The air scrubbing equipment should be relocated periodically to enhance the entrainment and subsequent filtration of airborne fungal spores within the identified portions of the site. Additionally, all horizontal surfaces within the identified portions of the site should be HEPA vacuumed and damp (not wet) wiped.
3. Properly evaluate and repair any deficiencies observed, associated with the building envelope and roof, to prevent water intrusion.

4. Exterior stucco, penetrations and conduits should be repaired and/or sealed to prevent water intrusion.
5. Properly evaluate the integrity of the window seals/gaskets and conduct repairs, replacement, or caulking, if necessary, to prevent water infiltration.
6. GLE further recommends that post mold remediation confirmation testing (PMRCT) be performed to assess the effectiveness of mold remediation activities. Indoor and outdoor baseline air samples should be collected and analyzed to determine the presence of interior mold spore concentrations in the affected areas of the structure.

6.0 LIMITATIONS

GLE performed the scope of services as presented in our proposal. Reasonable effort has been made by GLE personnel to assess representative locations within the facility. Destructive sampling was not utilized as part of this assessment. GLE assumes no liability for existing conditions or damage within the subject facility or for any consequential effects that may result from our services and collection of field samples and measurements.

Mold growth may occur in various areas of a structure where water/moisture leak(s) are not addressed. These areas include cavities/enclosures and adjacent building materials that house plumbing/drainage-lines and can be affected by moisture intrusion from the exterior the building. This investigation did not include areas not known to have been affected by water damage moisture damage or inaccessible areas; therefore, the potential for mold growth in these areas cannot be dismissed at this time.

The information contained in this report was prepared based upon specific parameters requested by the client. If additional information is available or becomes available, it should be forwarded for our review to determine if changes to our conclusions and recommendations are necessary. The data and evaluation in the report reflects conditions identified at the time of our site visit, and should not be construed as being representative of the site at a later date. GLE assumes no liability for any perceived or documented health effects of tenants, visitors, contractors, or any other individual that has or may come in contact with the building that may be attributable to the microbial conditions present within the building.

The information herein is only for the specific use of the client and GLE. GLE accepts no responsibility for the use, interpretation, or reliance by other parties on the information contained herein, unless written authorization has been obtained from GLE. This report is not intended to be used as a document to render health related opinions.

APPENDIX A
Laboratory Analytical Report and
Chain of Custody



EMSL Analytical, Inc.

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EMSL Order: 172101270

Customer ID: GLEA51G

Customer PO: 21000-23679

Project ID:

Attention: Natalia Millan

GLE Associates, Inc.

1000 N.W. 65th Street

Suite 300-D

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Project: BHMC PMA Old Ronald McDonald House

Phone: (754) 223-2693

Fax: (954) 968-6090

Collected Date: 03/05/2021

Received Date: 03/05/2021 04:44 PM

Analyzed Date: 03/08/2021

Test Report: Air-O-Cell™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number: Client Sample ID: Volume (L): Sample Location:	172101270-0001			172101270-0002			172101270-0003		
	AS-01	AS-02	AS-03						
	150	150	150						
	Exterior	Exterior	Kitchen 126						
Spore Types	Raw Count	Count/M ³	% of Total	Raw Count	Count/M ³	% of Total	Raw Count	Count/M ³	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-	-	-	-
Ascospores	13	280	3.6	3	70	1	16	350	3.9
Aspergillus/Penicillium	60	1300	16.9	10	220	3.1	123	2680	29.6
Basidiospores	246	5370	69.8	289	6310	89.8	198	4320	47.8
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium	-	-	-	-	-	-	-	-	-
Cladosporium	30	660	8.6	14	310	4.4	73	1600	17.7
Curvularia	-	-	-	1	20	0.3	1*	7*	0.1
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium	-	-	-	1	20	0.3	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	1	20	0.3	1*	7*	0.1	4	90	1
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	1	20	0.3	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Beltrania	1	20	0.3	3	70	1	-	-	-
Nigrospora	-	-	-	-	-	-	-	-	-
Oidium	1*	7*	0.1	-	-	-	-	-	-
Pestalotia/Pestalotiopsis	1	20	0.3	-	-	-	-	-	-
Torula-like	-	-	-	-	-	-	-	-	-
Total Fungi	354	7697	100	322	7027	100	415	9047	100
Hyphal Fragment	5	100	-	1	20	-	2	40	-
Insect Fragment	4	90	-	-	-	-	6	100	-
Pollen	64	1400	-	58	1300	-	3	70	-
Analyt. Sensitivity 600x	-	22	-	-	22	-	-	22	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-
Skin Fragments (1-4)	-	1	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	3	-	-	3	-

172101270-0001 - Penicillium/Talaromyces-like conidiophores present in sample.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

Mario Gonzalez, Microbiology Laboratory Manager
or other Approved Signatory

No discernable field blank was submitted with this group of samples.

