



Remediation Protocol

247 Maplewood Drive, Bridgeport CT 06606

Inspection Date: May 4, 2026

Prepared by: **Andrew Rivera**

IICRC ASD #ASD-99991 • IICRC WRT • ACAC CMI • InterNACHI Mold Inspector

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Scope of Work

This remediation scope of work addresses microbial contamination identified at 247 Maplewood Drive, Bridgeport, CT 06606, based on the initial inspection conducted May 4, 2026, and EMSL Analytical laboratory report dated May 7, 2026 (Project BNA-2026-05-04-RILEY). The primary contamination source is the crawlspace, where surface tape lift sample S-006 confirmed *Stachybotrys chartarum* at 3+ (moderate-heavy), *Aspergillus niger* at 4+ (heavy), and *Penicillium* spp. on south rim joist insulation. Air sample S-005 returned 18,650 ct/m³ total with *Penicillium* spp. at 12,800 ct/m³ (indoor amplification, absent outdoors) and *Stachybotrys* at 580 ct/m³ (absent outdoors). Secondary contamination is confirmed in the master bedroom (S-002: *Stachybotrys* at 220 ct/m³ absent outdoors, *Aspergillus*/*Penicillium*-like at 7.7x outdoor baseline; baseboard at east wall reading 32% WME with visible water staining and dark discoloration at the wall-floor junction). The master bathroom presents saturated drywall behind the toilet at 28% WME with visible paint delamination and dark discoloration consistent with active growth. Photo documentation confirms visible fungal colonization at the crawlspace sill plate and band joist, in the master bedroom at the baseboard-wall interface, and in the master bathroom at the wall-floor junction near the toilet. A prior inspection by Enviro-Check Inspection Services, LLC (J. Caprio, IICRC ASD) dated September 12, 2024, reported no active growth and all moisture readings below 14% WME. That inspection recommended installation of a vapor barrier on the south crawlspace floor. That recommendation was not implemented. The current conditions represent deterioration from the 2024 baseline, with *Stachybotrys* and *Penicillium* spp. now amplifying in the crawlspace and migrating into habitable spaces above. The scope covers three primary work zones: (1) crawlspace, south rim joist and insulation, (2) master bedroom east wall and baseboard, and (3) master bathroom wall behind toilet. The living room (S-004) is within outdoor baseline and requires no remediation. The contractor shall coordinate remediation sequencing to address the crawlspace first, as it is the highest-concentration source area and is contributing to elevated spore counts in the master bedroom above.

Affected Areas

Area	Condition	Sq Ft	Materials
Crawlspace, south rim joist and insulation	Condition 3	TBD	Fiberglass batt insulation with kraft paper facing, Sill plate lumber, Band joist / rim joist framing, Subfloor decking (south end), Floor joists, south end

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Master bedroom, east wall baseboard area	Condition 3	TBD	Wood baseboard (painted), Gypsum wallboard, lower section, OSB or wall sheathing behind baseboard, Fibrous batt insulation within wall cavity, Carpet and carpet pad at wall base
Master bathroom, wall behind toilet	Condition 3	TBD	Gypsum wallboard behind toilet, Paint and paper facing, lower wall section
Master bathroom, subfloor near tub	Condition 2	TBD	Subfloor decking near tub

