DVE

DELAWARE VALLEY
ENVIRONMENTAL

Passed Clearance Report

1140 Wendover Court, Media PA 19063

Inspection Date: August 5, 2026

Prepared by: **Daniel Marchetti**

IICRC AMRT #1176420 • IICRC WRT #1176419 • ACAC CIEC #8814

Delaware Valley Environmental LLC

18 Chandler Street, Suite 2B • West Chester, PA 19380

(610) 555-0148 | reports@dvenvironmental.com

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Clearance Determination

This evaluation was carried out on August 5, 2026 and covered 5 areas: Attic, Bedroom 3, Hallway, Primary bedroom (outside containment), Living room.

The worksite was inspected, samples were collected and submitted for laboratory analysis and measurements and readings were taken and recorded, as set out in the report that follows.

On the basis of those observations, measurements and results, the project has passed clearance.

Worksite Observations

Attic

Remediation work at the equipment platform was performed by Keystone Restoration Services, LLC (job KRS-26-1188, July 30 through August 4, 2026). On this visit, ridge and soffit vents were open and clear. Blown cellulose insulation had been removed from joist bays 2 through 4 beneath the platform. No visible mold growth was observed on any exposed framing, platform decking, or roof sheathing surfaces. The platform decking and exposed ceiling joists appeared clean and dry. The secondary condensate pan beneath the air handler was dry, with a residual tide mark visible at the NE corner; no standing water was present. The photograph of the secondary condensate pan beneath the air handler shows a float switch installed in the pan and wired to the unit, with rust-orange staining consistent with prior water accumulation. No malodors were detected. Containment remained in place at the time of this visit. The HVAC Zone 2 system had been shut down since July 30, 2026; no HEPA air filtration units were running in the attic at the time of sampling. The area had been at rest since at least 06:00 on August 5, 2026. Air sample S-305 and surface tape lift S-306 were collected in this area.



Secondary condensate drain pan beneath the attic air handler, showing float switch installed and wired to the unit. Rust-orange staining on the pan floor indicates prior water accumulation; pan is dry at the time of this visit.



Attic air handler unit on the equipment platform, showing the galvanized secondary pan, PVC condensate drain lines, and refrigerant line set. No visible mold growth or active water staining observed.



Pin-type moisture meter probe inserted into platform decking at the NE corner of the secondary pan footprint, reading 11.6% MC, below the drying goal of 15% MC.

Bedroom 3

Remediation work in Bedroom 3 was performed by Keystone Restoration Services, LLC (job KRS-26-1188, July 30 through August 4, 2026). Affected areas included the ceiling on the west side below the attic platform (approximately 8 ft x 5 ft, painted gypsum board removed), the lower 2 ft of the west partition wall over the full 11-ft length (gypsum board both faces, SPF framing, fiberglass batt insulation, and baseboard removed), and the carpet and pad along the west wall base (full 11-ft strip, 3 ft wide). On this visit, the ceiling opening above the remediated area was open to the attic; the ceiling board retained 4 ft east of the removal line was inspected and read dry by pinless meter. The exposed framing in the west wall cavity was clean, with no visible growth on stud faces or the bottom plate. The subfloor at the west wall base, exposed after carpet and pad removal, appeared dry and clean. No visible mold growth, staining, or debris was observed on any retained or exposed surface. Containment was still in place at the time of this visit, with polyethylene sheeting covering the floor and the critical barrier at the doorway intact. Zone 2 HVAC had been shut down since July 30, 2026. No HEPA air filtration units were running

inside the containment at the time of sampling; the area had been at rest since at least 06:00 on August 5, 2026. Air sample S-304 was collected at the center of the room, 4 ft AFF, inside the containment.