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Samples analyzed by EMSL Analytical, Inc. N. Miami Beach, FL AIHA-LAP, LLC-EMLAP Accredited #102813

Initial report from: 03/08/2021 02:02 PM

For information on the fungi listed in this report, please visit the Resources section at www.emsl.com



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Test Report: Air-O-Cell™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number: Client Sample ID: Volume (L): Sample Location:	172101270-0004 AS-04 150 Dining 127			172101270-0005 AS-05 150 Family Room 119			172101270-0006 AS-06 150 Office 116			
	Spore Types	Raw Count	Count/M ³	% of Total	Raw Count	Count/M ³	% of Total	Raw Count	Count/M ³	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-	-	-	-	-
Ascospores	6	100	0.8	4	90	0.3	1	20	0	0
Aspergillus/Penicillium	224	4890	40.3	891	19400	72.3	15900	347000	99.7	99.7
Basidiospores	281	6130	50.5	86	1900	7.1	12	260	0.1	0.1
Bipolaris++	-	-	-	-	-	-	-	-	-	-
Chaetomium	1	20	0.2	5	100	0.4	1	20	0	0
Cladosporium	39	850	7	77	1700	6.3	25	550	0.2	0.2
Curvularia	-	-	-	-	-	-	1	20	0	0
Epicoccum	1	20	0.2	-	-	-	-	-	-	-
Fusarium	-	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-	-
Myxomycetes++	5	100	0.8	-	-	-	2	40	0	0
Pithomyces++	-	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	165	3600	13.4	7	200	0.1	0.1
Beltrania	-	-	-	1	20	0.1	1*	7*	0	0
Nigrospora	-	-	-	1	20	0.1	-	-	-	-
Oidium	-	-	-	-	-	-	-	-	-	-
Pestalotia/Pestalotiopsis	1	20	0.2	-	-	-	-	-	-	-
Torula-like	-	-	-	-	-	-	-	-	-	-
Total Fungi	558	12130	100	1230	26830	100	15950	348117	100	100
Hyphal Fragment	1	20	-	4	90	-	3	70	-	-
Insect Fragment	8	200	-	4*	30*	-	-	-	-	-
Pollen	4	90	-	3*	20*	-	2	40	-	-
Analyt. Sensitivity 600x	-	22	-	-	22	-	-	22	-	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-	-
Skin Fragments (1-4)	-	2	-	-	1	-	-	1	-	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-	-
Background (1-5)	-	2	-	-	3	-	-	3	-	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

Mario Gonzalez, Microbiology Laboratory Manager
or other Approved Signatory

No discernable field blank was submitted with this group of samples.