Containment Requirements

Type: full

Full containment is required for all three active remediation zones: the crawlspace (south rim joist and associated framing), the master bedroom east wall, and the master bathroom wall behind the toilet. All three areas are classified IICRC S520-2024 Condition 3. *Stachybotrys chartarum* is confirmed by both air sample S-005 and surface tape lift S-006 in the crawlspace and by air sample S-002 in the master bedroom. *Stachybotrys* is a low-sporulation, high-toxicity organism; its presence in air at these concentrations indicates active, disturbed or heavily colonized material. Full containment with negative air pressure is mandatory before any disturbance of affected materials. Each work zone shall be isolated with 6-mil polyethylene sheeting, floor to ceiling, with all seams lapped a minimum of 12 inches and taped with poly tape. A decontamination chamber (anteroom) shall be constructed at each containment entry using a double-flap poly airlock. Negative air shall be established and verified at a minimum differential of -5 Pascals relative to adjacent unaffected spaces before material removal begins. All HVAC supply and return registers within or adjacent to containment zones shall be sealed with poly sheeting and tape. The crawlspace containment zone must address the access hatch: seal the hatch perimeter with poly sheeting to prevent cross-contamination to the living space above during work. The master bathroom subfloor area near the tub (Condition 2) may be addressed under limited containment, with polyethylene sheeting isolating that work area from the remainder of the bathroom during HEPA vacuuming and drying operations. Condition 1 areas (living room baseboard, master bedroom exterior wall midpoint, master bedroom floor near closet, master bathroom tile grout) require no containment and no remediation beyond standard housekeeping. Document baseline conditions for these areas prior to remediation work in adjacent zones.

Barriers

- 6-mil polyethylene sheeting, floor to ceiling, taped at all seams with 12-inch minimum lap, for crawlspace containment zone at south rim joist work area
- 6-mil polyethylene sheeting, floor to ceiling, taped at all seams, for master bedroom east wall containment zone
- 6-mil polyethylene sheeting, floor to ceiling, taped at all seams, for master bathroom containment zone (wall behind toilet)
- Double-flap poly airlock decontamination chamber at each containment entry point
- Polyethylene sheeting sealed over all HVAC supply and return registers within or adjacent to each containment zone

- Polyethylene sheeting sealed over crawlspace access hatch perimeter to prevent cross-contamination to living space above
- Limited poly sheeting isolation barrier for master bathroom subfloor near tub (Condition 2 work area)

Negative Air: Install HEPA-filtered negative air machines (NAMs) in each Condition 3 containment zone. Establish and maintain a minimum -5 Pascal differential pressure relative to adjacent uncontaminated spaces throughout all material removal and cleaning operations. Calculate NAM capacity to achieve a minimum of 4 air changes per hour within each containment volume. Monitor differential pressure continuously using a calibrated digital manometer; log readings at minimum every 30 minutes during active work. Exhaust shall be directed to the exterior of the structure through a sealed duct penetrating the building envelope. Do not exhaust into adjacent interior spaces, attics, or enclosed voids. Verify negative pressure is established and holding before initiating any material disturbance.

PPE Requirements

Equipment	Specification
Respirator	Half-face air-purifying respirator (APR) with P-100 cartridges minimum for all Condition 3 work zones (crawl space, master bedroom east wall, master bathroom). Full-face APR with P-100 cartridges required for crawl space entry given confirmed <i>Stachybotrys chartarum</i> and <i>Penicillium</i> spp. at 12,800 ct/m ³ . N-95 respirator is acceptable only for Condition 1 and 2 areas during non-disturbance activities such as moisture reading verification or visual documentation.
Suit	Tyvek disposable coveralls with attached hood for all Condition 3 work zones. Boot covers required. Coveralls and boot covers shall be removed inside the decontamination chamber before exiting containment and bagged as mold-contaminated waste. Do not wear Condition 3 coveralls outside the containment zone.
Gloves	Nitrile gloves, minimum 6-mil thickness. Double-glove for crawl space work given confirmed heavy <i>Aspergillus niger</i> and <i>Stachybotrys chartarum</i> on substrate surfaces. Remove outer gloves inside the decontamination chamber; remove inner gloves after exiting and before removing respirator.
Eye Protection	Safety glasses minimum for Condition 1 and 2 areas. Full-face APR provides integrated eye protection for crawl space entry. Splash-rated safety goggles required when applying liquid antimicrobial agents.

