

**Microbial Inspection Report & Proposal
EMR Project #17-797**

**EASTERN MOLD REMEDIATION, INC.
PO Box 952 Ellsworth ME 04605
Office: (207) 667-9909**

6 April 2017

CUSTOMER(S): Our Katahdin attn. Joshua McIntyre

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SITE ADDRESS: f/k/a Great Northern Paper Campus 1 Katahdin Avenue Millinocket ME
Administration building and Engineering and Research building
230 Penobscot Avenue Millinocket ME a/k/a Miller's's building

PROPERTY OWNER(S): Our Katahdin

INSURANCE COMPANY:

INSURANCE ADJUSTER:

EASTERN MOLD REMEDIATION, INC.

Our Katahdin/EMR Project #17-979

6 April 2017

Page 2

PROFESSIONAL QUALIFICATIONS

State of Maine Spray Contracting Firm License SCF45306 expires 12/31/2017

National certification through the Mold Inspection Consulting and Remediation Organization (MICRO) as mold inspectors and remediation contractors.

National certification for water damage restoration through the Institute of Inspection Cleaning and Restoration Certification (IICRC).

Lead-Safe EPA certification# NAT-34751-2 Toxic Substances Control Act Section 402 pursuant to 40 CFR Part 745.89

GENERAL INFORMATION

As published by the United States Department of Labor, Occupational Safety & Health Administration in Safety and Health Information Bulletin SHIB 03-10-10 <http://www.osha.gov/dts/shib/shib101003.html> "Currently there are no federal standards or recommendations, (e.g., OSHA, NIOSH, EPA) for airborne concentrations of mold or mold spores. Scientific research on the relationship between mold exposures and health effects is ongoing. Potential health concerns are important reasons to prevent mold growth and remediate existing problem areas."

Remediation includes the identification and correction of the conditions that permit mold growth, as well as safe and effective removal of mold damaged materials. There are cases where the conditions promoting mold growth are structural; building design and engineering are beyond our scope of practice, in those instances causal determinations must be made by others.

Fungi (mold) are present almost everywhere. Normal indoor conditions provide an environment for the growth of a wide range of fungal spores. All molds share the characteristic of being able to grow without sunlight. Mold needs only a spore, nutrient source, moisture and the right temperature to proliferate. The presence of moisture or elevated humidity is a catalyst for mold to grow. Different fungi have different moisture requirements. Molds can grow on virtually any substance as long as moisture, oxygen and an organic source are present. Fungal growth may exist within an indoor environment even though it is not visible. Often growth exists in building cavities, under flooring materials or behind wall coverings. Building materials as well as bacteria can provide nutrients for mold to grow. It is imperative to identify moisture sources in order to effectively remediate mold. Typical moisture sources are water intrusion, condensation, improper ventilation, and insufficient drainage.

If fungal growth (e.g. meruliporia) is allowed to continue, gradual structural and furnishings damage may occur. Fungal growth damage can weaken floors and walls as it feeds on moist building materials. Guidance from a structural engineer or qualified professional with the appropriate expertise is recommended in cases where structural damage is suspected.

Eating, drinking, and using tobacco products or cosmetics where mold remediation is taking place should be avoided. The Center for Disease Control publishes information concerning the potential effects of mold on human health at <http://www.cdc.gov> and references the World Health Organization's guidelines for indoor air quality. Individuals should always seek the advice of a health care professional for medical concerns.

This report represents professional opinion, within the parameters of mold remediation, based on selected and limited data and should not be considered scientific certainty. The report focuses on actual visible fungal contamination within the confines of physical limitations and budgetary restraints at the time of inspection. The results are only an indicator of conditions at the time of inspection and do not guarantee the absence of mold contamination in any areas.

INITIALS

EASTERN MOLD REMEDIATION, INC.

Our Katahdin/EMR Project #17-979

6 April 2017

Page 3

INSPECTION RESULTS

Areas inspected

3/29/2017 and 4/1/2017 Commercial buildings, visual inspection. Samples collected: 0

Engineering and Research building

Interior temperature 42.8°F, humidity 79.1%

1st floor

Entrance from parking lot 16'4" x 13'

Stairwell #2 adjacent to entrance from parking lot

Hallway #1 140'1" x 7'8" with elevator entrance

Room #133 15'6" x 11'6"

Room #130 16'4" x 11'10"

Room #129 16'4" x 11'6"

Room #128 16'4" x 11'6"

Office space for rent 16'4" x 11'8"

Room #127 16'4" x 11'3"

Room #126 23'4" x 16'4"

Stairwell #1 (Room #125 adjacent to pilot plant entrance)

Hallway #2 78'11" x 6' with bathrooms

Paper testing lab 36'7" x 21'4"

Room #123 AC5-6 Mech. Equip. Rm. 23'8" x 21'4"

Room #122 30'11" x 21'4"

Room #121 ACI-4-7 Mech. Equip. Rm. 21'4" x 13'

Ladies bathroom – no access

Gentleman's bathroom 30' x 10'

Janitorial closet 6'8" x 3'11"

Room #136, #135 and #137 31'3" x 23'8"

Room #114 (machine room exit) 40' x 22'10"

Room #239 49'4" x 30'1"

Room #109 (printing room) 37'2" x 16'

Room #101 (multi-purpose room) 47'5" x 25'4"

Yellow hallway 48'5" x 8'10", Room #102 16'6" x 7'5"

Room #103, #103A and #103B 35'2" x 15'9"

Room #105 15'5" x 14'6"

Room #107 and #106 19'9" x 14'4"

No. 6 machine forming section 84'6" x 55'2"

Moisture content: acoustic ceiling tiles 22.5%-99.9%, painted cement ceilings 23.3%-75.6%, exposed cement subfloor 99.9%, painted cement block walls 99.9%, painted sheetrock walls 37.3%-99.9%, wood paneled walls 18.2%-99.9%, wall-to-wall carpet no data, tile floors no data, exposed cement slab no data.

Severe microbial growth is visible on acoustic ceiling tiles, sections of exposed cement subfloor, sheetrock walls, cement block walls, window sashes, blinds, windowsills, door slabs and jambs, contents, plumbing fixtures, wall-to-wall carpet and tile flooring.

EASTERN MOLD REMEDIATION, INC.