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Collected Date: 03/05/2021

Received Date: 03/05/2021 04:44 PM

Analyzed Date: 03/08/2021

Test Report: Air-O-Cell™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number: Client Sample ID: Volume (L): Sample Location:	172101270-0007 AS-07 150 Play Room 110			172101270-0008 AS-08 150 TV Room 109			172101270-0009 AS-09 150 Unit 201			
	Spore Types	Raw Count	Count/M ³	% of Total	Raw Count	Count/M ³	% of Total	Raw Count	Count/M ³	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-	-	-	-	-
Ascospores	1	20	0.1	2	40	0.1	-	-	-	-
Aspergillus/Penicillium	1170	25500	95.1	1600	34900	96.2	631	13800	34	
Basidiospores	20	440	1.6	21	460	1.3	-	-	-	-
Bipolaris++	-	-	-	-	-	-	-	-	-	-
Chaetomium	10	220	0.8	2	40	0.1	374	8160	20.1	
Cladosporium	19	420	1.6	32	700	1.9	469	10200	25.1	
Curvularia	-	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	-	-	-	-
Fusarium	-	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-	-
Myxomycetes++	1*	7*	0	-	-	-	-	-	-	-
Pithomyces++	-	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	385	8400	20.7	
Stachybotrys/Memnoniella	8	200	0.7	6	100	0.3	-	-	-	-
Beltrania	-	-	-	1	20	0.1	-	-	-	-
Nigrospora	-	-	-	-	-	-	2*	10*	0	
Oidium	-	-	-	-	-	-	-	-	-	-
Pestalotia/Pestalotiopsis	-	-	-	1	20	0.1	1	20	0	
Torula-like	-	-	-	-	-	-	-	-	-	-
Total Fungi	1229	26807	100	1665	36280	100	1862	40590	100	
Hyphal Fragment	3	70	-	-	-	-	16	350	-	-
Insect Fragment	1	20	-	5	100	-	2	40	-	-
Pollen	1	20	-	1	20	-	1	20	-	-
Analyt. Sensitivity 600x	-	22	-	-	22	-	-	22	-	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-	-
Skin Fragments (1-4)	-	1	-	-	1	-	-	1	-	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-	-
Background (1-5)	-	3	-	-	3	-	-	2	-	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

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Samples analyzed by EMSL Analytical, Inc. N. Miami Beach, FL AIHA-LAP, LLC-EMLAP Accredited #102813

Initial report from: 03/08/2021 02:02 PM

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EMSL Order: 172101270

Customer ID: GLEA51G

Customer PO: 21000-23679

Project ID:

Attention: Natalia Millan

GLE Associates, Inc.

1000 N.W. 65th Street

Suite 300-D

Fort Lauderdale, FL 33309

Project: BHMC PMA Old Ronald McDonald House

Phone: (754) 223-2693

Fax: (954) 968-6090

Collected Date: 03/05/2021

Received Date: 03/05/2021 04:44 PM

Analyzed Date: 03/08/2021

Test Report: Air-O-Cell™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number: Client Sample ID: Volume (L): Sample Location:	172101270-0010			172101270-0011			172101270-0012		
	AS-10			AS-11			AS-12		
	150			150			150		
	Unit 204			Unit 210			Unit 217		
Spore Types	Raw Count	Count/M ³	% of Total	Raw Count	Count/M ³	% of Total	Raw Count	Count/M ³	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-	-	-	-
Ascospores	1	20	0	5	100	0.2	2	40	1.8
Aspergillus/Penicillium	9640	210000	97.2	1940	42300	88.5	81	1800	81.9
Basidiospores	1*	7*	0	5	100	0.2	1	20	0.9
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium	2	40	0	-	-	-	-	-	-
Cladosporium	268	5850	2.7	240	5240	11	14	310	14.1
Curvularia	1*	7*	0	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	-	-	-	-	-	-	-	-	-
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	3	70	0.1	-	-	-
Beltrania	-	-	-	-	-	-	-	-	-
Nigrospora	1	20	0	-	-	-	1	20	0.9
Oidium	-	-	-	-	-	-	-	-	-
Pestalotia/Pestalotiopsis	-	-	-	-	-	-	1*	7*	0.3
Torula-like	-	-	-	-	-	-	-	-	-
Total Fungi	9914	215944	100	2193	47810	100	100	2197	100
Hyphal Fragment	1*	7*	-	1	20	-	2	40	-
Insect Fragment	8*	50*	-	1	20	-	2	40	-
Pollen	6	100	-	2	40	-	9	200	-
Analyt. Sensitivity 600x	-	22	-	-	22	-	-	22	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-
Skin Fragments (1-4)	-	2	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	3	-	-	2	-	-	3	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

Mario Gonzalez, Microbiology Laboratory Manager
or other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. N. Miami Beach, FL AIHA-LAP, LLC-EMLAP Accredited #102813