Additional PPE

- Knee pads for crawl space work
- Hard hat or bump cap for crawl space work given low clearance and overhead framing
- Waterproof boot covers or rubber boots for crawl space entry given confirmed active moisture dripping and compromised vapor barrier
- Hearing protection if operating multiple NAMs in confined crawl space space per OSHA 29 CFR 1926 Subpart E thresholds
- Disposable shoe covers for all personnel entering master bedroom and master bathroom containment zones

Remediation: Crawlspace, south rim joist and insulation

1. Photograph all affected areas prior to any disturbance. Record moisture readings at floor joists, sill plate, band joist, and subfloor decking using a calibrated pin-type or dual-function moisture meter per ASTM D7438. Log all readings on the project moisture log.
2. Seal the crawlspace access hatch perimeter with 6-mil polyethylene sheeting and tape before constructing containment below. Construct full containment with 6-mil polyethylene sheeting floor to ceiling at the south rim joist work area with double-flap poly airlock at the access entry.
3. Install HEPA-filtered negative air machine. Establish minimum -5 Pascal differential pressure. Verify pressure differential with a calibrated digital manometer before beginning material removal. Log initial reading.
4. Pre-clean the crawlspace floor with a HEPA vacuum prior to insulation removal to reduce settled spore burden before disturbance.
5. Remove all fiberglass batt insulation with kraft paper facing from the south rim joist bays and any additional bays showing visible discoloration, detachment, or moisture damage. Double-bag removed insulation in 6-mil polyethylene bags. Seal each bag with poly tape and label as mold-contaminated waste.
6. HEPA vacuum all sill plate, band joist, rim joist, floor joist, and subfloor decking surfaces within the affected south crawlspace area. Work in a direction that moves debris toward the containment interior, not toward the exit.
7. Damp-wipe all non-porous and semi-porous framing surfaces (sill plate, band joist, floor joists, subfloor decking) using a quaternary ammonium or EPA-registered antimicrobial solution appropriate for wood substrates. Allow contact time per the product label.
8. Apply an EPA-registered encapsulant or antimicrobial coating to all cleaned wood framing surfaces in the affected area after cleaning and drying confirmation, if directed by the independent assessor at post-remediation verification.
9. Deploy structural drying equipment (desiccant dehumidifier preferred given crawlspace conditions; supplemental air movers if clearance permits) targeting floor joist moisture content below 16% WME per IICRC S500 drying standard for wood framing. Monitor and log moisture readings daily until the target is achieved.
10. Install 6-mil (minimum) cross-laminated polyethylene vapor barrier on the crawlspace floor, lapped a minimum of 12 inches at seams and extending up foundation walls a minimum of 6 inches,

secured and sealed. This addresses the deferred 2024 maintenance recommendation from the Enviro-Check inspection and is required to prevent recurrence.

11. Do not remove containment until post-remediation clearance air sampling and visual inspection are completed and the independent assessor has provided written clearance authorization.
12. After clearance is issued, remove containment poly and all remediation equipment. Perform final HEPA vacuum of the crawlspace floor prior to accessing from above.

Material Disposal: All removed insulation, contaminated poly sheeting, disposable PPE, and cleaning materials shall be double-bagged in 6-mil polyethylene bags, sealed with poly tape, and labeled 'Mold-Contaminated Waste, 247 Maplewood Drive, Bridgeport CT, BNA-2026-05-04-RILEY.' Transport and dispose of per Connecticut DEEP Solid Waste Management Regulations, CGS Section 22a-208 et seq. Document estimated waste volume and disposal facility on the project waste manifest.

Special Considerations: *Stachybotrys chartarum* is confirmed at the south rim joist insulation by surface tape lift S-006 (3+ moderate-heavy) and in crawlspace air at 580 ct/m³. This organism thrives on cellulose-rich substrates under chronic high-moisture conditions and is not typically dispersed unless substrate is disturbed. Full-face APR with P-100 cartridges is required for all crawlspace entry during remediation. The prior 2024 Enviro-Check inspection noted the vapor barrier was absent on the south crawlspace floor. That condition was not corrected and is a direct contributing factor to the current amplification. Vapor barrier installation is a required deliverable of this scope, not optional. Verify the existing depressurization or ventilation fan mounted at the access hatch is not exhausting crawlspace air into the living space during remediation operations. If so, disable or redirect that unit before beginning work.