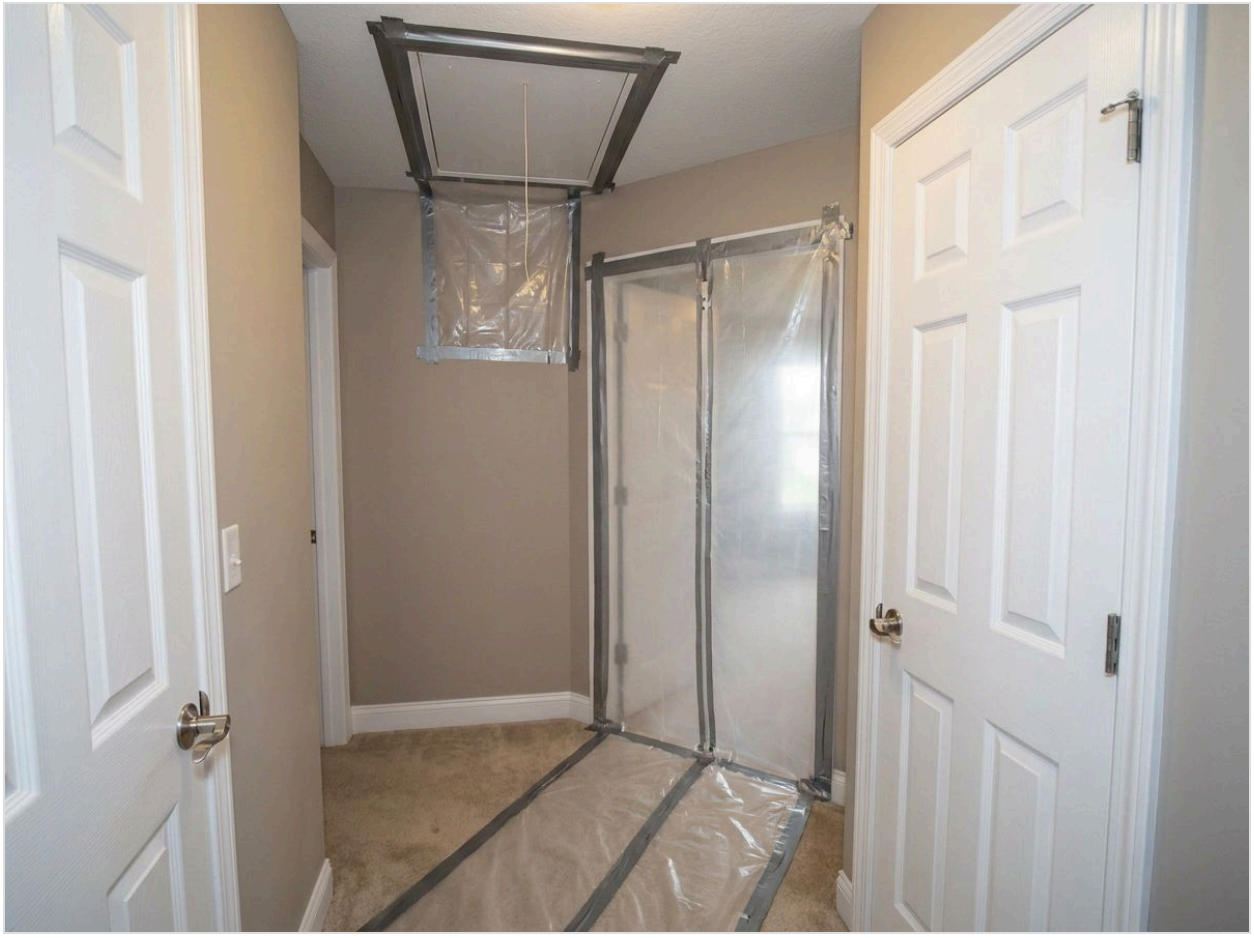
Bedroom 3 interior showing the post-remediation air sampling setup at center. West wall opened to the framing across the lower portion, ceiling section removed above the platform footprint. No visible mold growth or active water staining on exposed framing or remaining surfaces.



Low-angle view of the west wall base showing exposed SPF framing, bottom plate, and OSB subfloor after carpet and pad removal. No visible mold growth, staining, or moisture damage on any surface in frame.

Hallway

The remediated ceiling area at the hallway ceiling-wall junction adjacent to Bedroom 3 (approximately 4 ft x 2.5 ft, painted gypsum board removed) was inspected visually. The retained ceiling board east of the removal line was evaluated by pinless meter and read dry; no numeric value was recorded. No visible growth, staining, or debris was observed on any surface in the hallway. Containment at the Bedroom 3 doorway remained intact at the hallway side at the time of this visit. No air sample was collected in the hallway on this visit.



Upstairs hallway showing the polyethylene containment barrier sealing the Bedroom 3 doorway, with secondary poly covering over the ceiling register overhead. Floor protected with poly sheeting. No mold growth, water staining, or active moisture damage visible.

Primary bedroom (outside containment)

The primary bedroom was evaluated as a comparison area outside the remediation containment zone. No visible mold growth, staining, dust, or debris was observed. Zone 2 HVAC was off and the door was closed at the time of this visit. No containment was in place in this room. Air sample S-303 was collected at the center of the room, 4 ft AFF.

Living room

The living room ceiling directly below Bedroom 3 was inspected and evaluated by pinless meter; the reading was qualitatively dry with no numeric value recorded. No visible staining, growth, or moisture-related damage was observed on the ceiling surface. Zone 1 HVAC was operating normally at the time of this visit. No containment was in place in the living room. Air sample S-302 was collected at the center of the room, 4 ft AFF.



Living room overview showing air sampling equipment staged at center. No visible mold growth, water staining, or moisture damage observed on ceiling, walls, or floor. The ceiling directly below Bedroom 3 is visible and clean.

Measurements

Measurement	Location	Value	Unit
Material moisture content	Attic — north gable rafter tie (dry standard, re-established)	9.4	% MC
Material moisture content	Attic — platform decking, NE corner of secondary pan	11.6	% MC
Material moisture content	Attic — platform decking, center of platform	10.2	% MC
Material moisture content	Attic — ceiling joist below platform, bay 3	10.7	% MC
Material moisture content	Attic — ceiling joist below platform, bay 2	10.4	% MC
Material moisture content	Attic — top plate, hallway / Bedroom 3 partition	10.9	% MC
Material moisture content	Bedroom 3 — west wall bottom plate, bay north of center	12.3	% MC
Material moisture content	Bedroom 3 — west wall stud, cavity face @ 36 in AFF	10.8	% MC
Material moisture content	Bedroom 3 — subfloor at west wall base (carpet and pad removed)	11.1	% MC
Material moisture content	Bedroom 3 — ceiling, retained board 4 ft east of the removal line	Dry — in-room reference	Qualitative
Material moisture content	Upstairs hallway — retained ceiling board east of the removal line	Dry	Qualitative
Material moisture content	Living room — ceiling directly below Bedroom 3	Dry	Qualitative