Our Katahdin/EMR Project #17-979

6 April 2017

Page 4

Severe water staining is visible on acoustic ceiling tiles, wall-to-wall carpet, tile floors and exposed cement slabs. Standing water is visible on sections of carpet, tile floors and cement slab, as deep as 2" in some areas, and is frozen. Up to 30% of acoustic ceiling tiles have fallen from grids. Paint, wallpaper, wooden wall paneling, cove base molding, door slabs and tile floors are deteriorating. Rust is visible on wall mounted heater covers, light fixtures and metal contents.

Pilot plant 87'3" x 49'1" 26'11"h, with sub level 72'4" x 47'9",
Men's locker room section #1 22'3" x 12'11" and Section #2 14'8" x 13'6"
Men's bathroom 15'3" x 13'6"

Moisture content: metal ceiling no data, metal walls no data, interior sheetrock walls 29.4%-99.9%, tile floors no data, exposed cement slab no data. Severe microbial growth is visible on sections of pipe insulation, metal ceiling, metal walls, steel framing, several contents and base cabinets with counter tops. Moderate microbial growth is visible on windowsills, blinds, door slabs, jambs, plumbing fixtures, sections of sheetrock walls, plumbing fixtures and organic contents.

Water staining is visible on sections of cement slab.

Metal ceiling, metal walls and steel I-beam supports paint finish is delaminating. Floors are covered with paint and organic debris. Sections of pipe insulation are loose and deteriorating.

2nd floor

Front entrance 13' x 7'2",
Room #202 10'11" x 9'2" 11'3" h
Hallway #1 (middle) 91'2" x 5'11"
Room #237 14'9" x 10'8" 9'3" h
Room #236 12'3" x 15' 10'10" h
Room #235 12'3" x 17'4" 9'3" h
Room #234 17'4" x 11'4"
Room #233 17'4" x 11'7"
Room #232 17'4" x 11'6"
Room #240 17'4" x 11'8"
Room #231A – Door is locked
Room #203A 23'5" x 11'7"
Room #203F 12'2" x 11'
Room #203E 15'2" x 11'5"
Room # 203D 11'6" x 10'9"
Room #203C 12'2" x 11'8"
Room #203B 24'4" x 11'10"
Room #205 23'5" x 11'6"
Room #206 24'3" x 11'6"
Room #207 24'3" x 11'
Room #209 6'5" x 4'
Gentleman's bathroom #208 20'1" x 10'
Ladies bathroom #210 12'6" x 10'8"
Hallway #2 (with pilot plant entrance) 132'6" x 5'11"
Room #225A 15'11" x 10'

EASTERN MOLD REMEDIATION, INC.

Our Katahdin/EMR Project #17-979

6 April 2017

Page 5

Room #225 23'8" x 16'2"

Room #238 16'3" x 8'5"

Room #223 16'3" x 8'5"

Room #222 16'3" x 11'4"

Room #221 16'3" x 11'6"

Room #220 16'3" x 10'11"

Room #219 16'3" x 9'11"

Room #218 16'3" x 10'2"

Room #217 16'3" x 12'

Room #215 48'7" x 18'8"

Room #213 and #214 26'11" x 16'3"

Room #212 24'7" x 13'

Elevator – inaccessible until electricity is restored

Men's locker room Section #1 22'3" x 12'11", Section #2 14'8" x 13'6"

Men's bathroom 15'3" x 13'6"

Hallway #3 70'10" x 8'6", Room #231 16'3" x 12'8"

Room #231B 16'3" x 10'3"

Room # 230 16'3" x 13'4"

Room #228B 16'3" x 10'3"

Room #229 16'3" x 11'6"

Room #228 21'1" x 12'9"

Room #228A 21'1" x 11'6"

Room #227 21'1" x 11'6"

Room #227A 21'1" x 11'5"

Moisture content: acoustic ceiling tiles 16.5%-72.4%, painted cement ceilings 21.8%-39.2%, exposed cement subfloor 99.9%, painted cement block walls 99.9%, painted sheetrock walls 16.8%-99.9%, wood paneled walls 16.2%-99.9%, wall-to-wall carpet no data, tile floors no data, cement slab no data.

Moderate to severe microbial growth is visible on acoustic ceiling tiles, sections of exposed cement subfloor, sheetrock walls, cement block walls, window sashes, blinds, windowsills, door slabs and jambs, plumbing fixtures, contents, wall-to-wall carpet and tile flooring. Severe water staining is visible on acoustic ceiling tiles, wall-to-wall carpet, tile floors and exposed cement slabs. Standing water is visible on sections of carpet, tile floors and cement slab as deep as 1" in some areas.

Approximately 20% of acoustic ceiling tiles have fallen from grids. Paint, wallpaper, wooden wall paneling, cove base molding, door slabs and tile floors are deteriorating. Rust is visible on wall mounted heater covers, light fixtures and metal contents.

3rd floor

Hallway #1

Room #332 and #331 37'2" x 24'1"

Room #330 16'6" x 13'

Room #329 16'6" x 12'9"

Room #327 16'6" x 13'1"

Room #324 and #325 23'6" x 16'6"

INITIALS _____

EASTERN MOLD REMEDIATION, INC.

Our Katahdin/EMR Project #17-979

6 April 2017

Page 6

Room #323 19' x 16'6"

Hallway #2 150' x 8'1" with restrooms

Room #322 23'5" x 16'6"

Room #321 23'6" x 16'6"

Room #320 23'8" x 16'6"

Room #319 (storage) 6'3" x 5'3"

Room #318 8'11" x 5'4",

Room #316 36'8" x 21'10"

Room #315 24' x 21'10"

Ladies bathroom 21'10" x 16'8" with employees room,

Room #314 (mechanical) 21'10" x 13'2"

Room #312 12'6" x 10'11"

Men's bathroom 10'11" x 9'9"

Janitorial room 6'9" x 3'11"

Room #'s 301, 302, 303, 304, 305, 306, 307, 308, 309, 333 and 334; 86'4" x 48'8"

Moisture content: acoustic ceiling tiles 9.2%-99.9%, painted cement ceilings 18.3%-31.4%, exposed cement subfloor 99.9%, painted cement block walls 99.9%, painted sheetrock walls 10.6%-99.9%, wood paneled walls 16.2%-99.9%, wall-to-wall carpet no data, tile floors no data, cement slab no data.