Remediation: Master bedroom, east wall baseboard area

1. Photograph the east wall baseboard area, including the water staining extending approximately 3 to 4 feet wide and 12 to 24 inches above the baseboard, and the dark discoloration at the baseboard-wall junction. Record pre-remediation moisture reading at the baseboard (current 32% WME) and adjacent drywall on the project moisture log.
2. Construct full containment with 6-mil polyethylene sheeting, floor to ceiling, isolating the east wall work area from the remainder of the master bedroom. Install double-flap poly airlock at the containment entry. Seal all HVAC registers within the zone.
3. Install HEPA-filtered negative air machine. Establish and verify minimum -5 Pascal differential pressure before beginning material removal.
4. Remove carpet and carpet pad in the affected zone at the east wall, extending a minimum of 2 feet beyond the visible staining boundary in all directions. HEPA vacuum the subfloor after carpet removal.
5. Remove wood baseboard along the affected east wall section. Inspect the wall cavity behind the baseboard for hidden growth. Photograph findings.
6. Remove gypsum wallboard on the east wall from floor to a minimum of 12 inches above the highest visible water staining or moisture reading above 16% WME, whichever is greater. Cut lines shall be made at stud bays to allow full stud cavity inspection. Score and remove in sections to minimize airborne particulate release.
7. Inspect stud cavities, insulation, and OSB or wall sheathing exposed by drywall removal. Remove and bag any batt insulation showing discoloration, staining, or moisture damage. If OSB or sheathing shows visible growth, remove and replace per structural assessment.
8. HEPA vacuum all exposed framing, subfloor, and wall cavity surfaces.
9. Damp-wipe all wood framing surfaces with an EPA-registered antimicrobial solution. Allow label-specified contact time. Re-HEPA vacuum after damp wipe has dried.
10. Deploy structural drying equipment targeting all affected wood framing below 16% WME. Monitor daily and log readings. Do not close walls until target moisture content is achieved and verified.
11. Do not reinstall drywall, insulation, or baseboard until post-remediation clearance is issued by the independent assessor.

Material Disposal: Double-bag all removed gypsum wallboard, insulation, carpet, carpet pad, baseboard, and contaminated poly in 6-mil polyethylene bags. Seal and label each bag as mold-contaminated waste per project BNA-2026-05-04-RILEY. Dispose per Connecticut DEEP Solid Waste Management Regulations, CGS Section 22a-208 et seq. Document waste volumes.

Special Considerations: Air sample S-002 confirmed *Stachybotrys* at 220 ct/m³ (absent outdoors) in the master bedroom. Photo documentation shows dark brown to black discoloration at the lower wall near the baseboard junction with paint bubbling and carpet discoloration extending from the wall. The moisture reading of 32% WME at the baseboard as of May 4, 2026 indicates the moisture event has been active for at least 19 days based on inspection documentation. Investigate and identify the moisture intrusion source at the east wall before or concurrent with remediation. Remediation without source correction will result in recurrence. Source investigation findings shall be documented on the project file and communicated to the building owner prior to reconstruction.