Samples Collected

Sample ID	Type	Location	Method
S-301	Air (outdoor control)	Outdoor baseline, front yard, 4 ft AFF	Spore trap, Air-O-Cell, 75 L at 15 L/min
S-302	Air	Living room, center, 4 ft AFF	Spore trap, Air-O-Cell, 75 L at 15 L/min
S-303	Air	Primary bedroom, center, 4 ft AFF	Spore trap, Air-O-Cell, 75 L at 15 L/min
S-304	Air	Bedroom 3, center, 4 ft AFF, inside containment	Spore trap, Air-O-Cell, 75 L at 15 L/min
S-305	Air	Attic, 3 ft from the platform, 4 ft above ceiling joists	Spore trap, Air-O-Cell, 75 L at 15 L/min
S-306	Surface	Attic — cleaned attic-side ceiling joist and platform decking, NE corner of pan footprint	Tape Lift
S-FB-301	Field blank (QC)	Field blank — opened and resealed on site	Air-O-Cell

Sampling and Analytical Methodology

Air samples S-301 through S-305 were collected using Air-O-Cell inertial impaction spore-trap cassettes at a flow rate of 15 L/min for a total volume of 75 L per cassette. Samples were submitted to Chestnut Ridge Analytical, Inc. under chain-of-custody project DVE-2609-0417, collected August 5, 2026. Air samples were analyzed by optical microscopy per ASTM D7391 (Standard Test Method for Categorization and Quantification of Airborne Fungal Structures in an Inertial Impaction Sample by Optical Microscopy). Surface tape lift sample S-306 was collected from the attic-side cleaned ceiling joist and platform decking at the NE corner of the pan footprint at 10:40, after all air sampling was complete, and analyzed by Chestnut Ridge Analytical, Inc. using semi-quantitative surface tape lift analysis. Field blank S-FB-301 was opened and resealed on site at 10:30 and submitted on the same chain of custody. Material moisture readings on solid wood substrates (SPF framing, CDX plywood decking, OSB subfloor) were taken with a pin-type meter per ASTM D7438 (Standard Practice for Field Calibration and Application of Hand-Held Moisture Meters). Retained gypsum ceiling and wall surfaces were evaluated with a pinless meter; those readings are meaningful only relative to a reference area in the same material and are reported qualitatively where no numeric value was recorded.

Analytical Results

Sample ID	Species	Result	Outdoor (ct/m³)	Indoor : Outdoor	Interpretation
S-301	Cladosporium	1,750 ct/m³	Baseline	Baseline	Outdoor baseline
S-301	Basidiospores	1,230 ct/m³	Baseline	Baseline	Outdoor baseline
S-301	Ascospores	1,080 ct/m³	Baseline	Baseline	Outdoor baseline
S-301	Aspergillus/ Penicillium-like	350 ct/m³	Baseline	Baseline	Outdoor control reading. The reading is consistent with peak summer season in a mixed-humid climate. This is the denominator against which all indoor Aspergillus/Penicillium-like readings are compared.
S-301	Curvularia	90 ct/m³	Baseline	Baseline	Outdoor baseline
S-301	Smuts / Myxomycetes	80 ct/m³	Baseline	Baseline	Outdoor control reading; establishes the same-day exterior baseline for this type. Smuts / Myxomycetes were detected outdoors only and were absent from all interior samples.
S-301	Alternaria	70 ct/m³	Baseline	Baseline	Outdoor baseline
S-301	Epicoccum	50 ct/m³	Baseline	Baseline	Outdoor baseline
S-302	Cladosporium	590 ct/m³	1,750	0.34x	See note 1
S-302	Basidiospores	360 ct/m³	1,230	0.29x	See note 1
S-302	Ascospores	290 ct/m³	1,080	0.27x	See note 1

Sample ID	Species	Result	Outdoor (ct/m³)	Indoor : Outdoor	Interpretation
S-302	Aspergillus/ Penicillium-like	120 ct/m³	350	0.34x	See note 2
S-302	Alternaria	10 ct/m³	70	0.14x	See note 1
S-303	Cladosporium	550 ct/m³	1,750	0.31x	See note 1
S-303	Basidiospores	330 ct/m³	1,230	0.27x	See note 1
S-303	Ascospores	280 ct/m³	1,080	0.26x	See note 1
S-303	Aspergillus/ Penicillium-like	150 ct/m³	350	0.43x	See note 2
S-303	Alternaria	10 ct/m³	70	0.14x	See note 1
S-304	Cladosporium	640 ct/m³	1,750	0.37x	See note 1
S-304	Basidiospores	410 ct/m³	1,230	0.33x	See note 1
S-304	Ascospores	350 ct/m³	1,080	0.32x	See note 1
S-304	Aspergillus/ Penicillium-like	280 ct/m³	350	0.80x	Below the outdoor control, which was itself elevated consistent with peak summer season. No indoor amplification indicated. The original inspection recorded 1,910 ct/m³ in this room at approximately 6.82x the July 16 outdoor control; this reading represents a substantial reduction to below the outdoor baseline.
S-304	Alternaria	30 ct/m³	70	0.43x	See note 1

Sample ID	Species	Result	Outdoor (ct/m³)	Indoor : Outdoor	Interpretation
S-304	Curvularia	10 ct/m³	90	0.11x	See note 1
S-305	Cladosporium	770 ct/m³	1,750	0.44x	See note 1
S-305	Basidiospores	510 ct/m³	1,230	0.41x	See note 1
S-305	Ascospores	430 ct/m³	1,080	0.40x	See note 1
S-305	Aspergillus/ Penicillium-like	320 ct/m³	350	0.91x	Below the outdoor control at 0.91x, though approaching parity. The outdoor control was itself elevated consistent with peak summer season. No indoor amplification indicated. At the original inspection, the attic location recorded Aspergillus/Penicillium-like at 6,480 ct/m³; this reading represents a reduction to below the same-day outdoor baseline.
S-305	Alternaria	30 ct/m³	70	0.43x	See note 1
S-305	Curvularia	10 ct/m³	90	0.11x	See note 1
S-305	Epicoccum	10 ct/m³	50	0.20x	See note 1

Sample ID	Species	Result	Outdoor (ct/m³)	Indoor : Outdoor	Interpretation
S-306	Chaetomium sp.	None detected	Not applicable	Not applicable	Not detected on the cleaned attic-side ceiling joist and platform decking surface. At the original inspection, the attic-side ceiling drywall paper facing at the stain margin returned a heavy semi-quantitative rating for Chaetomium sp. (sample S-206, July 16, 2026). That board was removed; the none-detected result on this comparable retained surface is consistent with successful remediation.
S-306	Aspergillus / Penicillium-like	Rare (1+)	Not applicable	Not applicable	Rare rating on the cleaned surface; no in-situ growth structures reported by the laboratory. Consistent with background deposition rather than active colonization.