Moderate to severe microbial growth is visible on acoustic ceiling tiles, sections of exposed cement subfloor, sheetrock walls, cement block walls, window sashes, blinds, windowsills, door slabs and jambs, plumbing fixtures, contents, wall-to-wall carpet and tile flooring. Severe water staining is visible on acoustic ceiling tiles, wall-to-wall carpet, tile floors and exposed cement slabs. Standing water is visible on sections of carpet, tile floors and cement slab as deep as 1" in some areas and is frozen in several areas.

Approximately 20% of acoustic ceiling tiles have fallen from grids. Paint, wallpaper, cove base molding, door slabs and tile floors are deteriorating. Rust is visible on wall mounted heater covers, light fixtures and metal contents.

Miller's building

Interior temperature 42.3°F, humidity 72.4%

Basement 97'8" x 92'4" – moisture content: subfloor 99.9%, floor stringer 99.9%. Severe microbial growth is visible on sections of subfloor, floor stringers, wooden shelving, foundation walls, vertical wooden support posts, staircase skirt boards, treads and risers, contents and plumbing fixtures. Severe water staining is visible on sections of subfloor, floor stringers, foundation walls and cement slab. Up to 3" of standing sewage is visible on sections of cement slab. There is an active sewage leak in the back section of the basement.

1st floor 97'8" x 92'4" – moisture content: painted tin ceiling no data, painted sheetrock wall 15.2%, wall-to-wall carpet no data. Mild sporadic microbial growth is visible on several organic contents and sections of shelving. Severe water staining is visible on sections of wall-to-wall carpeting. Moderate paint and wall paper delamination is visible on sections of walls. Several sections of flooring under carpet are warped with surface variations up to 8". One section of the floor in the rear storage room has collapsed. No visible active water intrusions.

EASTERN MOLD REMEDIATION, INC.

Our Katahdin/EMR Project #17-979

6 April 2017

Page 7

2nd floor - No visible microbial growth is visible on any room surfaces or contents. Mild water staining is visible on room surfaces; no visible microbial growth associate with the staining. No visible active water intrusions.

Recommendations *excluded from remediation proposal*

Miller's building

Replacing basement wooden support posts with steel lally-jacks will remove contaminated organic material as well as reduce the occurrence of future microbial growth.

It may be helpful to engage a licensed plumber to scope the drains.

Conclusion

There is no visible microbial growth in the Administration building.

The scope of contamination in the Engineering and Research building is Condition 3, Level IV.

The Miller's building is similarly contaminated and has been further affected by raw sewage intrusion, which is a biohazard and must be mitigated as such.

CONDITIONS AND LEVELS

Condition 1 (normal fungal ecology): an indoor environment that may have settled spores, fungal fragments or traces of actual growth whose identity, location and quantity are reflective of normal fungal ecology for a similar indoor environment.

Condition 2 (settled spores): an indoor environment that is primarily contaminated with settled spores that were dispersed directly or indirectly from a Condition 3 area, and which may have traces of actual growth.

Condition 3 (actual growth): an indoor environment contaminated with the presence of actual mold growth and associated spores. Actual growth includes growth that is active or dormant, visible or hidden.

Chapter 8, IICRC S520 Standard and Reference Guide for Professional Mold Remediation, Second Edition Published August 2008 © 2003, 2004, 2008

Level I- Small Isolated Areas 10 sq. ft. or less

Level II- Mid-Sized Isolated Areas 10-30 sq. ft.

Level III- Large Isolated Areas 30-100 sq. ft.

Level IV- Extensive Contamination greater than 100 contiguous sq. ft. in an area

*The University of Maine Cooperative Extension Microbial Pest Control
Category 7C: Disinfectant and Biocide Treatments 2009*

Remediation required

Remediation includes both the identification and correction of the conditions that permit mold growth, as well as the steps to safely and effectively remove mold-damaged materials. Remediation plans vary depending on the scope and complexity of the project and revisions are often required as unseen damage is exposed. The one unwavering constant and highest priority is to protect the health and safety of building occupants and remediation workers.

EASTERN MOLD REMEDIATION, INC.

Our Katahdin/EMR Project #17-979

6 April 2017

Page 8

Prerequisites *excluded from remediation proposal*

The following work must be completed by others prior to proposed mold remediation work:

Engineering and Research building

All asbestos materials must be removed from the building.

Machinery must be removed from the building.

Electricity must be restored to the building.

All mechanical rooms containing sheetrock walls must be made accessible to facilitate sheetrock removal.

One window must be removed on each floor to accommodate scaffolding tower and demolition chutes. *EMR will secure window openings for weather resistance once scaffolding and demolition chutes are in place.*

Scaffolding and demolition chute costs are included in the proposal.

Miller's building

Collapsed floor in the 1st floor rear storage room must be stabilized for safety.

Power must be restored to the building.

Ancillary work *excluded from remediation proposal*

The following work must be completed by others immediately following proposed mold remediation work:

Engineering and Research building

An HVAC contractor must clean duct work interiors.

Eastern Mold Remediation, Inc. proposes to furnish labor, equipment, and materials to perform interior mold remediation as follows:

PROTOCOL Please be advised that the rooms being treated must remain unoccupied until work is complete.

Engineering and Research building

1st floor

Entrance from parking lot 16'4" x 13'

Stairwell #2 adjacent to entrance from parking lot

Hallway #1 140'1" x 7'8" with elevator entrance

Room #133 15'6" x 11'6"

Room #130 16'4" x 11'10"

Room #129 16'4" x 11'6"

Room #128 16'4" x 11'6"

Office space for rent 16'4" x 11'8"

Room #127 16'4" x 11'3"

Room #126 23'4" x 16'4"

Stairwell #1 (Room #125 adjacent to pilot plant entrance)

Hallway #2 78'11" x 6' with bathrooms

Paper testing lab 36'7" x 21'4"

Room #123 AC5-6 Mech. Equip. Rm. 23'8" x 21'4"

Room #122 30'11" x 21'4"

Room #121 ACI-4-7 Mech. Equip. Rm. 21'4" x 13'

Ladies bathroom – no access

Gentleman's bathroom 30' x 10'

Janitorial closet 6'8" x 3'11"

EASTERN MOLD REMEDIATION, INC.