Initial report from: 03/08/2021 02:02 PM

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Phone: (754) 223-2693

Fax: (954) 968-6090

Collected Date: 03/05/2021

Received Date: 03/05/2021 04:44 PM

Analyzed Date: 03/08/2021

Test Report: Air-O-Cell™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number: Client Sample ID: Volume (L): Sample Location:	172101270-0013			172101270-0014			172101270-0015		
	AS-13	AS-14	AS-15	AS-13	AS-14	AS-15	AS-13	AS-14	AS-15
	150	150	150	150	150	150	150	150	150
	Unit 218	Unit 202	Unit 214	Unit 218	Unit 202	Unit 214	Unit 218	Unit 202	Unit 214
Spore Types	Raw Count	Count/M ³	% of Total	Raw Count	Count/M ³	% of Total	Raw Count	Count/M ³	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-	-	-	-
Ascospores	3	70	0.5	1	20	0.5	-	-	-
Aspergillus/Penicillium	550	12000	89.7	189	4120	96.2	561	12200	94.8
Basidiospores	1	20	0.1	2	40	0.9	-	-	-
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium	1	20	0.1	-	-	-	-	-	-
Cladosporium	53	1200	9	4	90	2.1	28	610	4.7
Curvularia	-	-	-	1*	7*	0.2	2	40	0.3
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	2	40	0.3	-	-	-	-	-	-
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	1	20	0.1	-	-	-	-	-	-
Beltrania	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	1	20	0.2
Oidium	-	-	-	-	-	-	-	-	-
Pestalotia/Pestalotiopsis	-	-	-	1*	7*	0.2	-	-	-
Torula-like	1*	7*	0.1	-	-	-	-	-	-
Total Fungi	612	13377	100	198	4284	100	592	12870	100
Hyphal Fragment	2	40	-	3*	20*	-	2	40	-
Insect Fragment	1	20	-	3*	20*	-	3	70	-
Pollen	12	260	-	15	330	-	6	100	-
Analyt. Sensitivity 600x	-	22	-	-	22	-	-	22	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-
Skin Fragments (1-4)	-	1	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	3	-	-	3	-	-	3	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

Mario Gonzalez, Microbiology Laboratory Manager
or other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. N. Miami Beach, FL AIHA-LAP, LLC-EMLAP Accredited #102813

Initial report from: 03/08/2021 02:02 PM

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Project: BHMC PMA Old Ronald McDonald House

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Fax: (954) 968-6090

Collected Date: 03/05/2021

Received Date: 03/05/2021 04:44 PM

Analyzed Date: 03/08/2021

Test Report: Air-O-Cell™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number: Client Sample ID: Volume (L): Sample Location:	172101270-0016 AS-16 150 Unit 322			172101270-0017 AS-17 150 Unit 313			172101270-0018 AS-18 150 Unit 306			
	Spore Types	Raw Count	Count/M ³	% of Total	Raw Count	Count/M ³	% of Total	Raw Count	Count/M ³	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-	-	-	-	-
Ascospores	-	-	-	-	-	-	1	20	0.2	-
Aspergillus/Penicillium	825	18000	99.4	5590	122000	95.8	429	9360	91.7	-
Basidiospores	-	-	-	7	200	0.2	-	-	-	-
Bipolaris++	-	-	-	-	-	-	-	-	-	-
Chaetomium	-	-	-	-	-	-	-	-	-	-
Cladosporium	5	100	0.6	235	5130	4	35	760	7.4	-
Curvularia	-	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	-	-	-	-
Fusarium	-	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-	-
Myxomycetes++	-	-	-	-	-	-	-	-	-	-
Pithomyces++	-	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	1	20	0	3	70	0.7	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-	-
Beltrania	-	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	-	-	-	-
Oidium	-	-	-	-	-	-	-	-	-	-
Pestalotia/Pestalotiopsis	-	-	-	-	-	-	-	-	-	-
Torula-like	-	-	-	-	-	-	-	-	-	-
Total Fungi	830	18100	100	5833	127350	100	468	10210	100	
Hyphal Fragment	-	-	-	-	-	-	-	-	-	-
Insect Fragment	2	40	-	8	200	-	-	-	-	-
Pollen	8	200	-	3	70	-	-	-	-	-
Analyt. Sensitivity 600x	-	22	-	-	22	-	-	22	-	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-	-
Skin Fragments (1-4)	-	1	-	-	2	-	-	2	-	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-	-
Background (1-5)	-	2	-	-	2	-	-	2	-	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