Sample ID	Species	Result	Outdoor (ct/m³)	Indoor : Outdoor	Interpretation
S-306	Stachybotrys chartarum	None detected	Not applicable	Not applicable	Not detected on the cleaned attic-side ceiling joist and platform decking surface. At the original inspection, the attic-side ceiling drywall paper facing returned a moderate semi-quantitative rating for Stachybotrys chartarum (sample S-206, July 16, 2026). That board was removed; the none-detected result on this comparable retained surface is consistent with successful remediation.
S-306	Hyphal fragments	Rare (1+)	Not applicable	Not applicable	Rare rating; consistent with background deposition on a cleaned wood surface. At the original inspection, hyphal fragments were reported present, without a density rating, on the attic-side ceiling drywall paper facing (sample S-206, July 16, 2026); that board was removed. The rare rating on the retained, cleaned framing is consistent with effective surface cleaning.

Note 1 — S-302, S-303, S-304, S-305: Below the outdoor control; consistent with normal infiltration from the exterior environment.

Note 2 — S-302, S-303: Below the outdoor control, which was itself elevated consistent with peak summer season. No indoor amplification indicated.

Surface sample results are the laboratory's semi-quantitative rating of the fungal structures present on the sampled area, not a measured concentration.

Temperature, Humidity and Material Moisture Readings

Location	Temperature (F)	Relative Humidity (%)	Material Moisture (%)
Ambient conditions			
Outdoor, front yard	78	74	*Not recorded*
Attic, at the platform	94	45	*Not recorded*
Bedroom 3 (inside containment)	84	48	*Not recorded*
Primary bedroom (outside containment)	80	53	*Not recorded*
Living room	73	52	*Not recorded*
Material moisture			
Attic — north gable rafter tie (dry standard, re-established)	*Not recorded*	*Not recorded*	9.4
Attic — platform decking, NE corner of secondary pan	*Not recorded*	*Not recorded*	11.6
Attic — platform decking, center of platform	*Not recorded*	*Not recorded*	10.2
Attic — ceiling joist below platform, bay 3	*Not recorded*	*Not recorded*	10.7
Attic — ceiling joist below platform, bay 2	*Not recorded*	*Not recorded*	10.4
Attic — top plate, hallway / Bedroom 3 partition	*Not recorded*	*Not recorded*	10.9
Bedroom 3 — west wall bottom plate, bay north of center	*Not recorded*	*Not recorded*	12.3
Bedroom 3 — west wall stud, cavity face @ 36 in AFF	*Not recorded*	*Not recorded*	10.8
Bedroom 3 — subfloor at west wall base (carpet and pad removed)	*Not recorded*	*Not recorded*	11.1

Location	Temperature (F)	Relative Humidity (%)	Material Moisture (%)
Bedroom 3 — ceiling, retained board 4 ft east of the removal line	*Not recorded*	*Not recorded*	Dry — in-room reference
Upstairs hallway — retained ceiling board east of the removal line	*Not recorded*	*Not recorded*	Dry
Living room — ceiling directly below Bedroom 3	*Not recorded*	*Not recorded*	Dry

Comparison with the Previous Visit

Location	Metric	Previous Visit (July 16, 2026)	This Visit (August 5, 2026)
Attic — ceiling joist below platform, bay 3	Material moisture content	19.6%	10.7%
Attic — north gable rafter tie — DRY STANDARD	Material moisture content	9.8%	9.4%
Attic — platform decking, NE corner of secondary pan	Material moisture content	26.4%	11.6%
Attic — top plate, hallway / Bedroom 3 partition	Material moisture content	17.1%	10.9%
Attic, 3 ft from platform, 4 ft above ceiling joists	Ascospores	210 ct/m³	430 ct/m³
Attic, 3 ft from platform, 4 ft above ceiling joists	Aspergillus/ Penicillium-like	6,480 ct/m³	320 ct/m³
Attic, 3 ft from platform, 4 ft above ceiling joists	Basidiospores	270 ct/m³	510 ct/m³
Attic, 3 ft from platform, 4 ft above ceiling joists	Chaetomium	550 ct/m³	Not detected
Attic, 3 ft from platform, 4 ft above ceiling joists	Cladosporium	590 ct/m³	770 ct/m³
Attic, 3 ft from platform, 4 ft above ceiling joists	Stachybotrys	90 ct/m³	Not detected
Bedroom 3 — west wall bottom plate (post-opening)	Material moisture content	22.8%	12.3%
Bedroom 3, center, 4 ft AFF	Ascospores	160 ct/m³	350 ct/m³
Bedroom 3, center, 4 ft AFF	Aspergillus/ Penicillium-like	1,910 ct/m³	280 ct/m³
Bedroom 3, center, 4 ft AFF	Basidiospores	200 ct/m³	410 ct/m³