Our Katahdin/EMR Project #17-979

6 April 2017

Page 9

Room #136, #135 and #137 31'3" x 23'8"

Room #114 (machine room exit) 40' x 22'10"

Room #239 49'4" x 30'1"

Room #109 (printing room) 37'2" x 16'

Room #101 (multi-purpose room) 47'5" x 25'4"

Yellow hallway 48'5" x 8'10", Room #102 16'6" x 7'5"

Room #103, #103A and #103B 35'2" x 15'9"

Room #105 15'5" x 14'6"

Room #107 and #106 19'9" x 14'4"

No. 6 machine forming section 84'6" x 55'2"

- HEPA 1000CFM air scrubbing units will be moved from one work area to another throughout the building as work progresses.
- 1) Install 10 HEPA 1000CFM air scrubbing units throughout the 1st floor hallways.
- 2) Erect four critical containment barriers; one on each of the stairwell entrances and one on the pilot plant entrance.
- 3) Disconnect/remove/discard light fixtures.
- 4) Wire nut all exposed wires from light fixtures and cover with sealed protective plastic.
- 5) Remove wall mounted heater covers, HEPA vacuum, treat with wiped antimicrobial solution and label prior to storing in a clean designated area.
- 6) Remove/discard window blinds.
- 7) Remove/discard acoustic ceiling tiles.
- 8) Remove/discard acoustic tile ceiling grids.
- 9) Remove/discard interior door slabs.
- 10) Disconnect/remove/discard toilets, urinals and sinks from bathrooms.
- 11) Remove/discard cove base moldings.
- 12) Remove/discard electrical face plates.
- 13) Remove/discard wooden wall paneling.
- 14) Remove/discard sheetrock walls.
- 15) Remove/discard sound proofing materials from exposed wall cavities.
- 16) Remove/discard conventional insulation materials from exposed wall cavities.
- 17) Remove/discard windowsills.
- 18) Remove/discard wall-to-wall carpeting, pad and remaining tack strips.
- 19) Ice blast ceiling and walls in the Paper testing lab and bathrooms with Cold Jet aero 80HP dry ice machine to remove delaminated coatings.
- 20) Remove/discard remaining loose organic materials.
- 21) HEPA vacuum ceiling, walls, electrical fixtures and floor in the elevator.
- 22) Treat ceiling, walls, electrical fixtures and floor in the elevator with wiped antimicrobial solution.
- 23) Erect pipe staging in both stairwells.
- 24) HEPA vacuum exposed ceiling cavities, cement ceilings, exposed wire runs, pipe runs, HVAC ducting, electrical fixtures, electrical conduits, electrical panels, heating units, water tanks, wall mounted heat registers, stairwells, staircase skirt boards, treads and risers, handrails, balustrades, spindles, stall dividing walls, cement block walls, window sashes, jambs, remaining door slabs and jambs, exposed wall cavities, wall studs, wall plates and cement floors.
- 25) Treat exterior surfaces of electrical panels, heating units, water tanks and wall mounted heat registers

EASTERN MOLD REMEDIATION, INC.

Our Katahdin/EMR Project #17-979

6 April 2017

Page 10

- with wiped antimicrobial solution prior to covering with sealed protective plastic.
- 26) Treat cement block walls, exposed wall cavities, wall studs, wall plates and cement floors with antimicrobial solution; scrub.
 - 27) Repeat antimicrobial solution treatment.
 - 28) Treat exposed wire runs, pipe runs, electrical fixtures, electrical conduits, wall mounted heat, stairwells, staircase skirt boards, treads and risers, handrails, balustrades, spindles, stall dividing walls, window sashes, jambs, remaining door slabs and jambs with wiped antimicrobial solution.
 - 29) Treat exposed ceiling cavities with antimicrobial solution.
 - 30) Repeat antimicrobial solution treatment.
 - 31) Temporarily install commercial drying equipment to attain standard moisture content.
 - 32) Clean all window glass with commercial grade glass cleaner.
 - 33) Remove all protective plastic.

Pilot plant 87'3" x 49'1" 26'11"h, with sub level 72'4" x 47'9",
Men's locker room section #1 22'3" x 12'11" and Section #2 14'8" x 13'6"
Men's bathroom 15'3" x 13'6"

- 1) Install 8 HEPA 1000CFM air scrubbing units throughout the Pilot Plant.
- 2) Erect one critical containment barrier on the entrance from 2nd floor hallway.
- 3) Disconnect/remove/discard light fixtures.
- 4) Wire nut all exposed wires from light fixtures and cover with sealed protective plastic.
- 5) Remove wall mounted heater covers, HEPA vacuum, treat with wiped antimicrobial solution and label prior to storing in a clean designated area.
- 6) Remove/discard window blinds.
- 7) Remove/discard acoustic ceiling tiles.
- 8) Remove/discard acoustic tile ceiling grids.
- 9) Remove/discard interior door slabs.
- 10) Disconnect/remove/discard toilets, urinals and sinks from bathrooms.
- 11) Remove/discard cove base moldings.
- 12) Remove/discard electrical face plates.
- 13) Remove/discard wooden wall paneling.
- 14) Remove/discard sheetrock walls.
- 15) Remove/discard sound proofing materials from exposed wall cavities.
- 16) Remove/discard conventional insulation materials from exposed wall cavities.
- 17) Remove/discard windowsills.
- 18) HEPA vacuum exterior surfaces of exposed electrical fixtures, electrical panels, heating units and mechanical units in pilot plant and sub level and treat with with wiped antimicrobial solution prior to covering with sealed protective plastic.
- 19) Temporarily install JLG lift on main level of pilot plant.
- 20) Temporarily erect pipe staging on sub level of pilot plant.
- 21) Ice blast metal ceilings, metal walls, cement block walls, steel I-beam supports and large pipe runs with Cold Jet aero 80HP ice blasting machine to remove delaminated coatings.
- 22) Remove/discard remaining loose organic materials.
- 23) HEPA vacuum ceilings, walls, steel I-beam supports, vertical lally-jack supports, metal staircase skirt boards and treads, electrical conduits, pipe runs, wire runs, platforms, balustrades, handrails, spindles,

INITIALS _____

EASTERN MOLD REMEDIATION, INC.

Our Katahdin/EMR Project #17-979

6 April 2017

Page 11

door slabs and jambs, window sashes, jambs, metal framing, wall cavities, wall studs, wall plates and cement floors.

- 24) Treat ceilings, walls, wall cavities, wall studs, wall plates, steel I-beam supports, vertical lally-jack supports, metal staircase skirt boards and treads, platforms and cement floors with antimicrobial solution; scrub.
- 25) Repeat antimicrobial solution treatment.
- 26) Treat electrical conduits, pipe runs, wire runs, balustrades, handrails, spindles, door slabs and jambs, window sashes, jambs, and metal framing with wiped antimicrobial solution.
- 27) Treat exposed ceiling cavities with antimicrobial solution.
- 28) Repeat antimicrobial solution treatment.
- 29) Temporarily install commercial drying equipment to attain standard moisture content.
- 30) Clean all window glass with commercial grade glass cleaner.
- 31) Remove/discard all protective plastic.

