

Mold Remediation Scope of Work

219 Melrose Court, Iowa City - IAQ
Iowa City, IA
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The following is the recommended scope of work for the residence listed above. The Scope of Work for the structure is based upon visual observations of the area and air sampling results, IAQA and IICRC accepted work practices for microbial contamination in building materials.

Remediation of areas is based on evidence of water activity and/or visible contamination.

Management Practices for Cleaning

The following minimum guidelines emphasize problem avoidance, pollution prevention, and exposure reduction.

- Recognize the system cleaned as a whole system, not just separate components.
- Plan and schedule cleaning based on sound environmental principles.
- Ensure personal safety through the use of sound personal protective equipment and training of personnel. The equipment shall include, but not be limited to the following:
 1. Tyvek suiting
 2. Minimum half mask respirators equipped with HEPA filtration
 3. Hand protection
 4. HEPA filtered negative pressure ventilation
 5. Containments using 6 mil Polyethylene sheeting
 6. Polyethylene Waste Bags (6 mil)
 7. Secure waste container/trailer for construction debris

Remediation Strategy and Cleaning Process

These guidelines are minimum requirements. Due diligence and professional judgment should be exercised by the remediation personnel throughout this process. The following remediation strategy shall be used for this subject site:

- Establish Polyethylene Containment
- Install Negative Air Filtration System (HEPA), allowing for four (4) air changes per hour or one every 15 minutes. Air scrubbers shall be placed at the entry to each remediated area at the beginning of remediation of such areas and left in place until remediation is completed for the entire area to help prevent cross-contamination of areas.
- High-Efficiency Particulate Air (HEPA) vacuum cleaners and bags. Surfaces shall be pre-cleaned utilizing HEPA vacuum cleaners.
- **Surface dusts shall be cleaned with mops and dust cloths that are damp with a mild cleaning agent, preferably mild detergent and water solutions.** If anti-microbials/fungicides are used, the owner, representative, and or authorized/responsible party shall have received an MSDS and understand the products' properties and warnings, and sign a release for its use.

- Remove and dispose of contents and building materials that are determined to be unsalvageable. These materials shall be photographed and then placed in 6 mil polyethylene waste bags, sealed and disposed of as construction debris.

The cleaning process is only as effective as the personnel who implement the remediation. The personnel utilized for this project shall have been properly trained in practices and procedures for cleaning and remediation of microbiological contamination.

In addition, they shall have received training in the use and maintenance of personal protective equipment (PPE) and training in Hazard Communication (Right to Know). Please note that the Remediation Company is responsible for their on-site Safety and Health Plan. At a minimum this plan shall include a Respiratory Protection Program under the 1910.134 OSHA Standard.

Basement and Crawlspace Remediation Scope of Work

1. All non-asbestos containing ceiling tiles shall be removed from the ceiling. Test results shall be given to the remediation contractor prior to bid.
2. All insulation shall be removed from the rim joists/sill plate.
3. All insulation shall be removed from the crawlspace.
4. All paneling and/or drywall along with furring strips shall be removed from all exterior walls.
5. All paneling shall be removed from the dividing wall.
6. All affected structural framing members: dividing wall, rim joists, sill plate, floor joists and subfloor shall be cleaned through HEPA vacuuming, sanding, wire brushing, or abrasive cleaning (dry ice/soda blasting) and HEPA vacuumed a second time to an unaffected state.
7. After the concrete walls and framing members have been appropriately cleaned to an unaffected state, they should be coated with Valprene 250, 251 or equivalent. Any coating applied shall have a perm rating of 60 perms or more.
8. All surfaces: sheathing, framing members, polyethylene containment, and non-porous cleanable items/surfaces shall be HEPA vacuumed and wiped down with mild detergent solution (Dawn dish-soap and water) solution (or equivalent).
9. All porous items that cannot be cleaned shall be disposed of. Take pictures of all items that are discarded.
10. Any contents removed from rooms prior to remediation shall be properly cleaned before being placed back in any remediated areas.
11. The condensation drain-line shall be cleaned or replaced as necessary. The A-coil drain pan shall be inspected and cleaned as appropriate.
12. Heating, ventilation and air-conditioning (HVAC) system shall be shut down and sealed off during the remediation and cleaning.
13. Associated HVAC ductwork throughout the entire structure shall be cleaned in accordance with NADCA and accepted mold remediation practices. Ductwork should be fogged using IAQ 2000 or equivalent.



14. The integrity of the plastic sheeting in the crawlspace and the fastening to the concrete walls shall be re-established during final cleaning of the space.
15. Any contents removed from rooms prior to remediation shall be properly cleaned before being placed back in any remediated areas.

Main Level Scope of Work

1. All upholstered surfaces shall be cleaned through conventional cleaning methods using a mild detergent with a neutral cleanser rinse. All upholstered surfaces shall be rapidly dried through the use of low grain refrigerant or desiccant dehumidifiers and air movers as appropriate.
2. All horizontal surfaces shall be HEPA vacuumed and wiped down with a mild detergent solution (Dawn dish-soap and water).
3. Any contents removed from rooms prior to remediation shall be properly cleaned before being placed back in any remediated areas.
4. Any clothing, linens or draperies shall be cleaned through convention laundering or dry-cleaning as appropriate.

Post-remediation Sampling

It is recommended that if post-remediation air samples are performed, initial sampling shall be conducted prior to the start of remediation. Post-remediation and material samples should be collected in the remediated areas of the structure where applicable no less than 24 hours following completion of the remediation activities outlined above.

The HVAC system shall be placed back into service prior to post-remediation sampling. As a minimum, the following samples are recommended:

1. One background outside air sample set, and two indoor sample sets.
2. Post remediation interior air sampling shall be performed no less than 24 hours after conclusion of remediation.

Questions concerning this Scope of Work can be addressed to the undersigned.

Respectfully submitted,

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