Location	Metric	Previous Visit (July 16, 2026)	This Visit (August 5, 2026)
Bedroom 3, center, 4 ft AFF	Chaetomium	40 ct/m³	Not detected
Bedroom 3, center, 4 ft AFF	Cladosporium	390 ct/m³	640 ct/m³
Living room, center, 4 ft AFF	Alternaria	10 ct/m³	10 ct/m³
Living room, center, 4 ft AFF	Ascospores	230 ct/m³	290 ct/m³
Living room, center, 4 ft AFF	Aspergillus/ Penicillium-like	110 ct/m³	120 ct/m³
Living room, center, 4 ft AFF	Basidiospores	280 ct/m³	360 ct/m³
Living room, center, 4 ft AFF	Cladosporium	510 ct/m³	590 ct/m³
Outdoor baseline, front yard, 4 ft AFF	Alternaria	50 ct/m³	70 ct/m³
Outdoor baseline, front yard, 4 ft AFF	Ascospores	880 ct/m³	1,080 ct/m³
Outdoor baseline, front yard, 4 ft AFF	Aspergillus/ Penicillium-like	280 ct/m³	350 ct/m³
Outdoor baseline, front yard, 4 ft AFF	Basidiospores	990 ct/m³	1,230 ct/m³
Outdoor baseline, front yard, 4 ft AFF	Cladosporium	1,570 ct/m³	1,750 ct/m³
Outdoor baseline, front yard, 4 ft AFF	Curvularia	80 ct/m³	90 ct/m³
Outdoor baseline, front yard, 4 ft AFF	Epicoccum	40 ct/m³	50 ct/m³
Primary bedroom, center, 4 ft AFF	Ascospores	190 ct/m³	280 ct/m³
Primary bedroom, center, 4 ft AFF	Aspergillus/ Penicillium-like	160 ct/m³	150 ct/m³

Location	Metric	Previous Visit (July 16, 2026)	This Visit (August 5, 2026)
Primary bedroom, center, 4 ft AFF	Basidiospores	240 ct/m³	330 ct/m³
Primary bedroom, center, 4 ft AFF	Cladosporium	410 ct/m³	550 ct/m³

The previous-visit results below have no directly comparable result from this visit: no measurement of the same kind was recorded at that location on this visit. They are reproduced as previous-visit context only, and no current value is implied for them.

Location	Metric	Previous Value	Observed
Attic-side ceiling drywall, paper facing, at stain margin	Aspergillus/ Penicillium-like	heavy (semi-quantitative rating)	July 16, 2026
Attic-side ceiling drywall, paper facing, at stain margin	Chaetomium sp.	heavy (semi-quantitative rating)	July 16, 2026
Attic-side ceiling drywall, paper facing, at stain margin	Hyphal fragments	present (no density rating)	July 16, 2026
Attic-side ceiling drywall, paper facing, at stain margin	Stachybotrys chartarum	moderate (semi-quantitative rating)	July 16, 2026
Basement — north sill plate	Material moisture content	11.4%	July 16, 2026

Underlying Cause of Moisture

The moisture source identified at the original inspection (July 16, 2026) was overflow from the secondary condensate pan beneath the attic air handler, serving HVAC Zone 2. The pan's drain stub had been capped and no float shutoff was installed, allowing condensate to accumulate and overflow onto the CDX plywood platform decking, into joist bays 2 through 4, and down through the second-floor ceiling assembly into Bedroom 3 and the hallway.

Corrective HVAC work was documented on Brandywine Heating & Air, LLC service invoice BHA-41287, dated July 29, 2026. That invoice documents work on the secondary drain pan discharge, installation of a water-level shutoff, and primary condensate line maintenance.

On this visit, the following conditions were confirmed directly:

Float switch: The photograph of the secondary condensate pan beneath the air handler shows a float switch installed in the pan and wired to the unit. This confirms the water-level shutoff referenced in invoice BHA-41287 is in place.

Primary condensate drain: The pan was dry with a residual tide mark at the NE corner and no standing water. The Zone 2 system had been shut down since July 30, so the dry pan alone does not demonstrate drain performance. After all sampling and moisture readings were complete, Zone 2 was operated through a one-hour cooling cycle from 11:50, as the protocol requires: the primary drain discharged freely, the secondary pan stayed dry with no dripping, and the float switch, when tested, shut the unit down. The corrective invoice documents primary condensate line maintenance.

Secondary pan condition: The pan was dry at the time of this visit. The rust-orange staining visible in the photograph of the pan is consistent with prior water accumulation and is not indicative of current overflow.

Moisture in structural materials: All nine numeric pin-type readings on solid wood substrates fell at or below the drying goal of 15% MC set in the remediation protocol (9.8% MC dry standard plus 5 percentage points); the north gable rafter tie dry standard read 9.4% MC on this visit. The platform decking NE corner read 11.6% MC, the platform decking center read 10.2% MC, ceiling joist bay 3 read 10.7% MC, ceiling joist bay 2 read 10.4% MC, the top plate at the hallway/Bedroom 3 partition read 10.9% MC, the west wall bottom plate (bay north of center) read 12.3% MC, the west wall stud cavity face at 36 in AFF read 10.8% MC, and the subfloor at the west wall base read 11.1% MC. For comparison, at the original inspection the platform decking NE corner read 26.4% MC, ceiling joist bay 3 read 19.6% MC, and the top plate at the hallway/Bedroom 3 partition read 17.1% MC; all three have returned to well below the drying goal.