Remediation: Master bathroom, wall behind toilet

1. Photograph the affected wall area behind the toilet, including paint bubbling, delamination, and dark discoloration at the wall-floor junction. Record pre-remediation moisture reading at the drywall behind the toilet (current 28% WME) on the project moisture log.
2. Construct full containment with 6-mil polyethylene sheeting, floor to ceiling, isolating the toilet wall work area. Install double-flap poly airlock at containment entry. Seal HVAC registers within the zone.
3. Install HEPA-filtered negative air machine. Establish and verify minimum -5 Pascal differential pressure before beginning material removal.
4. Shut off the toilet supply valve before beginning any work at the toilet wall. Inspect the supply line and valve for active leaks. Document findings.
5. Remove gypsum wallboard behind the toilet from floor to a minimum of 12 inches above the highest visible water staining or moisture reading above 16% WME. Score and remove in sections.
6. Inspect exposed framing and any insulation within the wall cavity. Remove and bag any insulation showing discoloration or moisture damage.
7. HEPA vacuum all exposed framing surfaces.
8. Damp-wipe all wood framing with an EPA-registered antimicrobial solution. Allow label contact time. Re-HEPA vacuum after surface has dried.
9. Deploy structural drying equipment targeting affected framing below 16% WME. Log moisture readings daily.
10. Do not reinstall drywall until post-remediation clearance is issued by the independent assessor and all framing reads below 16% WME.

Material Disposal: Double-bag all removed gypsum wallboard, insulation, and contaminated poly in 6-mil polyethylene bags. Seal and label as mold-contaminated waste, project BNA-2026-05-04-RILEY. Dispose per Connecticut DEEP Solid Waste Management Regulations, CGS Section 22a-208 et seq.

Special Considerations: Photo documentation shows significant paint bubbling and delamination with dark brown to black discoloration at the wall-floor junction near the toilet supply line and baseboard. The drywall reads 28% WME at 19 days duration. Identify and correct the moisture source (toilet supply valve slow leak or chronic condensation) before closing the wall. If the toilet supply valve is found to be

leaking, that repair must be completed before the wall is reconstructed. Document the source finding and correction on the project file.

Remediation: Master bathroom, subfloor near tub (Condition 2)

1. Photograph the subfloor area near the tub. Record pre-remediation moisture reading (current 14% WME) on the project moisture log.
2. Install limited containment using polyethylene sheeting to isolate this work area from the remainder of the bathroom during active cleaning.
3. HEPA vacuum the subfloor surface accessible in the tub area.
4. Damp-wipe accessible subfloor surfaces with an EPA-registered antimicrobial solution if surface contamination is present. Allow label contact time.
5. Deploy a dehumidifier or air mover targeted at the tub subfloor area to drive remaining moisture below 15% WME.
6. Monitor and log moisture daily until the target is achieved.
7. Document drying completion with final moisture reading on the project moisture log.

Material Disposal: Dispose of all spent cleaning materials, gloves, and used poly sheeting as standard construction waste unless visible mold growth is identified during the procedure, in which case treat as mold-contaminated waste and dispose accordingly.

Special Considerations: The subfloor near the tub reads 14% WME, which is at the upper boundary of the normal range for wood substrates per IICRC S500. No visible growth was observed at this location, and it is classified Condition 2. If subfloor removal is required for any reason in this area during the Condition 3 bathroom work, treat exposed materials as Condition 3 and apply full remediation procedures.

Remediation: Living room, master bedroom exterior wall, master bedroom floor near closet, master bathroom tile grout (Condition 1 areas)

1. Perform visual inspection and document baseline conditions with photographs prior to any work in adjacent Condition 3 zones.
2. Record current moisture readings at each Condition 1 location on the project moisture log.
3. HEPA vacuum accessible surfaces in these areas as standard housekeeping prior to and following adjacent containment work.
4. Confirm no visible staining, discoloration, or moisture indicators are present. If any are identified during work, stop and notify the project assessor before proceeding.

Material Disposal: No material removal required for Condition 1 areas. Any incidental debris from housekeeping may be disposed of as standard construction waste.

Special Considerations: Living room air sample S-004 returned all species within outdoor baseline. No remediation is required. Document these areas in the project file as confirmed Condition 1 at the time of remediation for future reference per IICRC S520-2024 Section 12.

