

## Leviticus 14 Laws of purification and atonement

The Lord spoke to Moses and Aaron and said: *If I inflict a fungous infection upon a house* its owner shall report to the priest. The priest shall *order the house to be cleared* before he goes in to examine the infection, or everything in it will become unclean. *If on inspection* he finds the patch on the walls *consists of greenish or reddish depressions*, he shall put it in quarantine. On the seventh day ... if the patch has spread, he shall *order the infected stones to be pulled out and thrown away outside the city in an unclean place.* ...

If the infection reappears in the house and spreads after the stones have been pulled out and the house scraped and redaubed, the priest shall come and inspect it. *If the infection has spread in the house, ... the house is unclean. The house shall be demolished, stones, timber, and daub, and it shall all be taken away outside the city to an unclean place.* Anyone who has entered the house during the time it has been in quarantine shall be unclean. Anyone who has slept or eaten a meal in the house shall wash his clothes.

But if, when the priest goes into the house and inspects it, he finds that the infection has not spread after the redaubing, then he shall *pronounce the house ritually clean.*

# *Three Things you can do about mold to assure a healthier home!*

Presented by:

Scott Armour, M.S.,  
Environmental and  
Occupational Health and  
Safety



*Three Things you can do about mold to assure a healthier home!*

## WHO IS SCOTT ARMOUR ANYWAY?

- He is a mold expert ... 28 years of unparalleled experience and knowledge! Industrial Hygiene, Research, Public Health, Volunteer to Standards, Author, Presenter & Trainer... more.
- He is the guy who will help you figure out, "*Is Mold a Problem?*" and "*How do I deal with this mold?*"
- *Some people even think of him as a Guru. But not just any guru! A mold assessor in Orange County California who has relied on Scott for knowledge and advice for over 20 years calls him "Yoda of the Mold!"*

# Why Mold? Why Mycotoxins? Why Now?

- Because the awareness of “mold” has never been greater.
- Mycotoxins is something being asked about all over by more and more people every day.
- More people have heard about it, been afraid of it, and have done their own research on it. More myths, snake oils, and bad science are now part of the general knowledge.

# Why Mold? Why Mycotoxins? Why Now?

- More companies are selling stuff you don't need.
- Marketing is everywhere on social media.
- Everyone has a blog, insta reels, youtube vids, and a “buy now” page.
- Everyone is claiming they are an expert and only they can save you – ***after*** they scare you and dazzle you. *Even COFFEE is being sold as “mold safe”!*

## Why This Presentation? What Can I Teach in Only 45 minutes?

This presentation will touch on topics related to mold such as myths and misinformation about mold, the many health effects associated with mold, mold inspections, sampling, cleaning, mold remediation specifications, and contract writing.

I will discuss how the new standard of care and other guidelines for mold remediation professionals affect not just the mold remediation industry, but also how it assists individuals, like you, who may need mold remediation services.

## Why This Presentation? What Can I Teach in Only 45 minutes?

- And because the problem of “Mold” is complex and complicated! It’s not just, “find mold, spray bleach”.
- When you’re done with this whirlwind presentation, you can be confident that whenever anyone tells you some special or scary or magical *thing* about mold, you will know what to ask them next.

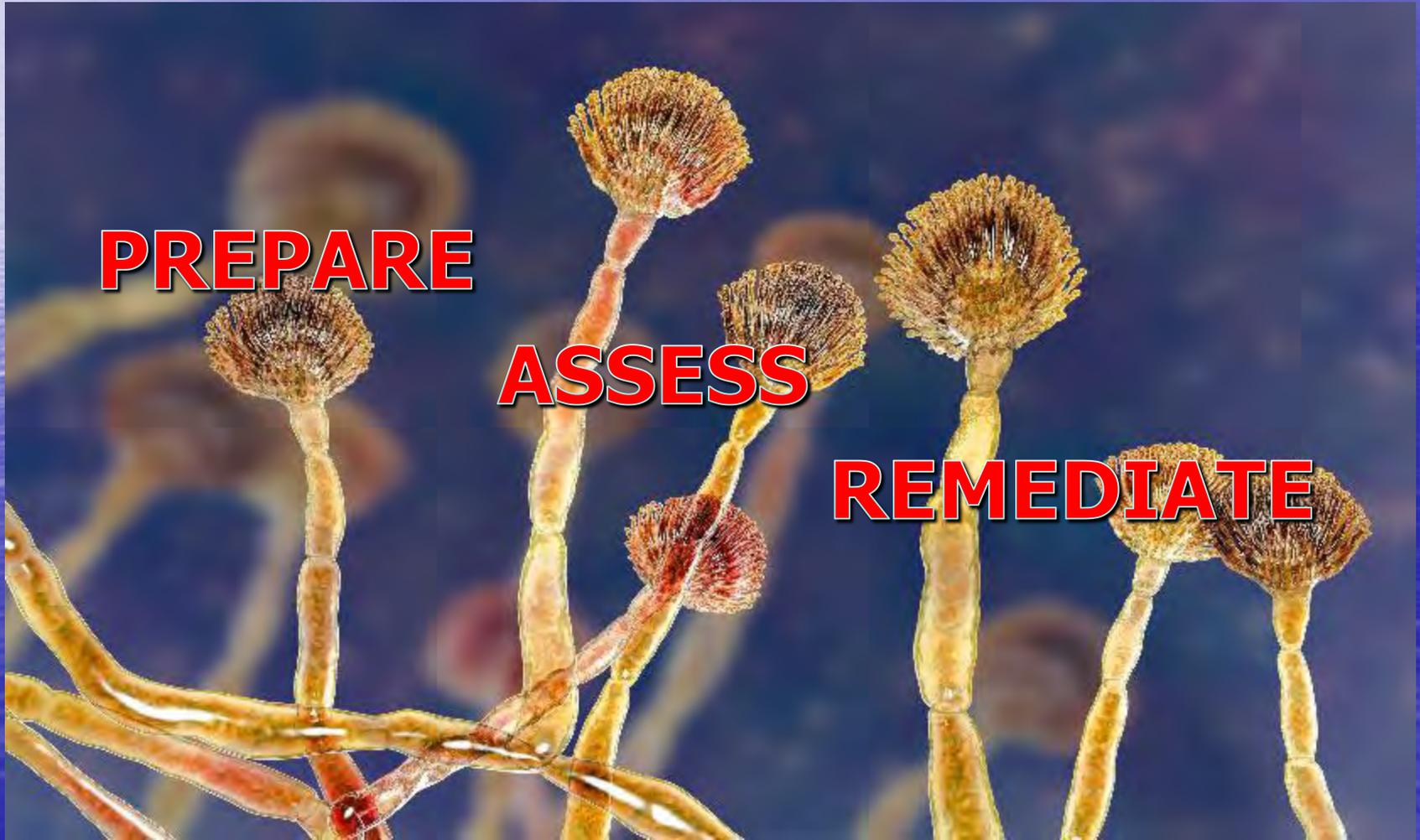


*The Three Things to do:*

**PREPARE**

**ASSESS**

**REMEDiate**



# PREPARE

ASSESS

REMEDiate

*You will always be successful if you answer  
"YES" to the question,  
"DID I..."*