Mario Gonzalez, Microbiology Laboratory Manager
or other Approved Signatory

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Collected Date: 03/05/2021

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Analyzed Date: 03/08/2021

Test Report: Air-O-Cell™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number: Client Sample ID: Volume (L): Sample Location:	172101270-0019			172101270-0020			172101270-0021		
	AS-19	AS-20	AS-21	AS-19	AS-20	AS-21	AS-19	AS-20	AS-21
	150	150	150	150	150	150	150	150	150
	Unit 317	Unit 304	Unit 314	Unit 317	Unit 304	Unit 314	Unit 317	Unit 304	Unit 314
Spore Types	Raw Count	Count/M ³	% of Total	Raw Count	Count/M ³	% of Total	Raw Count	Count/M ³	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-	-	-	-
Ascospores	-	-	-	1	20	0.1	-	-	-
Aspergillus/Penicillium	16900	369000	99.2	880	19200	97.2	50	1100	88.7
Basidiospores	1*	7*	0	-	-	-	-	-	-
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium	-	-	-	-	-	-	-	-	-
Cladosporium	136	2970	0.8	13	280	1.4	6	100	8.1
Curvularia	1*	7*	0	1	20	0.1	1	20	1.6
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	-	-	-	-	-	-	-	-	-
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	11	240	1.2	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Beltrania	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	1	20	1.6
Oidium	-	-	-	-	-	-	-	-	-
Pestalotia/Pestalotiopsis	-	-	-	-	-	-	-	-	-
Torula-like	-	-	-	-	-	-	-	-	-
Total Fungi	17038	371984	100	906	19760	100	58	1240	100
Hyphal Fragment	-	-	-	-	-	-	-	-	-
Insect Fragment	5*	30*	-	1	20	-	3	70	-
Pollen	19	420	-	1	20	-	2	40	-
Analyt. Sensitivity 600x	-	22	-	-	22	-	-	22	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-
Skin Fragments (1-4)	-	2	-	-	2	-	-	2	-
Fibrous Particulate (1-4)	-	2	-	-	1	-	-	1	-
Background (1-5)	-	3	-	-	2	-	-	2	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

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Collected Date: 03/05/2021

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Analyzed Date: 03/08/2021

Test Report: Air-O-Cell™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	172101270-0022		
Client Sample ID:	AS-22		
Volume (L):	150		
Sample Location:	Unit 301		
Spore Types	Raw Count	Count/M ³	% of Total
Alternaria (Ulocladium)	-	-	-
Ascospores	-	-	-
Aspergillus/Penicillium	495	10800	93.4
Basidiospores	2	40	0.3
Bipolaris++	-	-	-
Chaetomium	-	-	-
Cladosporium	11	240	2.1
Curvularia	-	-	-
Epicoccum	-	-	-
Fusarium	-	-	-
Ganoderma	-	-	-
Myxomycetes++	-	-	-
Pithomyces++	-	-	-
Rust	-	-	-
Scopulariopsis/Microascus	22	480	4.2
Stachybotrys/Memnoniella	-	-	-
Beltrania	-	-	-
Nigrospora	-	-	-
Oidium	-	-	-
Pestalotia/Pestalotiopsis	-	-	-
Torula-like	-	-	-
Total Fungi	530	11560	100
Hyphal Fragment	1	20	-
Insect Fragment	2	40	-
Pollen	9	200	-
Analyt. Sensitivity 600x	-	22	-
Analyt. Sensitivity 300x	-	7*	-
Skin Fragments (1-4)	-	1	-
Fibrous Particulate (1-4)	-	1	-
Background (1-5)	-	2	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

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For Lab use only

MICROBIOLOGY—CHAIN OF CUSTODY

Company: GLE (Client GLEA51G)		Contact: Natalia Millan		Cell: (786) 527-4204		
Address: 1000 NW 65 th ST, Ste.300-D		Bill to: GLE (Client GLEA51G)		Phone: (754) 223-2697		
City: Fort Lauderdale		5405 Cypress Center Drive, Suite 110		Fax: (754) 223-2937		
State: Florida 33309		Tampa, Florida 33609				
GLE PO No.: 21000-23679		Email: nmillan@GLEassociates.com				
Project Name: BMC PMA old		Email: _____@GLEassociates.com				
Ronald McDonald House		Date Collected: 3/5/2021		Date Sent: 3/5/2021		
Sample #	Sample Type	Air Volume (L), Area (cm sq)	Sample Location	Analysis Requested (1)	Turn Around Time (2)	Comments
AS-01	ADL	150 L	Exterior	Musl	24 hrs	
02			Exterior			
03			kitchen 126			
04			Dining 127			
05			family room 119			
06			office 116			
07			phy room 110			
08			t.v. Room 109			
09			unit 201			
10			unit 204			
11			unit 210			
12			unit 217			

(2) TURN AROUND TIME If turn around time is not chosen standard turn around time applies(6 + DAYS)

Applies to total fungal spore count, fungi by direct examination and endotoxin analysis.