2nd floor

Front entrance 13' x 7'2"

Room #202 10'11" x 9'2" 11'3" h

Hallway #1 (middle) 9'12" x 5'11"

Room #237 14'9" x 10'8" 9'3" h

Room #236 12'3" x 15' 10'10" h

Room #235 12'3" x 17'4" 9'3" h

Room #234 17'4" x 11'4"

Room #233 17'4" x 11'7"

Room #232 17'4" x 11'6"

Room #240 17'4" x 11'8"

Room #231A

Room #203A 23'5" x 11'7"

Room #203F 12'2" x 11'

Room #203E 15'2" x 11'5"

Room # 203D 11'6" x 10'9"

Room #203C 12'2" x 11'8"

Room #203B 24'4" x 11'10"

Room #205 23'5" x 11'6"

Room #206 24'3" x 11'6"

Room #207 24'3" x 11'

Room #209 6'5" x 4'

Gentleman's bathroom #208 20'1" x 10'

Ladies bathroom #210 12'6" x 10'8"

Hallway #2 (with pilot plant entrance) 132'6" x 5'11"

Room #225A 15'11" x 10'

Room #225 23'8" x 16'2"

Room #238 16'3" x 8'5"

Room #223 16'3" x 8'5"

Room #222 16'3"x 11'4"

Room #221 16'3" x 11'6"

EASTERN MOLD REMEDIATION, INC.

Our Katahdin/EMR Project #17-979

6 April 2017

Page 12

Room #220 16'3" x 10'11"

Room #219 16'3" x 9'11"

Room #218 16'3" x 10'2"

Room #217 16'3" x 12'

Room #215 48'7" x 18'8"

Room #213 and #214 26'11" x 16'3"

Room #212 24'7" x 13'

Elevator

Men's locker room Section #1 22'3" x 12'11", Section #2 14'8" x 13'6"

Men's bathroom 15'3" x 13'6"

Hallway #3 70'10" x 8'6", Room #231 16'3" x 12'8"

Room #231B 16'3" x 10'3"

Room # 230 16'3" x 13'4"

Room #228B 16'3" x 10'3"

Room #229 16'3" x 11'6"

Room #228 21'1" x 12'9"

Room #228A 21'1" x 11'6"

Room #227 21'1" x 11'6"

Room #227A 21'1" x 11'5"

- 1) Install 10 HEPA 1000CFM air scrubbing units throughout the 2nd floor hallways.
- 2) Disconnect/remove/discard light fixtures.
- 3) Wire nut all exposed wires from light fixtures and cover with sealed protective plastic.
- 4) Remove wall mounted heater covers, HEPA vacuum, treat with wiped antimicrobial solution and label prior to storing in a clean designated area.
- 5) Remove/discard window blinds.
- 6) Remove/discard acoustic ceiling tiles.
- 7) Remove/discard acoustic tile ceiling grids.
- 8) Remove/discard interior door slabs.
- 9) Disconnect/remove/discard toilets, urinals and sinks from bathrooms.
- 10) Remove/discard cove base moldings.
- 11) Remove/discard electrical face plates.
- 12) Remove/discard wooden wall paneling.
- 13) Remove/discard sheetrock walls.
- 14) Remove/discard sound proofing materials from exposed wall cavities.
- 15) Remove/discard conventional insulation materials from exposed wall cavities.
- 16) Remove/discard windowsills.
- 17) Remove/discard wall-to-wall carpeting, pad and remaining tack strips.
- 18) Ice blast bathroom ceilings and cement block walls with Cold Jet aero 80HP dry ice machine to remove delaminated coatings.
- 19) Remove/discard remaining loose organic materials.
- 20) HEPA vacuum exposed ceiling cavities, exposed wire runs, pipe runs, HVAC ducting, electrical fixtures, electrical conduits, electrical panels, heating units, water tanks, wall mounted heat registers, cement block walls, window sashes, jambs, door jambs, exposed wall cavities, wall studs, wall plates and cement floors.

INITIALS _____

EASTERN MOLD REMEDIATION, INC.

Our Katahdin/EMR Project #17-979

6 April 2017

Page 13

- 21) Treat exterior surfaces of electrical panels, heating units, water tanks and wall mounted heat registers with wiped antimicrobial solution prior to covering with sealed protective plastic.
- 22) Treat cement ceilings, cement block walls, exposed wall cavities, wall studs, wall plates and cement floors with antimicrobial solution; scrub.
- 23) Repeat antimicrobial solution treatment.
- 24) Treat exposed wire runs, pipe runs, HVAC ducting, electrical fixtures, electrical conduits, window sashes, jambs and door jambs with wiped antimicrobial solution.
- 25) Treat exposed ceiling cavities with sprayed antimicrobial solution.
- 26) Repeat antimicrobial solution treatment.
- 27) Temporarily install commercial drying equipment to attain standard moisture content.
- 28) Clean all window glass with commercial grade glass cleaner.
- 29) Remove/discard all protective plastic.

3rd floor

Hallway #1

Room #332 and #331 37'2" x 24'1"

Room #330 16'6" x 13'

Room #329 16'6" x 12'9"

Room #327 16'6" x 13'1"

Room #324 and #325 23'6" x 16'6"

Room #323 19' x 16'6"

Hallway #2 150' x 8'1" with restrooms

Room #322 23'5" x 16'6"

Room #321 23'6" x 16'6"

Room #320 23'8" x 16'6"

Room #319 (storage) 6'3" x 5'3"

Room #318 8'11" x 5'4",

Room #316 36'8" x 21'10"

Room #315 24' x 21'10"

Ladies bathroom 21'10" x 16'8" with employees room,

Room #314 (mechanical) 21'10" x 13'2"

Room #312 12'6" x 10'11"

Men's bathroom 10'11" x 9'9"

Janitorial room 6'9" x 3'11"

Room #'s 301, 302, 303, 304, 305, 306, 307, 308, 309, 333 and 334; 86'4" x 48'8"

- 1) Install 10 HEPA 1000CFM air scrubbing units throughout the 3rd floor hallways.
- 2) Disconnect/remove/discard light fixtures.
- 3) Wire nut all exposed wires from light fixtures and cover with sealed protective plastic.
- 4) Remove wall mounted heater covers, HEPA vacuum, treat with wiped antimicrobial solution and label prior to storing in a clean designated area.
- 5) Remove/discard window blinds.
- 6) Remove/discard acoustic ceiling tiles.
- 7) Remove/discard acoustic tile ceiling grids.
- 8) Remove/discard interior door slabs.