- Protect Occupants
- Protect Workers
- Protect Environment
- Protect Property
- Protect the Owner



# PREPARE

ASSESS

REMEDiate

**Know what Questions to Ask! Before you Begin!**

- **Is a Mold Remediation Company NECESSARY?**
- **Mold Remediation Contractor? Worker?**
- **Do I need a Mold Assessment? Samples? Report?**
- **Do I use a Mold Consultant? Protocol? Spec? Estimate?**
- **Who designs the Work Plan?**
- **Do we need a Mold Management Plan?**
- **Did I *DOCUMENT* EVERYTHING?**

# PREPARE

ASSESS

REMEDiate

## What is Mold? Why Bother?

# It's All About Health



**PREPARE**

ASSESS

REMEDiate

*What is Fungi?*

Fungus

Mold

Mildew

Rot

# PREPARE

ASSESS

REMEDiate

## *What is Fungi?*

Not plant,

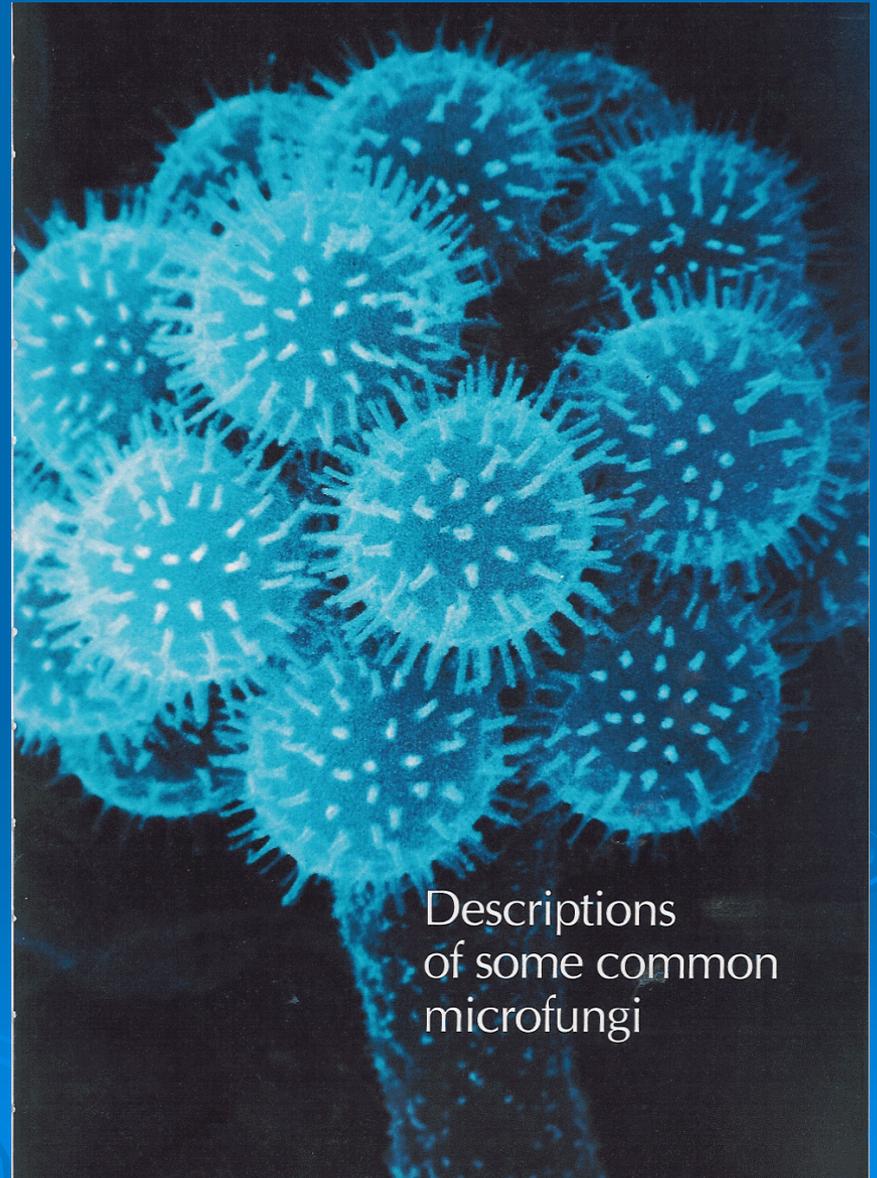
Not animal,

Not insect,

Not bacteria,

Not virus...

Has it's very own way  
of life!



Descriptions  
of some common  
microfungi

# PREPARE

ASSESS

REMEDiate

Mold –

**Any living or dead filamentous fungi and the related fragments or parts, including spores, hyphae, mVOC's, and mycotoxins.**

**PREPARE**

ASSESS

REMEDiate

*What does Fungi Look Like?  
Take a closer look...*

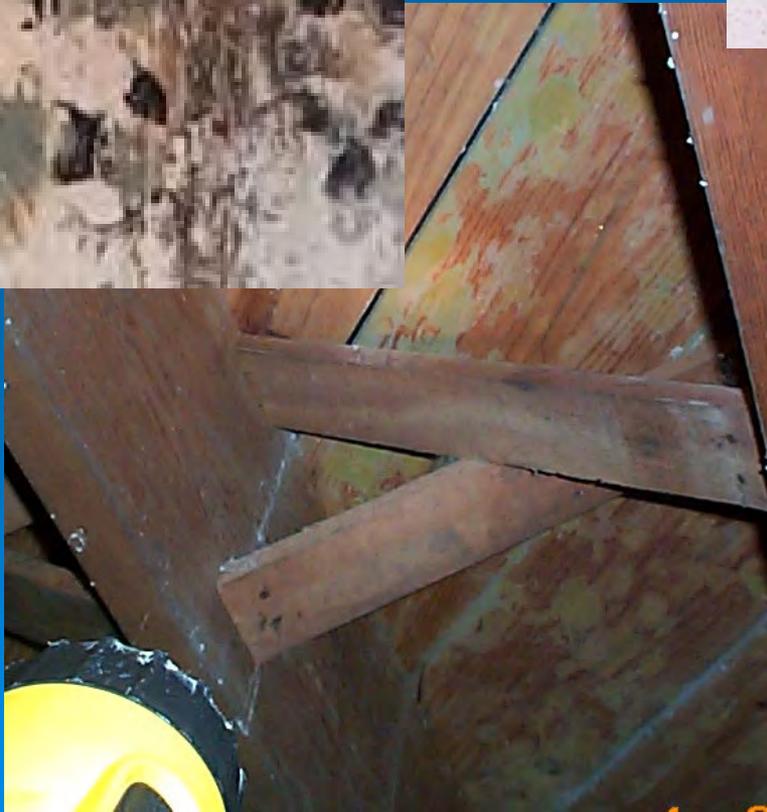
**Green, Black, White,  
Brown, Pink, Yellow...**

**FUZZY, Velvety, Hairy, ...  
Spots, Stains, Streaks...**

# PREPARE

ASSESS

REMEDiate



# PREPARE

ASSESS

REMEDiate



## *What does Fungi need to Live?*

### **1. Water:**

*Must be wet enough long enough!...*

High Humidity, Condensation

Chronic or Sudden leaks

Flood or Backup

# PREPARE

ASSESS

REMEDiate

*What does Fungi need to Live?*

## **2. Nutrition,**

Organic Material

*such as...*

Wood, dirt, dust, paper, soap scum

# PREPARE

ASSESS

REMEDiate

*What does Fungi need to Live?*

## 3. Temperature

70° - 90° F is ideal!