3 hour / 6 hour / 24 hour / 48 hour / 72 hour / 4 day / 5 day / 6+days

(1) TYPES OF ANALYSES

M001 Total Fungal Spore Count Air-O-Cell	M117 Sewage Contamination in Bldgs – Sewage scan not including Fecal Coliform. Analyze for Total Coliforms, E. Coli and Enterococci.
M041 Fungi, Direct Exam	M199 Human Bacteroides by PCR
M006 Viable Fungi ID and Count W/Group Speciation	M044 Group Allergen Test
M011 Bacterial Count & Speciation	

Page 1 of 1

Relinquished by: Natalia Millan Date: 3/5/2021 Time: _____

Sample(s) received in good condition? [Y] [N]

Received by: CC EMSL Drop Box Date: 03-05-21 Time: 4:44

Discernable field blank submitted? [Y] [N]

Relinquished by: _____ Date: _____ Time: _____

EMSL.COC.Ver 3.3G

Received by: _____ Date: _____ Time: _____



2700 W. Cypress Creek Rd, C-108
Fort Lauderdale, FL 33309

Phone: 954 786-9331
Fax: 954 941-4145

EMSL Order No.
For Lab use only

172101270

MICROBIOLOGY—CHAIN OF CUSTODY

Company: GLE (Client GLEA51G)		Contact: Natalia Millan		Cell: (786) 527-4204		
Address: 1000 NW 65 th ST, Ste.300-D		Bill to: GLE (Client GLEA51G)		Phone: (754) 223-2697		
City: Fort Lauderdale		5405 Cypress Center Drive, Suite 110		Fax: (754) 223-2937		
State: Florida 33309		Tampa, Florida 33609				
GLE PO No.:		Email: nmillan@GLEassociates.com				
Project Name:		Email: _____@GLEassociates.com				
		Date Collected: 3/5/2021		Date Sent: 3/5/2021		
Sample #	Sample Type	Air Volume (L), Area (cm sq)	Sample Location	Analysis Requested (1)	Turn Around Time (2)	Comments
AS-13	AOV	150L	Unit 218	M001	24hrs	
14			Unit 202			
15			Unit 214			
16			Unit 322			
17			Unit 313			
18			Unit 306			
19			Unit 317			
20			Unit 304			
21			Unit 314			
22			Unit 301			

(2) TURN AROUND TIME If turn around time is not chosen standard turn around time applies(6 + DAYS)

Applies to total fungal spore count, fungi by direct examination and endotoxin analysis.

3 hour / 6 hour / 24 hour / 48 hour / 72 hour / 4 day / 5 day / 6+days

(1) TYPES OF ANALYSES

M001 Total Fungal Spore Count Air-O-Cell	M117 Sewage Contamination in Bldgs – Sewage scan not including Fecal Coliform. Analyze for Total Coliforms, E. Coli and Enterococci.
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M006 Viable Fungi ID and Count W/Group Speciation	M044 Group Allergen Test
M011 Bacterial Count & Speciation	