Retained gypsum surfaces in Bedroom 3, the hallway, and the living room ceiling were evaluated by pinless meter and read dry relative to in-room reference areas; no numeric values were recorded for those substrates.

No active water intrusion, standing water, or conditions conducive to renewed moisture accumulation were observed at the equipment platform or in any inspected room on this visit. The corrective measures documented in invoice BHA-41287, combined with the moisture readings and visual findings on this visit, support the conclusion that the moisture source has been remediated.

Conclusions

Visual inspection of all remediated areas, moisture readings on all accessible wood substrates, air sampling at four interior locations, and surface tape lift sampling at the highest-risk surface in the attic collectively support the passing determination.

All nine numeric pin-type moisture readings on solid wood substrates fell at or below the protocol drying goal of 15% MC. No elevated or saturated readings were recorded on any wood substrate on this visit.

No visible mold growth was observed on any surface in the attic, Bedroom 3, the hallway, the primary bedroom, or the living room.

All four interior air samples returned indoor-to-outdoor total spore ratios below 1.0x. The highest indoor total across all four interior samples was 0.44x, from S-305 (Attic, 3 ft from the platform, 4 ft above ceiling joists), against the outdoor control total of 4,700 ct/m³. No species was present at a higher concentration indoors than outdoors in any sample.

Aspergillus/Penicillium-like, which at the original inspection (July 16, 2026) reached 6,480 ct/m³ in the attic air sample and 1,910 ct/m³ in Bedroom 3, was at or below the outdoor control in every interior sample on this visit.

Chaetomium and Stachybotrys chartarum, both detected at the original inspection in the attic air and on the attic-side ceiling drywall surface, were not detected in any interior air sample on this visit. The surface tape lift from the cleaned attic-side ceiling joist and platform decking at the NE corner of the pan footprint (S-306) returned none for both Chaetomium sp. and Stachybotrys chartarum, and rare for Aspergillus/Penicillium-like and hyphal fragments, consistent with background deposition on a cleaned substrate rather than residual colonization.

The HEPA filtration units were confirmed off and the areas at rest before sampling was conducted. Containment was confirmed in place in Bedroom 3 and intact at the hallway side of the Bedroom 3 doorway at the time of this visit. These conditions satisfy the procedural requirements for valid clearance air sampling.

Limitations: The hallway received no interior air sample on this visit; clearance for that area is based on visual inspection and pinless moisture meter evaluation of the retained ceiling board only. The pinless meter readings for retained gypsum surfaces in Bedroom 3, the hallway, and the living room ceiling were recorded qualitatively as dry without numeric values, as is appropriate for a non-wood substrate evaluated by a wood-scale meter; those readings are interpreted relative to in-room reference areas and are not directly comparable to the numeric drying goal established for wood substrates.

Limitations and Disclaimer

Scope of Inspection and Limitations. This report reflects the conditions observable at the property on the date of inspection within the visible and readily-accessible portions of the building. Except where this report expressly describes an invasive opening, lifted flooring or other destructive investigation, the inspector did not dismantle building systems, lift carpeting or padding, move stored items, perform destructive testing, or otherwise inspect concealed cavities. Conditions in areas not opened or otherwise accessed — including but not limited to wall, ceiling and floor cavities, areas behind built-in furniture, locked spaces, and locations otherwise not visible at the time of inspection — are excluded from the scope of this report.

Hidden and Future Conditions. Mold growth, moisture intrusion, or other conditions hidden behind finishes or otherwise not visible at the time of inspection are not within the scope of this assessment. The inspector makes no representation regarding conditions that may exist outside the inspected areas, may have existed prior to the inspection and since changed, or may develop after the inspection date. Findings reflect a point-in-time snapshot only; environmental conditions can change rapidly with changes in moisture, ventilation, or occupancy.

Limitation of Liability. Liability arising from any error, omission, or claim related to this report is limited to the fee paid for the inspection and analytical work described herein. This limitation applies to the inspector, the inspecting firm, and any affiliated parties, regardless of the legal theory under which the claim is brought. Acceptance of this report constitutes acknowledgement of this limitation. Nothing in this paragraph waives any non-waivable rights or duties under applicable state law.

Health Effects and Medical Opinion. The inspector is not a medical professional and this report does not constitute medical advice, diagnosis, or treatment. The presence, absence, or quantity of mold spores reported here cannot be used to predict whether any individual will or will not experience health effects from indoor mold exposure. Occupants with health concerns related to indoor air quality should consult a qualified medical provider. Recommendations in this report address building conditions, not human health outcomes.

Inspector Certification

I, **Daniel Marchetti**, hereby certify that I performed the post-remediation clearance assessment for this project on August 5, 2026, with laboratory analysis dated August 5, 2026, and that in my professional opinion the project has passed clearance. This determination is based on the visual, procedural and analytical evaluation described in this report and the laboratory reports referenced herein.

Daniel Marchetti

Daniel Marchetti

IICRC AMRT #1176420 • IICRC WRT #1176419 • ACAC CIEC #8814

Date: October 16, 2026

Appendices

The following supporting material is appended on subsequent pages:

1. Complete Photographic Record
2. clearance-lab-report-CRA-26-32418.pdf
3. clearance-chain-of-custody.pdf

Appendix: Complete Photographic Record

Photographs taken during this assessment that are not reproduced in the body of this report. Each is identified by the location recorded at capture.



Attic — surface tape lift S-306 on the cleaned ceiling joist and platform decking



Attic — ceiling joist bays stripped of insulation and cleaned



Attic — north gable rafter tie, re-established as the project dry standard



Attic — ceiling opening into Bedroom 3 after removal of the affected board



Attic — secondary pan drain line repiped to a termination



Attic — platform decking after HEPA vacuuming and damp wiping



Attic — view from the scuttle after removal of the affected insulation



Bedroom 3 — affected materials removed, framing and wall cavity exposed



Exterior — new secondary condensate discharge termination

Chestnut Ridge Analytical, Inc.

