



YOUR INDOOR ENVIRONMENTAL EXPERTS

THE POST-REMEDIATION EVALUATION

YOUR GUIDE TO ON-SITE QUALITY ASSURANCE

THE POST-REMEDICATION EVALUATION

It is common practice to schedule a post-remediation verification (PRV) appointment following the completion of a mold remediation job. But before you call in the aid of a third party, the IICRC S520: Standard For Professional Mold Remediation recommends that you, as the restorer, complete a quality assurance evaluation — or what we will refer to as a post-remediation evaluation (PRE) — to determine that you have completed the job to standard.

Your post-remediation evaluation (PRE) should consist of three key components:

1. A visual inspection
2. An olfactory evaluation
3. A collection and review of building diagnostics as recorded by applicable equipment

If you complete both the visual and olfactory evaluations without concern, you may proceed to the review of building diagnostics. However, if you do not, it is imperative that you first *pursue whatever additional work is required to correct the defects you've noticed*.

Below we will further break down each of the three steps:

1. A VISUAL INSPECTION

This is the first step you should complete, as it will give you an overarching view of the job site before you leave. You will walk through the property while keeping an eye out for any visible signs that the job has not been completed properly.

Specifically, look for breaches, openings, and failures of any containment barriers. Then, evaluate the cleanliness of your equipment, and ensure that the HVAC vents in the relevant areas are sealed to prevent contamination.

Once you have confirmed that the source of the mold has been corrected — and that no additional sources of moisture are present — you are nearly done. Ensure that all debris, dust, and contaminated materials have been removed. Be sure to check inside exposed wall cavities to make sure that there is no mold or debris behind drywall. Now, you may consider the site clean.

2. AN OLFATORY EVALUATION

An olfactory evaluation is one that is completed by your sense of smell. Specifically, take care to determine whether any malodors are lingering in the air, thereby indicating continued fungal contamination.

Most would describe such a scent as musty or mildewy, typical of damp spaces or rooms that have gone unoccupied for long periods of time.

3. BUILDING DIAGNOSTICS

While this step is optional, we strongly recommend you use a laser particle counter to verify that the particle load in your remediation work area(s) is significantly lower than both the surrounding unaffected areas and your outdoor baseline particle load sample.

During this process, it's important to focus on PM2.5, and PM10 as most mold spores fall into those particle sizes.

You may also want to utilize both a thermo-hygrometer and a moisture meter to make sure that the property's indoor temperature and moisture levels/humidity are within acceptable ranges. Otherwise, the continued presence of spores may cause continued damage to and/or repeated growth within the remediation area(s) in question. Please note that LAQ does not require all materials to be dry in order to pass a PRV. However, you should verify that there is no remaining moisture source.

If during step three of your PRE the particle load in your work area(s) is elevated above the unaffected/baseline counts, additional air exchanges should occur prior to scheduling your PRV.

Otherwise, to provide you with a clearer picture of what criteria a third-party assessor or inspector may be working off of, you can find Luce Air Quality's minimum clearance criteria for a PRV clearance certificate below*:

1. Containment barriers should be in place and properly sealed from the adjacent unaffected areas.
2. There should be no breaches in containment that pose an exposure risk to occupants.
3. Air filtration devices should be installed in the contained area to regulate bioaerosols. We prefer that the machines are powered on during the post-remediation verification, however, this is not a requirement.
4. The contained area(s) should be free and clear of excess dust and debris.
5. The contained area(s) should be free and clear of visible mold growth.
6. Air and/or swab samples collected in that contained area(s) should reflect that the job site has returned to "normal fungal ecology."

**Please note that there are exceptions to the list of requirements and that our post-remediation verification is not based solely on lab results.*

POST-REMEDIATION

VERIFICATION (PRV) EXAMPLES

What Does A PRV Look Like?

DISCLAIMER: The below photos are only examples of PRVs. We are not promoting or condoning any specific method or company with regard to this work.

CONTAINMENT BARRIERS | EXAMPLES OF GOOD WORK



This photo shows a simple and effective containment barrier. The black plastic adequately separates the work site (behind the plastic) from the surrounding, uncontaminated areas.



This photo shows an effective pressure-fitted containment barrier using 2x4s. A pressure-fitted containment barrier is a great way to make sure that the plastic will not fall down during a remediation project. Additionally, this is a great example of using make-up air and proper warning signage.



The containment barrier in this photo is an example of how the contractor used a filter for make-up air. Additionally, it demonstrates how the contractor used an air filtration device to install negative air — by setting up the output to be exhausted from the work area.