Page 1 of 1

Sample(s) received in good condition? [Y] [N] _____

Discernable field blank submitted? [Y] [N] _____

EMSL.COC.Ver 3.3G

Relinquished by: Natalia Millan Date: 3/5/2021 Time: _____

Received by: _____ Date: _____ Time: _____

Relinquished by: _____ Date: _____ Time: _____

Received by: _____ Date: _____ Time: _____

APPENDIX B
Remediation Recommendations

Remediation Recommendations

1. Assure source of moisture intrusions, including but not limited to the suspect moisture intrusion issues outlined in this report, have been terminated and corrected.
2. In work areas where no visible microbial growth was identified, a controlled pressure enclosure area is not required. However, GLE recommends that these areas be isolated utilizing typical construction methods for dust suppression during the destructive removal of the moisture impacted materials.
 - If mold growth is identified at any time during the cleaning and/or removal of the moisture impacted building materials, then the area must be handled as containing mold growth and all control mechanisms recommended for mold-affected building materials should be immediately implemented.
 - If mold growth is not identified during the removal of the moisture impacted building materials, then the mitigation of these areas should continue under normal construction procedures.
3. Building materials identified as **water stained only** should be appropriately cleaned and dried (below 20% MC/WME). Following appropriate cleaning and verification of acceptable moisture content, the surface area may be primed and/or painted. If appropriate cleaning cannot be achieved, the materials may need to be removed and replaced.
4. Properly remove and dispose of all mold and water damaged porous building materials identified in **Appendix D**.
5. Non-porous diffusers and return grilles, appliances, furniture, boxes and other miscellaneous items in remediation work areas should be thoroughly cleaned/scrubbed using wet-wipe cleaning utilizing a two-towel system with a microbial biocide agent and vacuums utilizing HEPA filters.
6. Porous furniture and/or other miscellaneous items in remediation work areas should be evaluated on an individual basis. In most cases, these items can be thoroughly cleaned/scrubbed using wet methods utilizing a microbial biocide agent, and vacuumed utilizing a vacuum system with HEPA filters.
7. Exposed wall, floor and/or ceiling components should be thoroughly cleaned/scrubbed using wet methods utilizing a microbial biocide agent, and vacuumed utilizing a vacuum system with HEPA filters.

8. Any wood components of the exposed walls and ceilings should be sealed with an appropriate sealant after following the cleaning protocol and allowing sufficient drying time (components should have a moisture level of less than 12%). The sealant should not contain Linseed Oil.
9. Additional mold affected materials may be discovered during remediation activities conducted at the site, and should be addressed upon discovery.
10. All mold remediation activities should be conducted in a controlled pressure enclosure utilizing HEPA filtration. The intent is to isolate the remediation work area(s) to prevent dispersion of mold spores to unaffected areas of the structure. Activating any HVAC systems during any remediation activities should be avoided.
11. If air sampling indicates that bio-amplification of microbial spores is occurring, then HEPA-filtered negative air machines should be operated in the re-circulation mode (scrubbing) to continuously filter the air within the identified portions of the structure. The air scrubbing equipment should be relocated periodically to enhance the entrainment and subsequent filtration of airborne fungal spores within the identified portions of the structure. Additionally, all horizontal surfaces within the identified portions of the structure should be HEPA vacuumed and damp (not wet) wiped.
12. GLE recommends that post mold remediation confirmation testing (PMRCT) be performed to assess the effectiveness of the mold remediation activities. The sampling should be done prior to the initiation of the installation of replacement building components/finishes. The following PMRCT activities should be performed:
 - **Visual Evaluation** – GLE will assess the work area for the presence of visible microbial growth, water damage, water staining, standing water and significant particulate accumulation. GLE will verify that recommended material removal was conducted and moisture levels in the affected areas are within an acceptable range (<20% MC/WME).
 - **Air Sampling** – Indoor and outdoor baseline air samples should be collected and analyzed to determine the presence interior mold spore concentrations in the affected areas of the structure.
13. All work should be performed in strict accordance with all federal, state, and local regulations and ordinances using experienced and trained personnel.

APPENDIX C
Personnel and Laboratory Certifications



Ron DeSantis, Governor

Halsey Beshears, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

MOLD-RELATED SERVICES LICENSING PROGRAM

THE MOLD ASSESSOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

COLLINS, MICHAEL B

5405 CYPRESS CENTER DR
SUITE 110
TAMPA FL 33609

LICENSE NUMBER: MRSA73

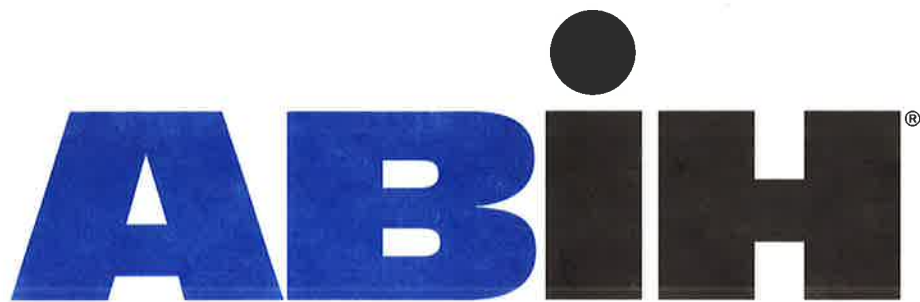
EXPIRATION DATE: JULY 31, 2022

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american board of industrial hygiene®