EASTERN MOLD REMEDIATION, INC.

Our Katahdin/EMR Project #17-979

6 April 2017

Page 14

- 9) Disconnect/remove/discard toilets, urinals and sinks from bathrooms.
- 10) Remove/discard cove base moldings.
- 11) Remove/discard electrical face plates.
- 12) Remove/discard wooden wall paneling.
- 13) Remove/discard sheetrock walls.
- 14) Remove/discard sound proofing materials from exposed wall cavities.
- 15) Remove/discard conventional insulation materials from exposed wall cavities.
- 16) Remove/discard windowsills.
- 17) Remove/discard wall-to-wall carpeting, pad and remaining tack strips.
- 18) Ice blast bathroom ceilings and cement block walls with Cold Jet aero 80HP dry ice machine to remove delaminated coatings.
- 19) Remove/discard remaining loose organic materials.
- 20) HEPA vacuum exposed ceiling cavities, cement ceilings, exposed wire runs, pipe runs, HVAC ducting, electrical fixtures, electrical conduits, electrical panels, heating units, water tanks, wall mounted heat registers, cement block walls, window sashes, jambs, door jambs, exposed wall cavities, wall studs, wall plates and cement floors.
- 21) Treat exterior surfaces of electrical panels, heating units, water tanks and wall mounted heat registers with wiped antimicrobial solution prior to covering with sealed protective plastic.
- 22) Treat cement block walls, exposed wall cavities, wall studs, wall plates and cement floors with antimicrobial solution; scrub.
- 23) Repeat antimicrobial solution treatment.
- 24) Treat exposed wire runs, pipe runs, electrical fixtures, electrical conduits, wall mounted heat registers, window sashes, jambs and door jambs with wiped antimicrobial solution.
- 25) Treat exposed ceiling cavities with sprayed antimicrobial solution.
- 26) Repeat antimicrobial solution treatment.
- 27) Temporarily install commercial drying equipment to attain standard moisture content.
- 28) Clean all window glass with commercial grade glass cleaner.
- 29) Remove/discard all protective plastic.

Engineering and Research building Pricing Itemization

30 HEPA 1000cfm air scrubbing units – 10 days @ \$75.00 per unit per day - \$22,500.00

90 X-large dehumidifiers – 6 days @ \$75 per unit per day - \$40,500.00

180 axial fans – 6 days @ \$22.00 per unit per day - \$23,760.00

975 gallons antimicrobial solution @ \$50.00 per gallon - \$48,750.00

60ft. JLG drivable man-lift - \$3,000.00 for 10 day rental - \$3,000.00

Cold Jet Aero 80FP dry ice machine with 375hp compressor, after cooler, 100ft of hose and diesel fuel @ \$1,200.00 per day – 10 days - \$12,000.00

10 tons dry ice @ \$1.00 per lb - \$20,000.00

70 twenty-yard dumpsters @ \$620.00 per dumpster - \$43,400.00

Scaffolding tower with demolition chutes including equipment erection/dismantle scaffold transportation and moving equipment as necessary 60 days - \$13,320.00

Miscellaneous supplies: duct/blue tape, poly/plastic, HEPA filters, etc. - \$11,326.00

PPE: respirators, suits, gloves, etc. - \$13,700.00

Labor: 7,182 hours @ \$46.00 per hour - \$330,372.00

Engineering and Research building mold remediation proposal \$582,628.00

INITIALS _____

Miller's building

Basement 97'8" x 92'4"

- 1) Install two HEPA 1000CFM air scrubbing units on the 2nd floor.
- 2) Erect one critical containment barrier at the top of the 2nd floor stairwell.
- 3) Install four HEPA 1000CFM air scrubbing units on the 1st floor.
- 4) Remove/discard contents.
- 5) Remove/discard wooden shelving and shelving units.
- 6) Disconnect/remove/discard light fixtures.
- 7) Wire nut all exposed wires previously connected to light fixtures and cover with sealed protective plastic.
- 8) Disconnect/remove/discard plumbing fixtures.
- 9) Remove/discard remaining sheetrock walls, particle board, tile ceilings and door slabs.
- 10) Remove/discard non load bearing wall studs and wall plates.
- 11) Remove/bag/discard remaining loose organic materials.
- 12) Wet vacuum/remove all remaining standing water from cement slab.
- 13) HEPA vacuum exterior surfaces of oil tank, water tanks, furnace and electrical panels, treat with wiped antimicrobial solution and cover with sealed protective plastic.
- 14) HEPA vacuum subfloor, floor stringers, sills, sill plates, rim joists, horizontal carrying beams, exposed wire runs, pipe runs, PVC, ducting, electrical fixtures, foundation walls, staircase skirt boards, treads and risers, stairwells, exposed wall cavities, wall studs, wall plates, vertical support posts, brick supports, cement footers and cement slab.
- 15) Treat subfloor, floor stringers, sills, sill plates, rim joists, horizontal carrying beams, foundation walls, staircase skirt boards, treads and risers, stairwells, exposed wall cavities, wall studs, wall plates, vertical support posts, brick supports, cement footers and cement slab with antimicrobial solution; scrub.
- 16) Repeat antimicrobial solution treatment.
- 17) Treat exposed wire runs, pipe runs, PVC, ducting and electrical fixtures with wiped antimicrobial solution.
- 18) Temporarily duct 300,000BTU indirect fire heater into basement to expedite drying.
- 19) Temporarily install commercial drying equipment to attain standard moisture content.
- 20) Remove protective plastic.

1st floor 97'8" x 92'4"

- 1) Remove/discard contents.
- 2) Remove/discard shelving units.
- 3) Remove/discard sheetrock, wall paneling and peg board from interior partition walls.
- 4) Remove/discard exposed conventional insulation materials.
- 5) Remove/discard built-in front desk and framing.
- 6) Remove/discard carpet, pad and tack strips.
- 7) Remove/discard exposed wood flooring.
- 8) Remove/bag/discard remaining loose organic materials.
- 9) HEPA vacuum tin ceiling, remaining exterior walls, exposed wall studs, wall plates, staircase skirt boards, treads and risers, vertical supports, interior and exterior surfaces of light fixtures, electrical fixtures, door slabs and jambs, window sashes, jambs, windowsills and exposed subfloor.
- 10) Treat exposed wall cavities, wall studs, wall plates and exposed subfloor with antimicrobial solution; scrub.