But not necessary.

# PREPARE

ASSESS

REMEDiate

*What does Fungvi need to  
Live?*

**4. Time:**

***Must be Wet enough long  
enough!***



About 48-72 hours for some visible –

OR

About 3-4 WEEKS!

It Depends!

# Time is of the Essence:



*Must be Wet enough long enough!*

Should begin to clean immediately!

**MORE TIME = MORE MOLD**

**MORE MOLD = MORE EXPOSURE!!!**

**MORE EXPOSURE = MORE BAD HEALTH**



# *Where Does Fungi Grow?*



04/22/2011

# PREPARE

ASSESS

REMEDiate

***MAYBE IT IS BETTER TO ASK...  
Where Does Fungi NOT Grow?***

SIMPLE:

Where surfaces and materials  
are  
clean and dry!

# *The 7 Health Effects of Mold*



- ❖ **Pathogenic (infection) NOT from buildings**
- ❖ **Allergenic – seasonal, acute**
- ❖ **Glucans (cell wall molecules) - respiratory**
- ❖ **VOCs – gases in air, CNS effects**
- ❖ **Irritation – particulates/chemicals**
- ❖ **Carcinogenic - RARE! Not from buildings**
- ❖ **Mycotoxins – confusing, unclear, diet?**

# PREPARE

ASSESS

REMEDiate

## MOLD Health Concerns

### Illness

❖ *"The Dose makes the Poíson!"*

❖ Depends on the EXPOSURE

❖ TIME

❖ QUANTITY



# PREPARE

ASSESS

REMEDiate

## *MOLD Health Concerns*

### Exposure Risk

- ❖ Mold gets in the air
  - ❖ Mold “Dust”
    - ❖ Spores, Hyphae, other parts, toxins
    - ❖ May be “dead” or dry



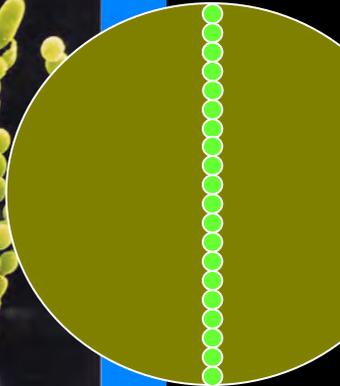
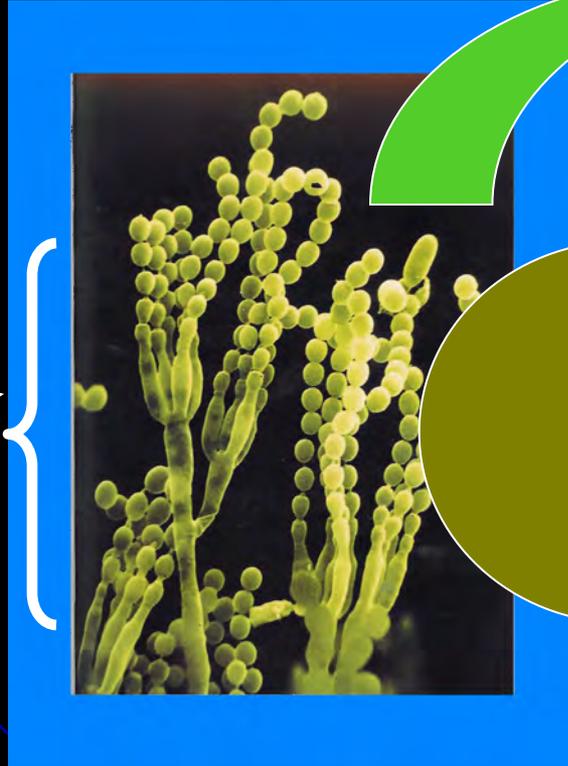
# PREPARE

ASSESS

REMEDiate

## HOW SMALL IS SMALL?

20 spores  
=  
Width of  
one  
human  
hair!



Billions Of Spores!

*REALLY SMALL!*

# *MOLD Health Concerns*



## MYCOTOXINS

- *Toxin* is created by fungi
- Acts as poison to cells or body functions

*BUT*

- EFFECTS NOT UNDERSTOOD
- NO CLEAR DOCUMENTATION!
- SCIENCE HAS NOT PROVEN

# *MOLD Health Concerns*



## **MYCOTOXINS**

NOT a Volatile Organic Compound

NOT an mVOC

NOT act like a gas

Do NOT go thru drywall

ARE cleanable and removable.

# *MOLD Health Concerns*



**Instruct all individuals complaining of any illness to visit a physician immediately!**



# ***Fungi Species Related to Serious Health Concerns***

Stachybotrys chartarum

Aspergillus versicolor

Aspergillus Fumigatus

Fusarium moniliforme

Penicillium brevicompactum

Penicillium aurantiogriseum

Chaetomium

Memnoniela

**NOT PREDICTABLE!**

**many, many more...**

**OVER 200,000 SPECIES AND COUNTING**

# *MOLD Health Concerns*



**How do you Prevent Illness?**

- **Avoid the mold!**
- **Do Not breath the spores.**
- **Do Not breath the dust.**
- **Do Not touch it with bare skin.**

# ***MOLD Health Concerns***

*Any Symptom*

*Caused by mold – Dead or Alive!*

**Will killing it with fungicide or bleach  
help prevent illness?**

**NO!**

- **Dead mold (mold dust) causes allergies too.**
- People are allergic to any part of the mold.
- The toxin does not “die”.