Waste Disposal

Classification: Mold-contaminated building materials and associated remediation waste. Not classified as hazardous waste under Connecticut or federal definitions. Dispose as solid waste per Connecticut DEEP Solid Waste Management Regulations, CGS Section 22a-208 et seq. Note: no asbestos-containing materials were identified in this inspection; if any suspect ACM is encountered during demolition, stop work and contact the project assessor before proceeding. NESHAP obligations (40 CFR Part 61, Subpart M) apply if ACM is identified.

Procedures

1. Double-bag all mold-contaminated materials (insulation, gypsum wallboard, carpet, carpet pad, baseboard, kraft paper, and contaminated poly sheeting) in 6-mil polyethylene bags.
2. Seal each bag with poly tape. Do not use twist-ties or zip ties as the sole closure.
3. Label each bag with the following information: 'Mold-Contaminated Waste', property address (247 Maplewood Drive, Bridgeport, CT 06606), project number (BNA-2026-05-04-RILEY), and date of removal.
4. Stage sealed and labeled bags inside the containment zone until ready for transport. Do not stage waste in uncontained areas of the residence.
5. Transport waste bags directly to a licensed solid waste disposal facility. Do not leave waste bags at the curb for municipal pickup unless the disposal facility and municipality have confirmed acceptance.
6. Document estimated waste volume (cubic yards or number of bags) and the name and permit number of the disposal facility on the project waste manifest.
7. Retain the waste manifest in the project file and provide a copy to the property owner.

Applicable Regulations

- Connecticut DEEP Solid Waste Management Regulations, CGS Section 22a-208 et seq.
- 40 CFR Part 61, Subpart M (NESHAP for Asbestos) — applicable only if suspect ACM is encountered; stop work and consult assessor
- OSHA 29 CFR 1926 Subpart D — worker health and environmental controls during waste handling

Clearance Criteria

Visual Inspection: All identified mold-affected materials must be physically removed from the work areas. No visible fungal growth, active staining, or residual contamination shall remain on any structural or non-structural surface within the remediated zones. All containment surfaces, wall cavities, and exposed framing shall be visually clean and dry. Clearance visual inspection shall be performed by an independent environmental assessor who did not perform the remediation work.

Air Sampling: Post-remediation spore trap air samples shall be collected by the independent assessor inside each cleared containment zone (crawlspace, master bedroom, master bathroom) and compared against the outdoor baseline sample S-001 (1,980 ct/m³ total, collected May 4, 2026). Post-remediation indoor spore counts shall be at or below the concurrent outdoor baseline for all species, with no detectable *Stachybotrys chartarum* or other water-damage indicator organisms (*Chaetomium* spp., *Memnoniella* spp.) in any post-remediation indoor sample. Given that outdoor spore counts are rising with the spring season in Connecticut, a fresh outdoor baseline sample shall be collected concurrently with post-remediation indoor samples; do not compare against the original May 4, 2026 outdoor counts if sampling occurs more than two weeks after that date. All post-remediation air samples shall be analyzed by EMSL Analytical using ASTM D7391 spore trap methodology and submitted under a new chain of custody referencing project BNA-2026-05-04-RILEY.

Moisture Readings: All structural wood components (floor joists, sill plate, band joist, subfloor decking, wall framing) in remediated areas shall read below 16% WME per IICRC S500 drying standard for wood framing before containment removal and reconstruction. All gypsum substrate replacement areas shall read below 15% WME before new drywall installation. Moisture readings shall be taken and logged by the independent assessor at clearance using a calibrated pin-type or dual-function moisture meter per ASTM D7438.