**organized to improve the practice of industrial hygiene
proclaims that**

Michael B. Collins

**having met all requirements of
education, experience and examination, and
ongoing maintenance,
is hereby certified in the**

**COMPREHENSIVE PRACTICE
of
INDUSTRIAL HYGIENE**

and has the right to use the designations

CERTIFIED INDUSTRIAL HYGIENIST

CIH

Certificate Number 8476 CP

Awarded: July 3, 2003

Expiration Date: December 1, 2023



Jeffrey Miller

Chair, ABIH

Alvin H. Oliver

Chief Executive Officer, ABIH



AIHA Laboratory Accreditation Programs, LLC

acknowledges that

EMSL Analytical, Inc.

19501 N.E. 10th Ave. Bay A, N. Miami Beach, FL 33179

Laboratory ID: LAP-102813

along with all premises from which key activities are performed, as listed above, has fulfilled the requirements of the AIHA Laboratory Accreditation Programs (AIHA-LAP), LLC accreditation to the ISO/IEC 17025:2017 international standard, General Requirements for the Competence of Testing and Calibration Laboratories in the following:

LABORATORY ACCREDITATION PROGRAMS

- | | | |
|-------------------------------------|-----------------------------------|---------------------------------------|
| <input type="checkbox"/> | INDUSTRIAL HYGIENE | Accreditation Expires: |
| <input type="checkbox"/> | ENVIRONMENTAL LEAD | Accreditation Expires: |
| <input checked="" type="checkbox"/> | ENVIRONMENTAL MICROBIOLOGY | Accreditation Expires: March 01, 2023 |
| <input type="checkbox"/> | FOOD | Accreditation Expires: |
| <input type="checkbox"/> | UNIQUE SCOPES | Accreditation Expires: |

Specific Field(s) of Testing (FoT)/Method(s) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached Scope of Accreditation. Continued accreditation is contingent upon successful on-going compliance with ISO/IEC 17025:2017 and AIHA-LAP, LLC requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA-LAP, LLC website (www.aihaaccreditedlabs.org) for the most current Scope.

Cheryl O. Morton

Cheryl O Morton
Managing Director, AIHA Laboratory Accreditation Programs, LLC



AIHA Laboratory Accreditation Programs, LLC

SCOPE OF ACCREDITATION

EMSL Analytical, Inc.

19501 N.E. 10th Ave. Bay A, N. Miami Beach, FL 33179

Laboratory ID: LAP-102813

Issue Date: 02/28/2021

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

Environmental Microbiology Laboratory Accreditation Program (EMLAP)

Initial Accreditation Date: 02/01/2004

EMLAP Scope Category	Field of Testing (FOT)	Component, parameter or characteristic tested	Method	Method Description <i>(for internal methods only)</i>
Fungal	Air - Direct Examination	Spore Trap	MICRO-SOP-201	Standard Operating Procedure for the Analysis of Airborne Fungal Spores, Hyphal Fragments, Pollen, Insect Fragments, Skin Fragments and Fibrous Particulate by Optical Microscopy of Spore Trap Samples
Fungal	Bulk - Direct Examination	Bulks (liquid or solid)	MICRO-SOP-200	Standard Operating Procedure for the Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, Pollen, Insect Fragments, and Fibrous Particulate from Surface Samples
Fungal	Surface - Direct Examination	Swab or Tape Lift	MICRO-SOP-200	Standard Operating Procedure for the Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, Pollen, Insect Fragments, and Fibrous Particulate from Surface Samples

A complete listing of currently accredited EMLAP laboratories is available on the AIHA-LAP, LLC website at: <http://www.aihaaccreditedlabs.org>


APPENDIX D
Drawings

MAP LEGEND

Approximate quantities listed as length in feet by height in feet, unless otherwise noted

Impacted Wall 

Impacted Ceiling 

Impacted Floor 

MG – Mold Growth

WD – Water Damage

SF – Square Feet

DW– Drywall

N/A – Not Accessible

FLOOR PLAN - LEVEL 3