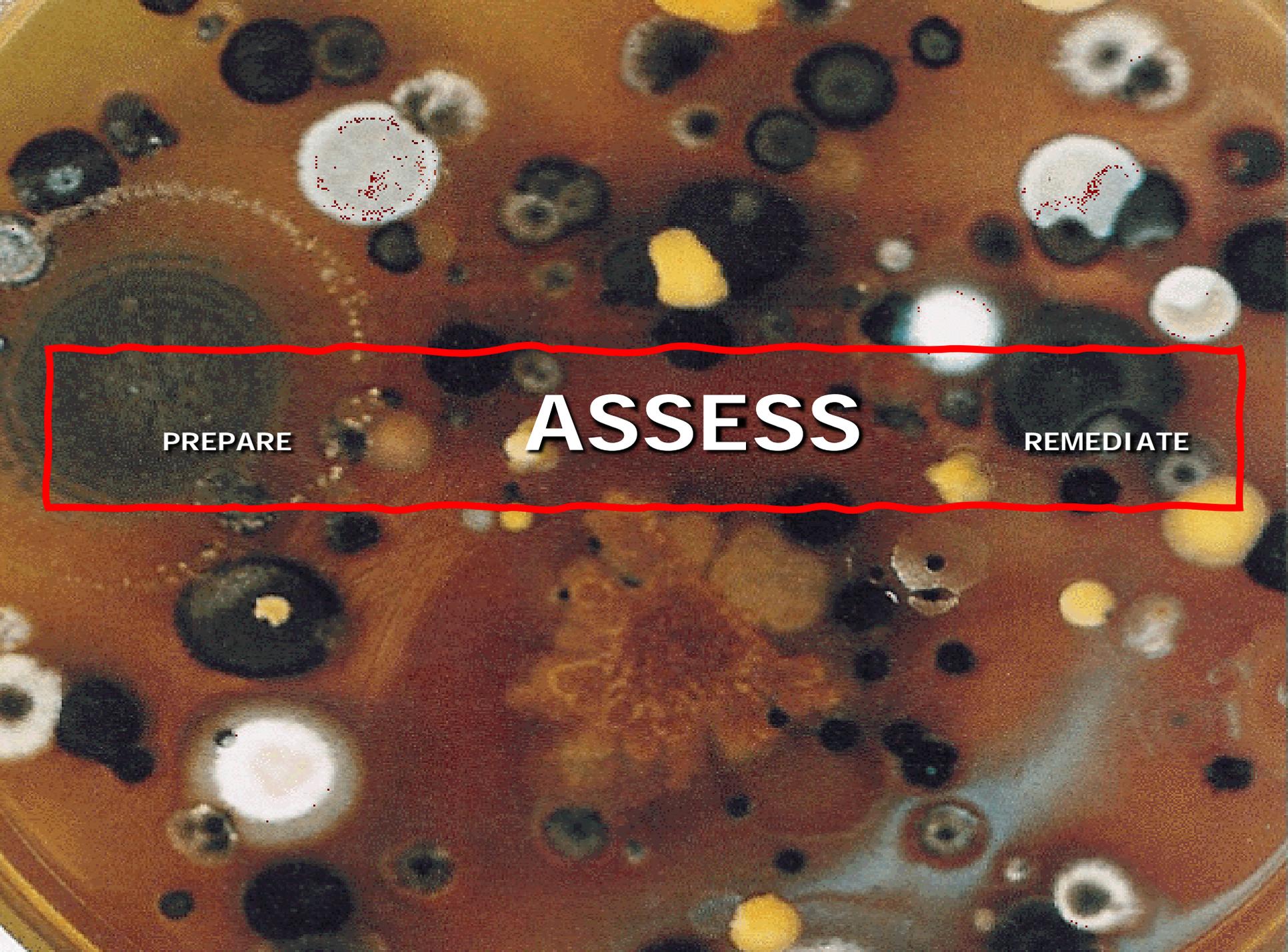
# ***MOLD Health Concerns***

Will killing it with fungicide help prevent illness? ***NO!***

***SOoooooooooooo,***

***whatta ya do?***

- Should physically REMOVE the mold!
- Prevent EXPOSURE to all parts of the mold growth.

A petri dish containing a brown agar medium with numerous bacterial colonies of various colors including white, black, and yellow. A red wavy border frames the central text.

PREPARE

# ASSESS

REMEDiate

**If you don't mind, a minute of self-promotion!**

**Training and Consulting for all Mold and  
Moisture Needs.**

**Please see me, or call, 216-225-5237.**

Armour Applied Science  
440-546-7068

# 1. ASSESS:

How do you know if there is mold in MY home? How do I even know this is a real problem? How do I know this is a serious problem?

*a. What to expect from the local "Mold Guy"*

*Vs What to expect from a proper assessment and inspection*

*a. NO sampling needed!*

## 1. ASSESS:

*Consider the credentials – do they matter?  
Professional Industrial Hygienist (e.g., CIH) v  
“hygienist”, IEP vs Home Inspector, Contractor is the  
inspector (not 3<sup>rd</sup> party), etc*

a. Four Basic Steps to Mold Assessment  
No Sampling – not yet.

## **FOUR BASIS STEPS for ASSESSMENT:**

1. Physical inspection of every nook and cranny of the home;
2. Building history review of water intrusion, damage, odors, repairs, rehab, modernization, remodel;
3. Building function/operations assessment; and
4. Occupant health survey.

