



## TARGETED MOISTURE AND MOLD ASSESSMENT REPORT

### New College Residential Buildings PEI 2 and PEI 3

5800 Bay Shore Road  
Sarasota, Florida 34243

#### Report Date

August 16, 2023

#### Partner Project No.

23-401745.2

#### Prepared for:

New College of Florida  
Sarasota, Florida 34243



Building  
Science



Environmental  
Consulting



Construction &  
Development



Energy &  
Sustainability



August 16, 2023

Itza Frisco  
Interim Assistant Vice President, Facilities Management  
New College of Florida  
5800 Bay Shore Road  
Sarasota, Florida 34243  
[ifrisco@ncf.edu](mailto:ifrisco@ncf.edu)

Subject: Targeted Moisture and Mold Assessment  
New College Residential Buildings PEI 2 and PEI 3  
5800 Bay Shore Road  
Sarasota, Florida 34243  
Partner Project No. 23-401745.2

Dear Itza Frisco:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Targeted Moisture and Mold Assessment* of the abovementioned address (the "subject property"). This Assessment was performed in general conformance with the scope and limitations presented in our fee proposal.

This Assessment included a site inspection and field measurements. This report presents our Assessment observations and conclusions.

We appreciate the opportunity to provide industrial hygiene services to New College of Florida. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (561) 627-1810.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CH Myers'.

Corey H. Myers, CIH  
Senior Project Manager

# TABLE OF CONTENTS

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<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>1</b>
1.1	PROPERTY DESCRIPTION .....	1
1.2	PURPOSE AND SCOPE .....	1
1.3	METHODOLOGY.....	1
<b>2.0</b>	<b>SITE ASSESSMENT AND LIMITATIONS .....</b>	<b>2</b>
2.1	VISUAL INSPECTION .....	2
2.2	FIELD MEASUREMENTS And Observations.....	3
2.3	LIMITATIONS .....	5
<b>3.0</b>	<b>CONCLUSIONS AND RECOMENDATIONS.....</b>	<b>6</b>
<b>4.0</b>	<b>SIGNATURES OF PROFESSIONALS .....</b>	<b>7</b>

## APPENDICES

<b>Appendix A</b>	Photographic Documentation with Field Observations
<b>Appendix B</b>	Table of Field Observations and Measurements
<b>Appendix C</b>	Certifications

## 1.0 INTRODUCTION

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### 1.1 Property Description

<b>Address:</b>	5800 Bay Shore Road; Sarasota, Florida 34243
<b>Nature of Use:</b>	Residential and Dormitory Buildings
<b>Number of Buildings:</b>	Two (2)
<b>Number of Floors:</b>	Two (2) 2-story – Buildings PEI 2 & PEI 3
<b>Assessment By:</b>	Aaron Vogt, FLMA, Breanna Riley and Carver Gittens
<b>Assessment Dates:</b>	July 31 <sup>st</sup> – August 1 <sup>st</sup> , 2023

### 1.2 Purpose and Scope

Partner was contracted by New College of Florida to conduct a Targeted Moisture and Mold Assessment for client-designated select residential units in dormitory Buildings PEI 2 and PEI 3, associated with the college located at 5800 Bay Shore Road, in Sarasota, Florida. The purpose of the assessment was to document the conditions as it relates to suspect visible mold growth (SVG) and moisture on building materials within the designated units, to opine on the potential sources, and present appropriate corrective and/or remedial actions. Refer to Limitations, Section 2.3.

Partner representatives Breanna Riley and Carver Gittens conducted the following Scope of Work, under the direction of Aaron Vogt, Florida Licensed Mold Assessor (FLMA):

- Visual inspection of 37 client-designated unit interiors from within Buildings PEI 2 and PEI 3:
  - PEI 2 – 200, 203, 205, 212, 216, 220, 221, 222, 223, 225, 227, 230, 232, 233, 236, 238, 240, 241, 242
  - PEI 3 - 302, 305, 307, 308, 309, 310, 311, 315, 317, 322, 324, 326, 328, 331, 338, 340, 342, 345
  - Two common space (lounge/laundry) areas, one from each Building.
- Visual observations of building exteriors and condition of accessible heating, ventilation and air conditioning HVAC system(s) within each of the designated units,
- Collection of field parameters including temperature, relative humidity, and moisture content in building materials, and,
- Characterization of conditions associated with moisture and/or SVG.

### 1.3 Methodology

Partner employed the following specific methodology for this Assessment:

- Temperature and Relative Humidity were recorded utilizing an *EXTECH Humidity/Temperature Pen*
- *FLIR C-5* thermal infrared camera was used to screen “suspect locations” for temperature abnormalities potentially indicating wet building materials
- A *Protimeter* direct-read combination pin-type/surface-type moisture meter was used to measure moisture within building materials and verify “suspect locations” identified by the *FLIR C-5*.