EASTERN MOLD REMEDIATION, INC.

Our Katahdin/EMR Project #17-979

6 April 2017

Page 16

- 11) Repeat antimicrobial solution treatment.
- 12) Treat tin ceiling, remaining exterior walls, vertical supports, interior and exterior surfaces of light fixtures, electrical fixtures, door slabs and jambs, window sashes, jambs and windowsills with wiped antimicrobial solution treatment.
- 13) Temporarily install commercial drying equipment to attain standard moisture content.
- 14) Clean all window glass with commercial grade glass cleaner.

Miller's building Pricing Itemization

6 HEPA 1000cfm air scrubbing units – 10 days @ \$75.00 per unit per day - \$4,500.00

8 X-large dehumidifiers - 5 days @ \$75.00 per unit per day - \$3,000.00

30 axial fans – 5 days @ \$22.00 per unit per day - \$3,300.00

135 gallons antimicrobial solution @ \$50.00 per gallon - \$6,750.00

15 twenty-yard dumpsters @ \$620.00 per unit - \$9,300.00

Miscellaneous supplies: duct/blue tape, poly/plastic, HEPA filters, etc. - \$1,224.00

300,000BTU indirect fire heater & fuel – 5 days @ \$550.00 per day - \$2,750.00

PPE: respirators, suits, gloves - \$1,000.00

Labor: 1,270 hours @ \$46.00 per hour - \$58,420.00

Total proposal \$672,872.00

TECHNICAL INFORMATION

The water/moisture source (e.g. water intrusion, condensation, improper ventilation, insufficient drainage) must be identified and corrected prior to the commencement of remediation. The cause of water accumulation must be corrected to prevent the recurrence of mold growth. Prompt removal of contaminated material is required and necessary structural repairs must be completed. Containment barriers, containment tunnels, exchange/decontamination chambers must be erected and HEPA filtration/air scrubber equipment must be in place and operational prior to beginning the remediation.

Remediation equipment and instruments may include: moisture meters, humidity gauges or meters, thermometers, humidistats, borescopes, negative air machines/air scrubbers, air movers, dehumidifiers, and HEPA (high efficiency particulate air) vacuums as well as a variety of smaller tools and cleaning implements. Airborne levels of mold change frequently and by large amounts due to many factors including activity levels, weather, air exchange rates (indoor), and disturbance of growth sites. It is possible for report interpretations and ranges of accuracy to vary since comprehensive, generally accepted industry standards do not currently exist for indoor air quality inspections of mold in business or residential indoor environments. This report is intended to provide an assessment based upon the evidence at the time of the inspection. Mold levels can and do change rapidly, especially if building materials or contents remain wet for more than 24 hours, or if they are wet frequently.

The study and understanding of molds is a progressing science. Due to varying methods of sampling, collection and analysis existing within the indoor air quality industry, individual inspectors or analysts may not always agree on the mold concentrations present in a given environment.

EASTERN MOLD REMEDIATION, INC.

Our Katahdin/EMR Project #17-979

6 April 2017

Page 17

Solid wood, plywood, oriented strand board (OSB), particle board, fiber board, and engineered wood products are more susceptible to mold growth when moisture content exceeds 16%. Reference: *Chapter 4, IICRC S520 Standard and Reference Guide for Professional Mold Remediation, Second Edition Published August 2008 © 2003, 2004, 2008*

The EPA recommends indoor humidity levels as follows-

“Reduce indoor humidity (to 30-60%)”. Reference: www.epa.gov/iedmold1/moldresources.html

Humidity levels will vary depending on external weather conditions.

The Maine Bureau of Building Codes and Standards offers viewing of 2009 International Building Code, Chapter 12, Interior Environment, Section 1203 Ventilation as well as 2009 International Energy Conservation Code, Chapter 4, 402.2 Specific Insulation Requirements (Prescriptive).

The Department of Energy, Energy Star program recommends R-value of R49-R60 in zones 5-8 for existing wood frame buildings.

https://www.energystar.gov/index.cfm?c=home_sealing.hm_improvement_insulation_table

GENERAL EXCLUSIONS

- Duct cleaning. Midcoast Duct (207) 372-6950 may provide duct-cleaning services.
- Storage Unit rental. Storage Plus (207) 667-1100 leases portable storage units.
- Dehumidifier purchase, shipping and installation.
- Treating artwork, books, and maps, mattresses, pillows, and lampshades; sanitizing mattresses and pillows, bed/bath linens, curtains, draperies, shower curtains, dishes, pots, pans, food containers or cooking implements and cutlery, laundering clothing. Museum conservators and technicians may offer restoration of books and documents.
- **Final indoor air quality testing.**
- Presence of toxic matter except as related to independent laboratory results of Eastern Mold Remediation, Inc. collected samples, authorized and purchased by the property owner or property owner's agent.
- Environmental hazards related but not limited to asbestos, radon, urea formaldehyde insulation, or water quality.
- Areas or items that have not been reviewed or are obstructed, inaccessible, or not in plain view.
- Defects other than those associated with current visible conditions pertinent to potential mold growth.
- Carpentry work and reconstruction, plumbing and electrical work.
- Gutter and downspout installation.
- Activation or serviceability of any systems or components.
- Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils examinations or lab testing.
- Termite or pest infestation. The University of Maine Pest Management Office (1-800-287-0279 or 207-581-2963) can identify insects and suggest strategies for their control.
- Advisability or inadvisability of the purchase of the property, opinion on its value or its use.
- Determining compliance with any codes, ordinances, or regulations.

EASTERN MOLD REMEDIATION, INC.

Our Katahdin/EMR Project #17-979

6 April 2017

Page 18

DISCLAIMERS

The opinions expressed in this report are limited to mold remediation and do not encompass any other disciplines or areas of expertise; including but not limited to- landscape design, building architecture, engineering, or construction. No warranty, expressed or implied, is made as to the professional advice included in this report or the safety, condition, or any other aspect of the properties assayed.