PREPARE

# ASSESS

REMEDiate

Construction Defect

Water Intrusion

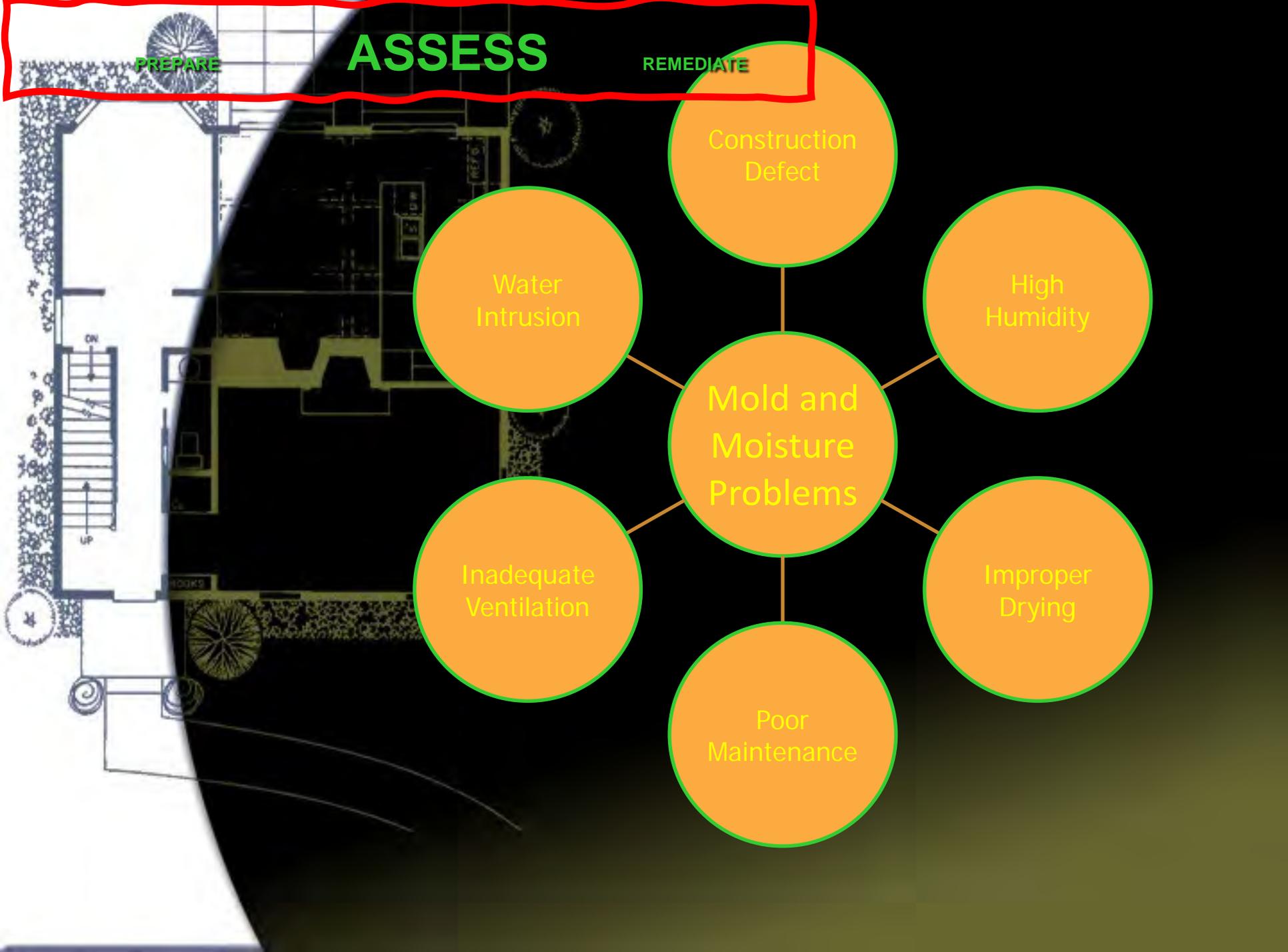
High Humidity

Mold and Moisture Problems

Inadequate Ventilation

Improper Drying

Poor Maintenance



**The THIRD THING:**

**REMEDIATION:**

**Rules and Guidelines**

**Scope, Specs, and Contracts**

**Quality Control**



PREPARE

ASSESS

REMEDiate

**RULE #1**

**Follow the  
Rules**

PREPARE

ASSESS

REMEDiate

# A little History of mold rules and guidelines.

# Examples of Non-Binding Rules, Guidelines, Recommendations.

Canada Health – 1995 Stachy only

EPA – 2001 schools & commercial

New York City Health -1995 Stachy only

New York City Health – 2000 all molds

New York City Health – 2008 all molds

OSHA - 1993 (proposal only, dropped in 2001),

OSHA - 2003 Info “Bulletin” only

PLUS:

Contractual

Civil Liability

State Commissions/  
Governing Bodies

Policy Language

Corporate

Ethical

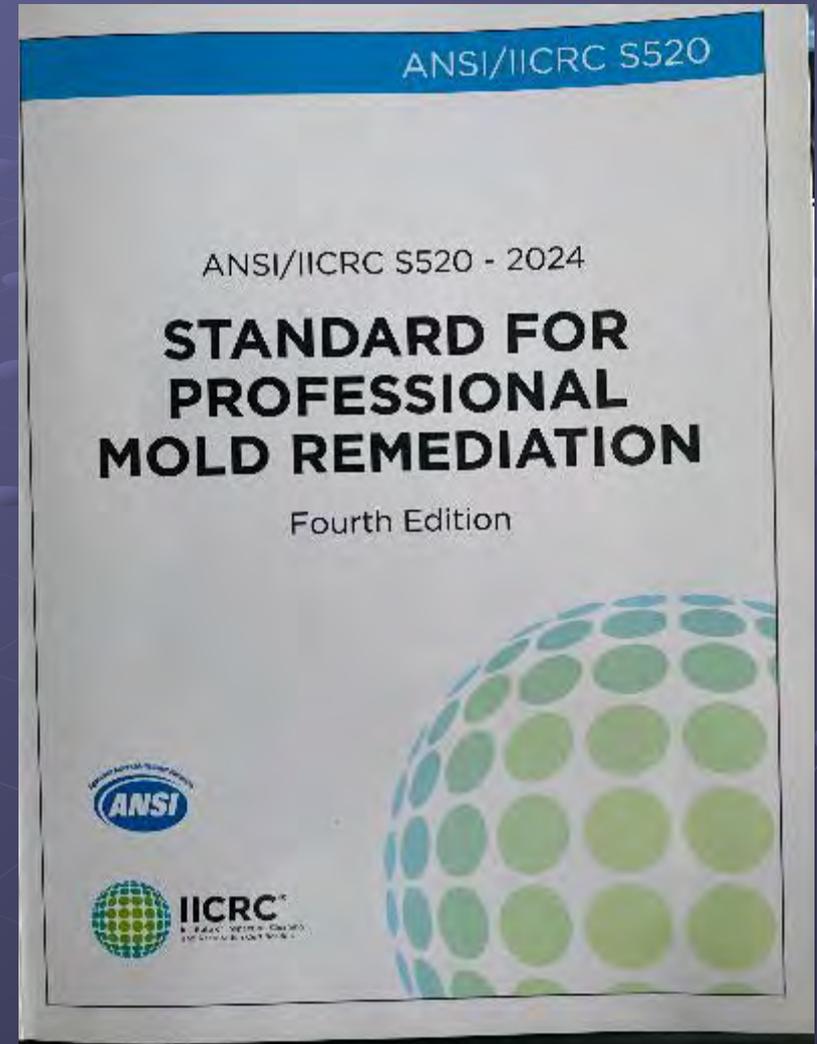
IICRC “S520 Standard and Reference for Professional Mold Remediation”

Written to address  
CONTRACTOR concerns.

NOW can reference to remove  
MYCOTOXINS.

Reference for detailed procedures  
and specs

Means and Methods spec...not  
performance.



*Per: IICRC S520 Remediation Standard, 2024*

## *Principles of Mold Remediation*

- *Safety and Health*
- *Project Documentation*
- *Contaminant Control*
- *Remove! Don't kill.*
- *Contamination Prevention*



PREPARE

ASSESS

**REMEDIATE**

Scope of Work, Contracts, Specifications,  
and Warranty; Insurance

Know what you should ask for,  
pay for, and expect!



# Scope of Work, Contracts, Specifications, and Warranty; Insurance

1. Do NOT let the salesperson or contractor tell you what they will do!
2. Work with assessor to develop
3. Use the methods spelled out in the Standard method
4. MAKE the scope MEET the NEEDS of the client/occupant/owner.