## 2.0 SITE ASSESSMENT AND LIMITATIONS

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Partner conducted the Assessments on July 31<sup>st</sup> and August 1<sup>st</sup>, 2023, accompanied by Yosef Shapiro, New College of Florida, *Director, Environmental Health & Safety and Emergency Management*. This section is a summary of our findings. Photo documentation with general observations from unit inspections is included as **Appendix A**. A table summarizing the units and common areas inspected, the location of observed moisture issues, water damage and/or staining, SVG, field measurements and relative comments organized by building and unit is included as **Appendix B**.

### 2.1 Visual Inspection

Partner's visual inspection targeted signs of water intrusion (blistering and peeling building surface coatings, water stains, efflorescence and SVG) on interior building materials and the use of a *FLIR* infrared camera to scan the material for temperature differentials, often indicative of moisture. Partner observed evidence of the following: water staining, water damage, paint delamination, efflorescence, spalling, and SVG, as well as rusty, water damaged, and/or unclean HVAC units.

**PEI Buildings 2 & 3** - Many of the units assessed in the PEI 2 and 3 buildings revealed evidence of long-term moisture damage on ceilings and walls and/or in areas adjacent to window locations.

- Water-damaged floor tiles, delaminating from the substrate, were commonly observed adjacent to sliding glass door areas.
- Cracked/unseated seals around windows and sliding glass doors were observed allowing hot humid air to enter the living areas.
- SVG was observed on ceilings and walls in areas that revealed evidence of moisture damage on dry materials as well as in areas that had active moisture present.
- Aged, dusty, and rusted HVAC units, some with mis-aligned condensate drain pans causing moisture damage and some with observed SVG were present within the observed units. The HVAC units were observed to be functioning in terms of cooling and some humidity control, but possibly not operating effectively or efficiently due to their observed conditions.
- Building exteriors had cracking in exterior brick façade on bricks and mortar; spalling concrete on building walls, balconies and stairs; and damaged floor tile & grout on balconies.

Partner observed water damage potentially related to the following: Moisture intrusion through exterior envelope breaches; Internal wall plumbing failures and frequent moisture intrusion from tub/shower use; and/or HVAC units with condensate draining problems.

## 2.2 Field Measurements and Observations

### Moisture Readings

Moisture readings were taken with a Protimeter moisture meter from visually damaged materials. Normal moisture readings for drywall range from 0% to 15%. Surfaces with moisture from 15% to 22% are considered moist and provide conditions conducive to surface growth activity. Surfaces above 22% are considered wet. Building materials measures “wet” in the following units:

#### PEI 2

Out of 21 unit rooms and common areas assessed; the following 11 areas had identified “wet” moisture observed.

- 221 – Wall in unit restroom
- 223 – Wall in unit restroom
- 225 – Wall around toilet
- 227 – Wall around toilet
- 230 – Wall in unit surrounding supply diffuser
- 236 – Wall in unit around toilet, northeast wall, entry closet/alcove wall
- 238 – Wall in unit around toilet and shower, northeast wall, entry closet/alcove wall
- 240 – North and east walls in unit by sliding glass door
- 241 – Wall in unit around toilet
- 242 – Wall in unit between shower and toilet
- Lounge – Wall in unit outside restroom and south wall

#### PEI 3

Out of 19 unit rooms and common areas assessed; the following 8 areas had identified “wet” moisture observed.

- 305 – Wall in unit under sink and north wall
- 307 – Wall in unit under sink, around HVAC unit supply diffuser and west wall
- 308 – North wall in unit (near baseboards)
- 322 – Northwest wall and small wall section by toilet
- 331 – West wall by toilet in restroom
- 340 – South wall in unit
- 342 – North wall in unit
- 345 – Wall In unit restroom, east wall and around HVAC supply diffuser

### Temperature and Relative Humidity

According to ASHRAE Standard 55, Thermal Environmental Conditions for Human Occupancy, the acceptable temperature range is 73-79 degrees Fahrenheit (°F) during the summer months and 68-75°F during the winter months, with indoor humidity levels ranging between 20 and 65% for general comfort.

During the 2-day assessment on July 31, and August 1, 2023, recorded temperatures from within the unit interiors ranged from 70.2 –82.2 °F and recorded relative humidity measurements from within the unit interiors ranged from 43.1 – 71.2%. Some temperature and relative humidity measurements recorded throughout the designated areas were outside ASHRAE criteria for acceptability. Outside temperature reading and relative

humidity readings recorded at the start and end of each day averaged out to be 91.7 °F and 61.2% respectively.

**PEI 2**

Out of 21 unit rooms and common areas assessed; the following 12 areas were out of ASHRAE criteria for temperature and/or relative humidity:

- 200
- 205
- 212
- 216
- 222
- 223
- 225
- 227
- 230
- 236
- 238
- 240

**PEI 3**

Out of 19 unit rooms and common areas assessed; the following 3 areas were out of ASHRAE criteria for temperature and/or relative humidity:

- 315
- 342
- 338

**SVG Observations**

SVG was observed on moisture damaged building materials in a number of units that were observed to be “dry” and/ or exhibited active “wet” moisture content. SVG that appeared to be surficial potentially caused by elevated relative humidity was also encountered on some building materials or observed on various components within the HVAC units. SVG was observed in the following areas:

**PEI 2**

Out of 21 unit rooms and common areas assessed; the following 5 areas had identified SVG observed on building materials.