640 Quarry Road, Allentown, PA 18103 · (610) 555-0192
AIHA-LAP, LLC — EMLAP Laboratory ID 194728

Analytical Report — Fungal Spore Trap and Surface Analysis

Report No.	CRA-26-32418
Client	Delaware Valley Environmental LLC — Project DVE-2609-0417
Site	1140 Wendover Court, Media, PA 19063
Sample set	Post-remediation verification, August 5, 2026
Prior report	CRA-26-31882 — same site, samples collected July 16, 2026
Collected by	Daniel Marchetti, ACAC CIEC, IICRC AMRT, IICRC WRT
Date collected	August 5, 2026
Date received	August 5, 2026, 13:50 — hand-delivered
Turnaround	Same-day rush
Date reported	August 5, 2026, 19:05
Analyst	K. Osei, Analytical Microbiologist

Method

Air samples collected on Air-O-Cell spore trap cassettes at 15 L/min for 5 minutes (75 L; 0.075 m³ per cassette). Analysis by direct microscopic examination in accordance with ASTM D7391. Reporting limit 13 ct/m³ at the stated volume. Counts are reported to the nearest 10 ct/m³; sample totals are the sum of the reported rows.

Aspergillus and Penicillium cannot be differentiated by spore morphology in direct examination and are reported throughout as the combined category "Aspergillus/Penicillium-like". Speciation of this group requires culture or molecular identification, neither of which was requested for this project.

Comparison columns reference report CRA-26-31882, issued by this laboratory for samples collected at the same site on July 16, 2026. Both sample sets were collected at the same volume by the same method and are directly comparable.

S-301 — Outdoor, front yard, 4 ft AFF

Total spore concentration **4,700 ct/m³** · — (outdoor reference)

Organism	Raw count	ct/m³	% of total
Cladosporium	131	1,750	37.2 %
Basidiospores	92	1,230	26.2 %
Ascospores	81	1,080	23.0 %
Aspergillus/Penicillium-like	26	350	7.4 %
Curvularia	7	90	1.9 %
Smuts / Myxomycetes	6	80	1.7 %
Alternaria	5	70	1.5 %
Epicoccum	4	50	1.1 %
Total	**352**	**4,700**	**100.0 %**

S-302 — Living room, center, 4 ft AFF

Total spore concentration **1,370 ct/m³** · 0.29× outdoor

Organism	Raw count	ct/m³	% of total
Cladosporium	44	590	43.1 %
Basidiospores	27	360	26.3 %
Ascospores	22	290	21.2 %

Organism	Raw count	ct/m³	% of total
Aspergillus/Penicillium-like	9	120	8.8 %
Alternaria	1	10	0.7 %
Total	**103**	**1,370**	**100.0 %**

S-303 — Primary bedroom, center, 4 ft AFF

Total spore concentration **1,320 ct/m³** · 0.28× outdoor

Organism	Raw count	ct/m³	% of total
Cladosporium	41	550	41.7 %
Basidiospores	25	330	25.0 %
Ascospores	21	280	21.2 %
Aspergillus/Penicillium-like	11	150	11.4 %
Alternaria	1	10	0.8 %
Total	**99**	**1,320**	**100.0 %**

S-304 — Bedroom 3, center, 4 ft AFF (inside containment)

Total spore concentration **1,720 ct/m³** · 0.37× outdoor

Organism	Raw count	ct/m³	% of total
Cladosporium	48	640	37.2 %
Basidiospores	31	410	23.8 %
Ascospores	26	350	20.3 %
Aspergillus/Penicillium-like	21	280	16.3 %
Alternaria	2	30	1.7 %
Curvularia	1	10	0.6 %
Total	**129**	**1,720**	**100.0 %**

S-305 — Attic, 3 ft from air-handler platform

Total spore concentration **2,080 ct/m³** · 0.44× outdoor

Organism	Raw count	ct/m³	% of total
Cladosporium	58	770	37.0 %
Basidiospores	38	510	24.5 %
Ascospores	32	430	20.7 %
Aspergillus/Penicillium-like	24	320	15.4 %
Alternaria	2	30	1.4 %
Curvularia	1	10	0.5 %
Epicoccum	1	10	0.5 %
Total	**156**	**2,080**	**100.0 %**

S-FB-301 — Field blank

Cassette opened and resealed on site without drawing air. All categories below the 13 ct/m³ reporting limit. No evidence of field or transit contamination.

Comparison with report CRA-26-31882 — samples collected July 16, 2026

Outdoor reference July 16, 2026: total 3,890 ct/m³, Aspergillus/Penicillium-like 280 ct/m³. Outdoor reference August 5, 2026: total 4,700 ct/m³, Aspergillus/Penicillium-like 350 ct/m³. Indoor-to-outdoor ratios below are each computed against the outdoor sample collected on the same day.