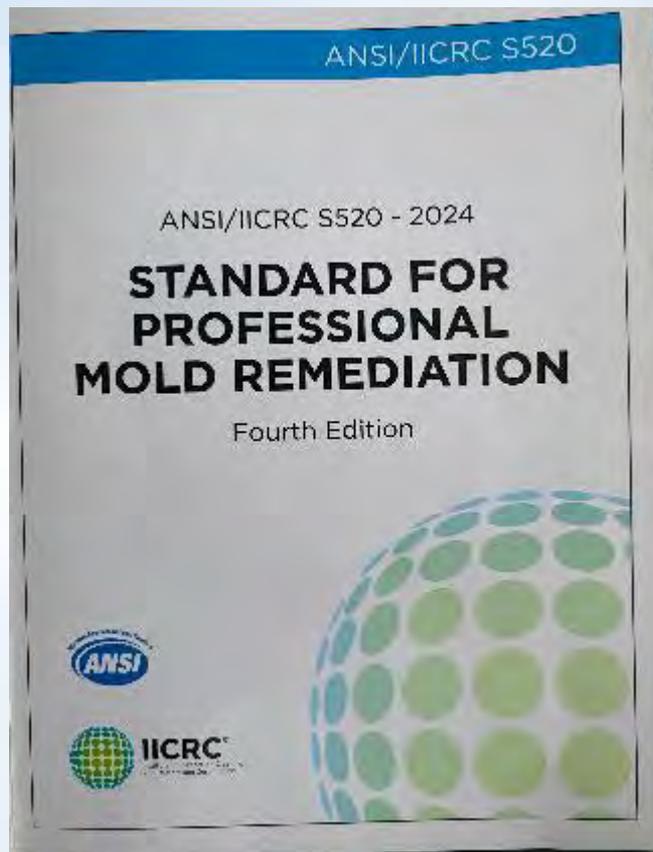
PREPARE

ASSESS

**REMEDiate**

Scope of Work, Contracts, Specifications,  
Warranty, Insurance

Use the methods spelled out in  
the Standard method  
**#1 ANSI/IICRC S520  
Professional Mold  
Remediation Standard!**



Use the methods spelled out in the  
Standard method

## **ANSI/IICRC S520 Professional Mold Remediation Standard!**

The methods developed with a consensus  
from around the world to assure safe, cost-  
effective mold removal and remediation.

**NEW** edition addresses MYCOTOXINS!



## Scope of Work, Contracts, Specifications, Warranty, Insurance

Use the methods spelled out in the Standard method  
**ANSI/IICRC S520 Professional Mold Remediation Standard**

## **The only legally defensible Standard of Care**

Not just for contractors! it assists individuals, like you, who need mold remediation services

NOTE: \$\$\$conformance/compliance to S520 can be “billed” to the Ins policy on a line item!



OTHER ACCEPTABLE REFERENCES for  
contract requirements, specs, methods:

ACGIH, AIHA,  
EPA, NYC, OSHA,  
ASTM, NADCA,



**DO NOT USE** or permit a contractor to use:  
These are NOT consensus and much is incorrect or not science-based.

- NORMI
- Fine Particulate
- Medical Grade
- CIRS literate
- ISEAI
- Fogging, Dry Fog
- Enzyme



# STATE of OHIO – NO Rules.

No licensing.

No testing.

No registration.

No certification.

No laws.

No oversight.

Nothing. Nada. Zip.



## Scope of Work, Contracts, Specifications, and Warranty; Insurance

Make “conformance to the S520 Standard” a requirement in the contract  
- hold them to it!

Warranty – no “around the block”. No  
“mold free”. No self-verified.



## Scope of Work, Contracts, Specifications, and Warranty; Insurance

### #1 thing you MUST REQUIRE

BEFORE you approve a remediation contractor and BEFORE you get a proposal or bid:

- **Pollution Liability Insurance**
  - *The policy MUST include a Mold Endorsement provision.*
- **Properly Insured IS Properly Qualified**

This means the insurance company knows and requires proper Remediation Methods AND Qualifies the company as being competent to be insured.

This means YOU too are protected.



Scope of Work, Contracts, Specifications, and Warranty; Insurance

## MINIMUM REQUIREMENTS:

**Remove don't kill.**

1. Do not denature.
2. Do not deactivate.
3. Do not destroy. (see section 3.a. Specs!)

**NO disinfectants!** No fungicides, No biocides, no magic oils (see section 3.b. Standard methods!)

3. All Purpose Household Cleaners and Detergents.  
Aka “soap and hot water”.



**PREPARE**

**ASSESS**

**REMEDiate**

Scope of Work, Contracts, Specifications, and Warranty; Insurance

## Consider the OCCUPANTS

exposures, limitations, sensitivities, risk factors,  
health issues.

### Optional:

PRECAUTIONARY methods:  
one step beyond but many dollars more!



Scope of Work, Contracts, Specifications, and Warranty; Insurance

Costs and Estimating: Developing an affordable and applicable Scope of Work

1. develop three basic solutions, good/better/best
2. and their cost points: low/med/high,
3. Might want to include interim controls to reduce or prevent exposure!
4. benefits, pros/cons of each



PREPARE

ASSESS

**REMEDiate**

Scope of Work, Contracts, Specifications, and Warranty; Insurance

# *Quality Control – Quality Assurance*



Scope of Work, Contracts, Specifications, and Warranty; Insurance

### Quality Control

*Ongoing: is it documented, photographed?*

*Are the meeting the contract terms, specs, methods, materials, timing?*

### Quality Assurance

*Final approval.*

*Job is complete AND Acceptable!*

*aka Clearance*

*aka Post Remediation Verification.*

*How clean is clean enough?*



Scope of Work, Contracts, Specifications, and Warranty; Insurance

## Quality Assurance

### First STEP:

The Contractor **MUST** perform a **Post Remediation EVALUATION**.

This is “in-house”, they are telling you they are finished and have met the contract criteria for performance and completion.

Put it in the contract.

**NOT** the same as VERIFICATION.



Scope of Work, Contracts, Specifications, and Warranty; Insurance

## Quality Assurance

### Second STEP:

*Clearance, aka Post Remediation Verification (PRV).*

ONLY a 3<sup>rd</sup> Party can conduct the PRV.  
(otherwise, it is called a contractor “evaluation”)

CRITERIA to PASS:

Agreed upon up front BEFORE job is contracted!



PREPARE

ASSESS

**REMEDiate**

Scope of Work, Contracts, Specifications, and Warranty; Insurance

*Quality Assurance, Clearance, Post Remediation Verification.*

CRITERIA TO PASS:

WHITE GLOVE clean! "NO visible dirt, dust, debris, or mold growth, no malodors (including chems), materials are dry".

REFERENCES: ALL THREE MAJOR STDS/GUIDES plus others.



PREPARE

ASSESS

**REMEDIATE**

Scope of Work, Contracts, Specifications, and Warranty; Insurance

*Quality Assurance, Clearance, Post Remediation Verification.*

***Sampling is UNNECESSARY  
in almost ALL SITUATIONS.***

REFERENCE: ALL THREE MAJOR STDS/GUIDES plus a whole lot more!





**QUALITY  
Failure!**

# ***MORAL of My STORY:***

***If you're not prepared,***

**you might spend more \$\$\$ than  
you could have, or**

**you might do LESS than  
needed, or**

**you might do nothing at all!**



# Conclusion



# Our Basic Recommendations:

1. DOCUMENT, DOCUMENT, DOCUMENT.  
*EVERYTHING!*

2. TRAINING, TRAINING, TRAINING.

SEE ME, WE HAVE A CLASS FOR YOUR  
ORGANIZATION and NEEDS!.



# Our Basic Recommendations:

3. DOCUMENT EVERYTHING. BECAUSE WE MEAN IT – SO DO THE LAWYERS.

4. CALL YOUR LAWYER.



TIME FOR QUESTIONS.

Thank You,  
HAVE A GREAT DAY!