Parameter	Threshold	Standard
Post-remediation indoor spore count, all species	At or below concurrent outdoor baseline; no species at statistically significant indoor amplification	IICRC S520-2024, Post-Remediation Verification; AIHA Recognition, Evaluation, and Control of Indoor Mold Chapter 5
<i>Stachybotrys chartarum</i> , post-remediation indoor air	Not detected in any post-remediation indoor air sample	IICRC S520-2024, Post-Remediation Verification
Wood framing moisture content, all remediated areas	Below 16% WME	IICRC S500 Standard for Professional Water Damage Restoration; ASTM D7438

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Gypsum substrate moisture content	Below 15% WME	IICRC S520-2024; ASTM D7438
Visual inspection, all remediated surfaces	No visible mold growth, active staining, or residual contamination on any surface	IICRC S520-2024, Post-Remediation Verification; EPA 402-K-01-001
Clearance inspector independence	Post-remediation verification must be performed by an independent assessor not affiliated with the remediation contractor	IICRC S520-2024, Post-Remediation Verification; Connecticut Department of Public Health Indoor Environment Program Guidelines

Standards Referenced

- IICRC S520-2024 Standard for Professional Mold Remediation - Section 12: Assessment and Condition Classifications; Post-Remediation Verification: Governs condition classification (Condition 1, 2, 3) for all affected areas, containment requirements by condition, remediation procedures, and post-remediation verification criteria throughout this scope
- IICRC S500 Standard for Professional Water Damage Restoration - Categories 1/2/3 (water source quality); Classes 1-4 (saturation extent); Drying standard less than 16% WME for wood framing: Applied to moisture assessment interpretation, structural drying targets (16% WME for wood framing), and water intrusion characterization at master bedroom east wall, master bathroom toilet wall, and crawlspace floor joists
- AIHA Recognition, Evaluation, and Control of Indoor Mold, Chapter 5 (Sampling Strategy) - Chapter 5: Indoor amplification indicator threshold (2x indoor:outdoor ratio) applied to interpretation of air samples S-002 through S-005; used in conjunction with species-specific ratios to establish Condition classification basis
- ASTM D7391 Standard Test Method for Categorization and Quantification of Airborne Fungal Structures in an Inertial Impaction Sample by Optical Microscopy: Laboratory methodology for spore trap air sample analysis applied to samples S-001 through S-005 (EMSL Analytical, report dated May 7, 2026, project BNA-2026-05-04-RILEY); required for post-remediation clearance air sampling
- ASTM D7438 Standard Practice for Field Calibration and Application of Hand-Held Moisture Meters: Methodology standard for all pin-type and dual-function moisture meter readings collected during inspection and required for post-remediation clearance moisture verification
- OSHA 29 CFR 1926, Subpart D (Health and Environmental Controls) and Subpart E (PPE) - Subpart D; Subpart E: Worker protection requirements governing PPE selection, respiratory protection, and health and environmental controls for all remediation personnel throughout this scope
- EPA Mold Remediation in Schools and Commercial Buildings (EPA 402-K-01-001): Guidance document applied to remediation procedure design, containment requirements, and post-remediation clearance criteria; referenced as supplemental guidance alongside IICRC S520-2024
- Connecticut Department of Public Health Indoor Environment Program Guidelines: Connecticut-specific guidance applied to indoor air quality interpretation and post-remediation clearance criteria; assessor certifications recommended per CT DPH guidance (ACAC or IICRC certification)

- Connecticut DEEP Solid Waste Management Regulations, CGS Section 22a-208 et seq.: Governs transport and disposal of mold-contaminated building materials generated during remediation at 247 Maplewood Drive, Bridgeport, CT
- 40 CFR Part 61, Subpart M (NESHAP for Asbestos): Applicable if asbestos-containing materials are encountered during demolition of drywall, insulation, or flooring materials; no ACM was identified in this inspection but contractor must stop work and consult assessor if suspect materials are disturbed

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. The inspector was not required to dismantle building systems, lift carpeting or padding, move stored items, perform destructive testing, or otherwise inspect concealed cavities. Conditions in inaccessible areas — 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, **Andrew Rivera**, hereby certify that this remediation protocol reflects my professional opinion based on the inspection conducted on May 4, 2026. The findings, conclusions, and recommendations herein are based on the data collected during the site visit and the laboratory reports referenced in this document.



Andrew Rivera

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Date: June 15, 2026