NOTE: Exhausting an air filtration device outside of the work area is only acceptable when you are confident that your HEPA filter is working correctly



This photo depicts an entire work area that is very clean and shows all of the ways that containment barriers can be used to prevent air infiltration. This includes windows, doors, light fixtures, HVAC components, electrical outlet covers, and more.



This photo shows a very clean area with tight containment barriers.



This photo shows a very clean room with tight containment barriers.



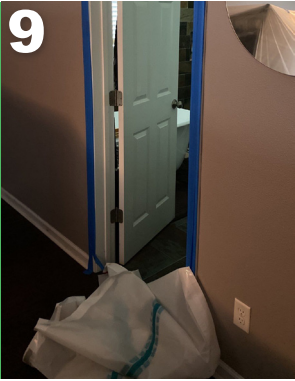
This photo is another great example of a pressure fitted door containment barrier.



CONTAINMENT BARRIERS | EXAMPLES OF WHAT NOT TO DO*



This photo shows a ceiling containment that has partially fallen before the PRV.



This photo shows a door containment that has fallen completely before the PRV.



This photo shows a door containment that was partially separated from the door trim prior to the PRV.



This photo shows an area containment that was partially separated from the wall prior to the PRV.

**PLEASE NOTE: In some instances, a containment barrier may fall either due to unforeseen circumstances or because a customer has pulled it down. Thus, our prevention recommendation is to utilize a pressure-fitted containment barrier. Otherwise, we recommend that a technician or supervisor visit the work area prior to LAQ's PRV inspection to make sure the containment barriers are still secure.*



DECONTAMINATION CHAMBER | EXAMPLES OF GOOD WORK



These photos show a decontamination chamber, which is designed so that mold technicians can decontaminate themselves prior to leaving the job site. That being said, if your technicians are able to exit the work area directly to the outside of the building, then a decontamination chamber is not necessary.

However, if your technicians are exiting a work area into an unaffected interior room, then it is best to install a decontamination chamber. Many contractors use specific PVC pipes to quickly install the chamber frame, especially as they can be reused on future projects once they have been thoroughly cleaned.

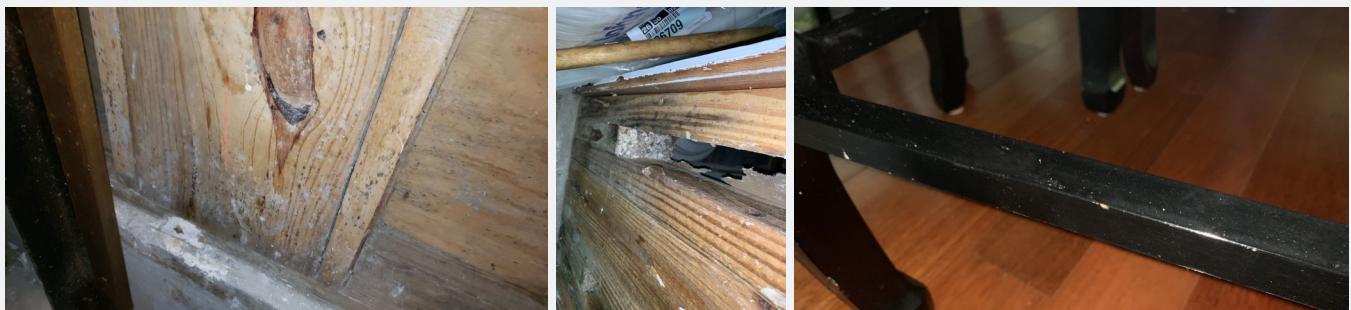
DIRTY EQUIPMENT | EXAMPLES OF WHAT NOT TO DO



All equipment that is left on the job site needs to be cleaned and wiped down prior to LAQ's PRV inspection. In these photos, the existing equipment is dirty and can therefore negatively impact your work.

Please don't forget to change the pre-filters and clean the wires, inlet caps, switches, and equipment housing.

DUST AND DEBRIS | EXAMPLES OF WHAT NOT TO DO



All of these photos are examples of what not to do with regard to the cleanliness of the job site. Oftentimes, instances like these occur when technicians — especially those that are new to the industry — forget to clean inside wall cavities, on wood framing, and/or on horizontal surfaces of furniture prior to LAQ's PRV inspection.



NOTES





Our mission is to serve as trusted, expert advisors to promote safe indoor environments and safe working conditions through the application of scientific principals.

-Luce Air Quality