Location	Sample	Total	Total I/O	Asp/Pen	Asp/Pen I/O
Living room	S-202 · 07-16	1,140	0.29×	110	**0.39×**
	S-302 · 08-05	**1,370**	**0.29×**	**120**	**0.34×**
Primary bedroom	S-203 · 07-16	1,000	0.26×	160	**0.57×**
	S-303 · 08-05	**1,320**	**0.28×**	**150**	**0.43×**
Bedroom 3	S-204 · 07-16	2,700	0.69×	1,910	**6.82×**
	S-304 · 08-05	**1,720**	**0.37×**	**280**	**0.80×**
Attic	S-205 · 07-16	8,190	2.11×	6,480	**23.14×**
	S-305 · 08-05	**2,080**	**0.44×**	**320**	**0.91×**

Indicator organisms

Chaetomium was reported in the indoor samples of July 16, 2026 at S-204 at 40 ct/m³ and S-205 at 550 ct/m³, and **Stachybotrys** at S-205 at 90 ct/m³. Neither organism was detected in any indoor sample in the present set. Neither was detected in the outdoor reference sample on either date.

S-306 — Surface sample (tape lift)

Cleaned attic-side ceiling joist and platform decking, north-east corner of the secondary drain pan footprint. Reported semi-quantitatively by relative abundance of fungal structures observed. **Surface results are not expressed as airborne concentrations and are not comparable to the air samples above.** The July 16, 2026 column reproduces sample S-206 from report CRA-26-31882, collected from the same location prior to remediation.

Organism	S-206 · July 16, 2026	S-306 · August 5, 2026
Chaetomium sp.	Heavy (4+)	**None detected**
Aspergillus / Penicillium-like	Heavy (4+)	**Rare (1+)**
Stachybotrys chartarum	Moderate (3+)	**None detected**
Hyphal fragments	Present	**Rare (1+)**

Analyst note on S-306. Structures observed were dispersed individual spores consistent with settled background. No fungal structures indicative of growth in situ — conidiophores, hyphal networks or colonies — were observed on this sample.

Interpretive note

Interpretation of airborne fungal data is comparative: indoor results are evaluated against a concurrent outdoor reference sample collected under the same conditions, considering both total concentration and the distribution of individual genera. No published numeric airborne concentration constitutes a health-based standard or a post-remediation verification criterion, and none is applied here. Interpretation in the context of the building, and any determination arising from it, are the responsibility of the assessing consultant.

Seasonal note: outdoor fungal concentrations in this region are seasonally elevated through the summer months and were higher on the present collection date than on July 16, 2026. Indoor-to-outdoor ratios are therefore computed against the same-day outdoor reference in every case, and genus-level comparison remains more informative than total counts at this time of year.

Analyzed and reported by — K. Osei, Analytical Microbiologist

Date

Results relate only to the samples as received. This report shall not be reproduced except in full without the written approval of the laboratory.

Delaware Valley Environmental LLC

18 Chandler Street, Suite 2B, West Chester, PA 19380 · (610) 555-0148

Chain of Custody — Post-Remediation Verification, Air and Surface Samples

Project	DVE-2609-0417 — post-remediation verification visit
Site	1140 Wendover Court, Media, PA 19063
Client	Priya Whitcomb
Sampled by	Daniel Marchetti, ACAC CIEC, IICRC AMRT, IICRC WRT
Date sampled	August 5, 2026
Laboratory	Chestnut Ridge Analytical, Inc., 640 Quarry Road, Allentown, PA 18103
Analysis requested	Fungal spore trap, direct examination (ASTM D7391); surface tape lift, semi-quantitative
Turnaround	Same-day rush — containment and equipment remain in place pending results
Pump / calibration	Air-O-Cell @ 15 L/min · calibrated 2026-07-07, certificate on file
Prior sample set	CRA-26-31882, collected July 16, 2026

Sample collection log

Time	Sample	Detail
08:30–08:35	S-301	Outdoor baseline, front yard, 4 ft AFF. 78 °F / 74 % RH, hazy sun
09:35–09:40	S-305	Attic, 3 ft from the platform, 4 ft above ceiling joists. Insulation removed; framing cleaned
09:50–09:55	S-304	Bedroom 3, center, 4 ft AFF, inside containment. Containment at rest since 06:00
10:05–10:10	S-303	Primary bedroom, center, 4 ft AFF. Outside containment
10:20–10:25	S-302	Living room, center, 4 ft AFF. Outside containment
10:30	S-FB-301	Field blank — opened and resealed on site
10:35	—	**ALL AIR SAMPLING COMPLETE — physical contact within the containment begins**
10:40	S-306	Tape lift — cleaned attic-side ceiling joist and platform decking, NE corner of the pan footprint

Sampling conditions and sequencing

1. Air filtration devices were off. The negative-air machine and all air movers inside the containment were switched off at **06:00**, approximately three and a half hours before the first indoor cassette, so that airborne results reflect the area at rest rather than filtered air. Confirmed on arrival at 08:40: units off, housings cool to the touch.

2. All air sampling was completed before any physical contact within the containment. The final cassette (S-302) was collected 10:20–10:25 and the field blank was sealed at 10:30. No surface was touched, no probe was driven and no material was moved inside the containment until 10:35. No airborne result in this set is an artefact of disturbance by the sampler.

3. Mechanical systems. The zone 2 air handler was not operated at any point before or during sampling. It was energised once, at 11:50, after all sampling and all moisture readings were complete.

4. Containment. Poly containment at the Bedroom 3 doorway and the hallway ceiling section was intact and undisturbed throughout. No reconstruction had commenced at the time of sampling.

Custody transfer

	Name	Date / time	Signature
Relinquished by	Daniel Marchetti — hand-delivered	2026-08-05 13:50	_____
Received at laboratory	K. Osei	2026-08-05 13:50	_____
Logged in / analysis commenced	K. Osei	2026-08-05 14:10	_____

Samples transported at ambient temperature, upright, in a rigid container, and delivered directly to the laboratory by the sampler. No intermediate custodian. Cassette seals intact at receipt.