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MICROBIAL CONTAMINATION – MOLD

REAL ESTATE INSPECTIONS

At the time of a real estate transaction, many buyers have concerns about the potential exposure/risks of microbial contamination (mold). American Environmental Specialists, Inc., (AES) conducts a comprehensive visual inspection of the dwelling for factors that may cause, or be a source of moisture intrusion. In addition to an examination for the presence of visible mold, our service includes testing for the presence of moisture using a hand-held moisture meter.

LIMITED MICROBIAL INVESTIGATIONS

AES conducts site inspections and obtains samplings to gather information necessary for determining the presence of mildew growth. This process takes into consideration the general signs of indicators, health symptoms, and types of fungi. A subsequent report is provided that includes recommended actions, and dangers of exposure as applicable.

CONTRACTOR REMEDIATION SPECIFICATIONS

Upon completion of an investigation, AES prepares contractor remediation specifications for the purpose of obtaining competitive bids from qualified contractors. The specs will designate areas requiring remediation; specify necessary types of worker protection; and how the rest of the dwelling should be protected.

POST REMEDIATION CLEARANCE TESTING

Upon completion of a remediation project, AES conducts an extensive visual examination, moisture reading, temperature/relative humidity reading, non-viable air, and non-viable bulk sampling of the remediated area(s) to ensure that the project has been cleaned and completed properly.

MICROBIAL OPERATIONS & MAINTENANCE PLAN

The Plan is designed to assist property owners, property managers and maintenance personnel in the prevention of mold and how to conduct limited remediation. It outlines procedures, plans for protecting living space, as well as protective equipment for personnel.