This report focuses primarily on microbials in the suspect areas that were visible at the time of inspection. Our findings are limited to only those areas within the scope of our investigation that were readily accessible and visible to the investigator during the assay. We make no representations regarding the existence or absence of any conditions that may lead to deterioration or contamination behind building materials, walls, flooring, or personal property. The results from the investigation should only be considered as an indicator of conditions at the time of inspection and are not intended to represent or guarantee the absence of any contaminants in any areas. It is not intended to provide medical or healthcare advice. All medical questions and concerns, including health concerns relating to possible mold exposure, should be directed to a qualified physician.

Performance on investigations or completion of reports or designing of projects does not require Eastern Mold Remediation, Inc. or its personnel to provide testimony or attend any legal proceedings without prior agreement under separate contract. No portion of this report shall be duplicated, published, or disseminated without the prior written consent of Eastern Mold Remediation, Inc. This report is only to be used by the party for whom it was written and this information should not be relied upon by any third parties. Eastern Mold Remediation, Inc. is not liable for stated required remediation procedures, or suggestions, if the work is performed by others.

TERMS AND CONDITIONS

- a) The Customer agrees to have **any desired** air sampling test conducted by CES, Inc. immediately following completion of the remediation work in areas under containment, by sealed critical barriers, described herein, while containment remains in place. The Customer further agrees that forced air heating systems ducts will be professionally cleaned prior to air sample collection. Air sample collection will be restricted to remediated areas under containment by sealed critical barriers. Remediation will be performed to achieve an aspergillus/penicillium-like spore count of less than 1,000 per cubic meter of air, Ct./l. *“After remediation, the types and concentrations of mold in indoor air samples should be similar to what is found in the local outdoor air. Since no EPA or other Federal threshold limits have been set for mold or mold spores, sampling cannot be used to check a building's compliance with Federal mold standards.”* http://www.epa.gov/mold/mold_remediation.html#Sampling
- b) The Customer agrees that any claim arising in connection with this agreement shall be made in writing to Eastern Mold Remediation, Inc. PO Box 952 Ellsworth ME 04605 by certified mail, return receipt requested, within 10 days of discovering any problem.
- c) The Customer agrees to allow Eastern Mold Remediation, Inc. to re-inspect before changing the condition of the problem. Failure to allow the opportunity to re-inspect, as required above, shall constitute a waiver of any and all claims Customer may have against Eastern Mold Remediation, Inc.
- d) The Customer agrees to pay all attorney fees and court costs should the Customer pursue a civil action against Eastern Mold Remediation, Inc. and fail to prevail.
- e) The Customer agrees that this Microbial Inspection Report with Mold Remediation Proposal represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify, or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties.

INITIALS _____

EASTERN MOLD REMEDIATION, INC.

Our Katahdin/EMR Project #17-979

6 April 2017

Page 19

MOLD REMEDIATION PROPOSAL

Due to the nature of microbial growth this plan and remediation cost quote is valid for 10 days from the cover page date to begin the remediation process. After that period the plan may need to be updated and costs adjusted; due to environmental factors, mold growth can escalate in a relatively short period of time.

The prices herein are estimated, based upon what is known as of the date of this report. Final air quality testing and analysis should be performed by a third party under separate contract to eliminate conflict of interest. The cost for air quality testing and analysis is not included in the proposal. Reconstruction of structure, i.e., flooring, walls, ceilings, unless otherwise noted, is not included in the proposal and must be performed by others under separate contract.

If additional microbial contamination is discovered during remediation it will be brought to the immediate attention of the property owner/agent and additional work required will be billed at an hourly labor rate. Labor not described herein, with materials and equipment for additional work, will be performed at additional cost to the property owner named below and must be authorized by a signed change order. It is the Customer's responsibility to read the entire report and to contact the inspector (207-667-9909) for clarification of any items contained herein.

PAYMENT AGREEMENT

Eastern Mold Remediation, Inc. will perform the work as described under "**Remediation required PROTOCOL**" for the price set forth below; the quoted price includes labor, materials, supplies, specialized equipment, and any necessary material disposal. **Total \$672,872.00**

Eastern Mold Remediation, Inc. requires an initial payment of one half of the total amount \$336,436.00 quoted for the Mold Remediation paid on the day the work commences, with the remainder \$336,436.00 due in full upon receipt of satisfactory indoor air sample results or, if no sampling is performed, on the day the work is completed. Amounts not paid by the due date will be subject to a late fee of 18.0% per annum (1.5% per month) on unpaid balances.

Seen and Agreed:

Our Katahdin

By _____ Date: _____

Eastern Mold Remediation, Inc.

By _____ Date: _____

Robert Tracy, Its President

INITIALS _____

PREVENTION

- Perform maintenance regularly; keep a schedule for routine building examinations. Look for condensation and wet spots from the attic to the basement.
- Be certain attic soffit vents, gable end vents, and ridge vents are unobstructed by insulation and/or contents. Attics are not meant to be used for storage.
- Maintain common areas; clean kitchens and bathrooms regularly, do not allow unused organic materials to accumulate and dispose of refuse in a timely manner.
- Leave a 2-3" space between furniture and walls allowing air to circulate freely.
- Repair plumbing leaks and other building leaks as soon as possible.
- Prevent moisture condensation by reducing the moisture level in the air and increasing air circulation.
- Keep HVAC (heating, ventilating and air-conditioning) drip pans clean, flowing properly, and unobstructed; change filters regularly.
- Vent moisture generating appliances (e.g., clothes dryers) to the building exterior (i.e., outside) when possible.
- Check water hoses on appliances e.g. dishwashers, washing machines, refrigerators/ice cube makers, as well as reviewing hot water heaters for wear and deterioration on a quarterly basis.
- Vent kitchens and bathrooms to code requirements. Exhaust ducting must discharge to building exterior.
- Leave bathroom doors open and run the exhaust fan for a few minutes after showering/bathing.
- Provide adequate drainage around buildings and slope ground away from building foundations; follow local code requirements.
- Clean gutters and downspouts; add downspout extensions to divert water away from building foundation if necessary.
- Allow at least 3' between buildings and landscaping; the gap will allow air to circulate and prevent moisture accumulation.
- Remove snow from roofs to prevent structural damage/ice dams and to keep ridge vents and DWV pipes working effectively.
- Identify areas where leaks have occurred, correct the causes and take preventative action to ensure leaks do not recur.
- Never leave buildings while appliances are running unattended.

Thank you for considering **EASTERN MOLD REMEDIATION, INC.** for your project.