**Please call.  
I am here to help.**

Mold Logic

216-225-5237

[Healthyhouse@aol.com](mailto:Healthyhouse@aol.com)



Putting it all together!

*Apply the rules of* Industrial  
Hygiene,  
Building Science,  
and  
Preventive Maintenance!

# Putting it all together!

**Mold and Moisture Maintenance Planning** should include **FOUR BASIC IH STEPS**

- **ANTICIPATION** *of any health hazard or risk.*
- **SURVEILLANCE** *of conditions.*
- **ANALYSIS** *of the information.*
- **CONTROL** *measures developed.*

# Putting it all together!

## Mold and Moisture Maintenance Planning

### FOUR BASIC IH STEPS

- **ANTICIPATION** of the health risk.

*Health info;*

*Preventive Maintenance!*

# Putting it all together!

## Mold and Moisture Maintenance Planning

### FOUR BASIC IH STEPS

#### ● **SURVEILLANCE** of conditions.

#### *Inspection & Sampling*

- Moisture source.
- Quantity of mold contamination.



Putting it all together!

IAQ ASSESSMENTS SHOULD INCLUDE  
FOUR BASIC *Industrial Hygiene* STEPS

- **ANALYSIS** of the results.  
**PROFESSIONAL JUDGEMENT**

Putting it all together!

IAQ ASSESSMENTS SHOULD INCLUDE  
FOUR BASIC *Industrial Hygiene* STEPS

- **CONTROL** *measures* based on the analysis.

**REMEDIATION**

*Or, more MAINTENANCE!*

# Anticipation of Hazard or Risk

*Identify Two Major Groups of At-Risk  
Individuals* (see ACGIH, EPA)

- **Workers**

- **Occupants**

# Anticipation of Hazard or Risk

## *At-Risk Individuals*

(see ACGIH, EPA)

### ● **Workers**

- Health History before assignment
- Awareness of typical symptoms
- Reporting process

# Anticipation of Hazard or Risk

## *At-Risk Individuals*

(see ACGIH, EPA)

### **Occupants**

- Babies
- Elderly
- Pregnant
- Immuno-compromised
- Upper Respiratory

# Anticipation of Hazard or Risk

## *At-Risk Individuals*

(see ACGIH, EPA)

### **Occupants**

- Complaint history
- Simple questionnaire before work begins
- Reporting process

# Anticipation of Hazard or Risk

## *Preventive Maintenance*

- **Building History**
  - Repairs
  - Violations
  - Damage
  - Tenant use patterns

# Anticipation of Hazard or Risk

## *Preventive Maintenance*

### ● **Planning**

- Inspections
- Schedules
- Improvements
- Tenant education

**SURVEILLANCE** of the suspected hazard.

Perform A *Visual Inspection*

● **Mold Growth**

- Quantify the area(s) – **HOW BIG?**
- Note the color, odor, growth pattern
- Location(s)

● **Water Intrusion Source**

- Complete Description
- All possible sources

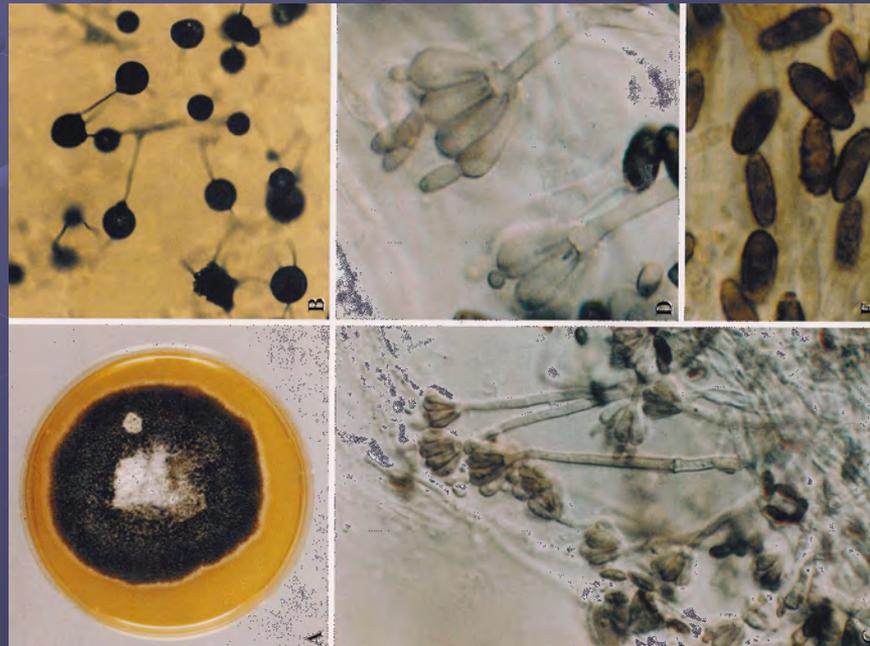
● **Component Damage**

# SURVEILLANCE of the suspected hazard.

## *Sampling*

### ● **Mold Contamination -**

- Quantity of mold— **how much** in Air or in Dust?
- Speciate the mold — **what kind?**



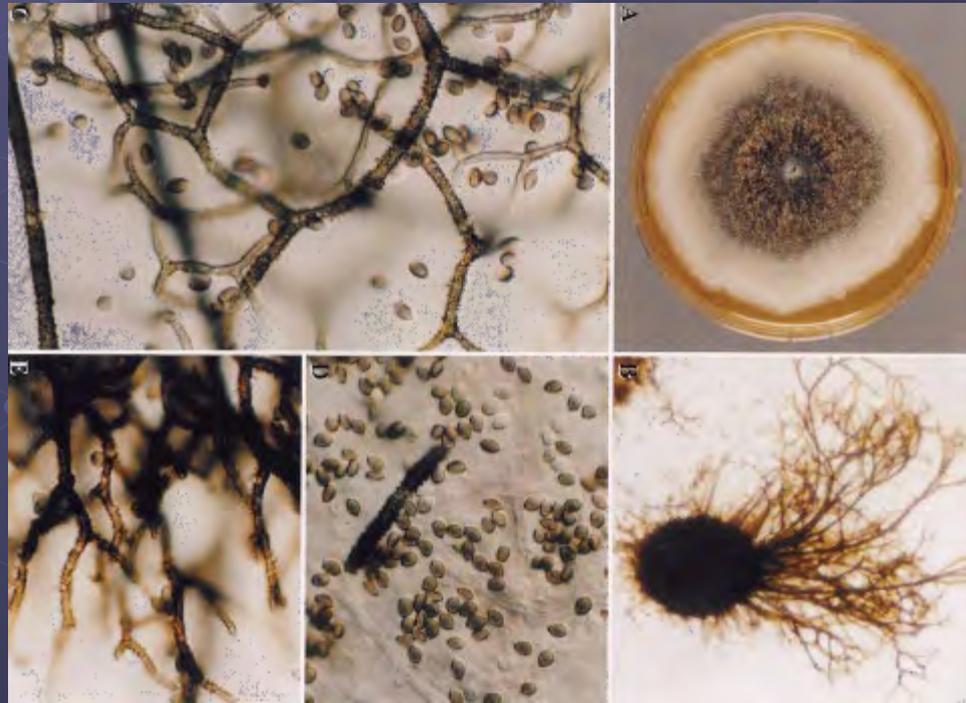
**SURVEILLANCE** of the suspected hazard.

**Sampling Mold Contamination  
MAY BE *OPTIONAL***

**NYC 1 & 2 do not require sampling!**

**Others recommend sampling only with  
Professional Judgment!**

*Know why  
and what  
you are  
sampling!*



**SURVEILLANCE** of the suspected hazard.

*Environmental & Structural Data*

● **Moisture in Components**

- Use & Know your Equipment
- Moisture Map all suspect areas
- Match the Moisture to the Damage
- Find all possible sources of water

**SURVEILLANCE** of the suspected hazard.  
*Environmental & Structural Data*

● **Moisture in Air - Psychrometrics**

- Prepare for Drying
- Know how to Dry! See IICRC
- Have Proper Equipment
- Humidity, Temp, Dew Point
- Relative Humidity vs. Grains/Lb

**E.g., 80% RH @ 70F = 63F dew point  
or 92 grains per pound**

# Control

## 10 ft<sup>2</sup> or less

### *Personal Protective Equipment*

(see NYC2000 and EPA2001 Guidelines)

#### ● **Respiratory Protection**

- N95 disposable
  - NOT *respirator*

#### ● **Protective Clothing**

- Gloves, Eye protection

#### ● **Clean-up**

- HEPA vacuum

# Control

10 ft<sup>2</sup> or less

## *Occupant Protection*

(based on EPA and NYC and Professional Judgment)

### ● **Containment**

- Poly sheeting under work area
- Control dirt/dust/debris with wet misting and HEPA vacuum
- Poly bags/wrap for debris

### ● **Occupant**

- Not in *work area*

# *Occupant Protection*

(see NYC Guidelines)

## ● **Containment**

### ■ OPTION:

- Control with poly sheeting and duct tape over the contamination.
- Remove the covered component.

Part 4

# Mold Maintenance Activities!



THIS



**NOT  
THIS!**



# Examples of Non-Binding Rules.

## Professional Organizations

**ACGIH BIOAEROSOLS, 2024** – the “bible” of IAQ

(American Conference of Governmental Industrial Hygienists)

**IICRC/ANSI S520 Professional Mold Remediation Standard,**

**2024** (Institute of Inspection, Restoration, and Cleaning)

**AIHA Assessment and Control, aka GREENBOOK, 2021**(American

Industrial Hygiene Association)

# Case History #1

## Improper Drying

UNKNOWN  
CONSTRUCTION  
STYLE ALLOWS  
TRAPPED WATER TO  
REMAIN EVEN AFTER  
FLOOD REMEDIATION.

PREPARE

**ASSESS**

REMEDiate

UNKNOWN CONSTRUCTION  
STYLE ALLOWS TRAPPED WATER  
TO REMAIN EVEN AFTER FLOOD  
REMEDiation.



ILLNESS: None.  
\$: High  
Profile: High

UNKNOWN CONSTRUCTION  
STYLE ALLOWS TRAPPED WATER  
TO REMAIN EVEN AFTER FLOOD  
REMEDICATION.



PREPARE

ASSESS

REMEDiate

# Case History #2

## Inadequate Ventilation

INADEQUATE  
VENTILATION  
COMBINED WITH  
ADVICE FROM AN  
“EXPERT”!

# INADEQUATE VENTILATION COMBINED WITH ADVICE FROM AN "EXPERT"!



ILLNESS: None.

\$: Low correction.

\$: High - prevented sale of home.

PREPARE

ASSESS

REMEDiate

# Case History #3

## Poor Maintenance & Water Intrusion

IMPROPER BUILDING  
MANAGEMENT AND  
“CHEAP” FIXES LEAVE  
BUILDING WITH  
MAJOR REPAIR  
NEEDS.

# IMPROPER BUILDING MANAGEMENT AND "CHEAP" FIXES LEAVE BUILDING WITH MAJOR REPAIR NEEDS.



# IMPROPER BUILDING MANAGEMENT AND "CHEAP" FIXES LEAVE BUILDING WITH MAJOR REPAIR NEEDS.



ILLNESS: NONE  
\$: Moderate.  
Profile: V. HIGH

PREPARE

**ASSESS**

REMEDiate

# Case History #4

## Poor Maintenance

OWNER OVERSIGHT  
AND INATTENTION  
TO WATER LEAKS –  
NO COVERAGE!

# OWNER OVERSIGHT AND INATTENTION TO WATER LEAKS – NO COVERAGE!



**ILLNESS:** Allergies, 5 children, mother, father  
**\$:** moderate, coverage denied.

PREPARE

ASSESS

REMEDiate

# Case History #5

## Construction

### Defect

SLAB HOUSE WITH  
HVAC DUCTS IN  
SLAB PLUS HIGH  
WATER TABLE

SLAB HOUSE WITH HVAC  
DUCTS IN SLAB  
PLUS HIGH WATER TABLE



ILLNESS:

Very Serious Asthma:  
Mother, one son

\$: Unknown - High

PREPARE

**ASSESS**

REMEDiate

# Where's The Mold?



# Where's the Mold?



# Where's the Mold?



# QUIZ: Where's the Mold?



# Where?



# Where?



# How much is Too Much?



# QUIZ: What Kind?





# QUIZ: Where?



# Where?

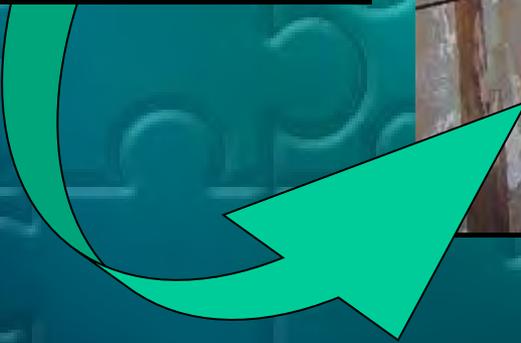


But, down below...  
more mold



# Where's the Mold?

and more mold next to it!



**Where?**



**And finally, a total of  
Twelve 2-Bedroom units!!!**



**REACT!**

**Do Something, Now.**

**Colin Powell:**

***“I react when I’m 40-60% sure.***

***If I’m less than 40% I need more info.***

***If I am more than 60%, I waited too long!***

# Conclusion



# Our Basic Recommendations:

1. DOCUMENT, DOCUMENT, DOCUMENT.  
*EVERYTHING!*

2. TRAINING, TRAINING, TRAINING.

SEE ME, WE HAVE A CLASS FOR YOUR  
ORGANIZATION and NEEDS!.

# Our Basic Recommendations:

3. DOCUMENT EVERYTHING. BECAUSE WE MEAN IT – SO DO THE LAWYERS.

4. CALL YOUR LAWYER.

**TIME FOR QUESTIONS.**

**Thank You,  
HAVE A GREAT DAY!**

Please call.

I am here to help.

Mold Logic

**216-225-5237**

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