- 221 – 1 Square Foot (SF) wall under restroom sink
- 223 – 1 SF on restroom ceiling
- 232 – 1 SF of surficial growth on restroom ceiling
- 233 – 1 SF of surficial growth on restroom ceiling
- Lounge – 1 SF on ceiling outside of restroom

**PEI 3**

Out of 19 unit rooms and common areas assessed; the following 7 areas had identified SVG observed on building materials.

- 305 – 1 SF on wall under restroom sink
- 307 – 1 SF on wall under restroom sink
- 309 – 1 SF on window of unit bedroom
- 308 – 1 SF on wall under restroom sink
- 315 – Surface growth on HVAC housing and components

- 331 – Surface growth under restroom counter sink area
- Lounge – 1 SF on wall under restroom sink

### **HVAC System Observations**

Aged, dusty, and rusted HVAC units were observed in all of the assessed units. Some were observed to have mis-aligned condensation drain pans causing moisture damage to surrounding building materials. The system observed in unit 315 was observed to have surficial SVG present on the unit housing and various components on the interior of the unit. Return chambers in some systems were observed to have standing debris visible. An HVAC filter in the system of unit 204 was observed to be saturated with condensation. The HVAC units were functioning, but possibly not operating effectively or efficiently due to their observed conditions.

### **2.3 Limitations**

No warranties expressed or implied, are made by Partner or its subcontractors, or their employees as to the use of any information, apparatus, product or process disclosed in this report. Every reasonable effort has been made to assure correctness.

Surface growth is more likely to develop on cellulose-based material, such as wood or drywall paper, when the moisture content is greater than 15%. Spores are ubiquitous therefore air sampling is not recommended for this type of assessment as a determination of indoor air quality. Common biological dust components are as of this date not regulated by State or Federal agencies, and as such, there are no federal standards or recommendations (OSHA, NIOSH, EPA) for airborne concentrations by which to unilaterally determine the habitability of any indoor environment. An Assessment of the building and its materials, focusing on investigation and evaluation of moisture and surface growth, is the key.

This Assessment is limited by scope discussed by the Client. It was prepared for the sole use and benefit of New College of Florida. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any persons or entities other than New College of Florida.

Available information has been analyzed using currently accepted industry assessment techniques and it is believed that the inferences made are reasonably representative of the property. Partner makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental IAQ Assessment practices applicable at the time and location of the study.



### 3.0 CONCLUSIONS AND RECOMMENDATIONS

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**PEI Buildings 2 & 3** – Based on our observations and experience, the long-term moisture damage causing efflorescence and material delamination on ceilings and perimeter walls is potentially related to moisture intrusion through exterior envelope breaches. Observed SVG and damage to building materials in restroom areas and partition walls are usually typical of internal plumbing failures and frequent moisture from tub/shower use or HVAC units with draining problems.

#### **General Recommendations:**

- ❖ Immediate response to surficial SVG on building materials and SVG on moisture-damaged building materials should be addressed by either removing and replacing the material or cleaning with soapy water scrubbing, depending on the scenario encountered.
  - Use of a soapy water solution typically is more effective than spraying with chemicals that only affects the visible surface growth and does not necessarily kill or remove the growth and prevent growth from recurring.
  - If SVG is observed in a removal location, including backside of wallboard, in greater than 10 SF of area, onsite personnel shall halt removal and seal up area. Continued removal should be completed by a Florida Mold Remediation Contractor working under containment.
- ❖ The identified surficial SVG inside the interior of the HVAC unit within unit 315 should be cleaned by a Florida licensed mold remediation contractor. It is also recommended to utilize the same approach for any other AHUs encountered where similar conditions are identified.
- ❖ Due to observed cracking in exterior brick façade, spalling concrete on building walls, balconies and stairs, and damaged floor tile & grout on balconies, conduct an envelope evaluation to resolve moisture intrusion areas of the PEI 2 and PEI 3 buildings. Recurrent moisture intrusion will lead to recurrent SVG.
- ❖ Create a general maintenance checklist to include routine inspections for water/SVG damage, replacement of a/c filters, inspection of interior components of HVAC unit (including alignment of drip pans), inspection of HVAC supply vents/diffusers for cleanliness, similarly to how Partner conducted this Assessment.
  - Use of a rubber seal between metal supply vents/diffusers and building material may control water/SVG damage on the walls, ceilings or ceiling panels.
- ❖ Leaving water damaged building materials in place is not recommended due to the fact that surface growth, even if not visible, is present/dormant and may become active again quickly.

## 4.0 SIGNATURES OF PROFESSIONALS

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Partner has performed a Mold and Moisture Assessment in the PEI 2 and 3 residential and dormitory buildings for the property at 5800 Bay Shore Road, Sarasota, Florida 34243.

**Prepared By:**



Breanna Riley  
Project Manager  
Industrial Hygiene Services

**Reviewed By:**



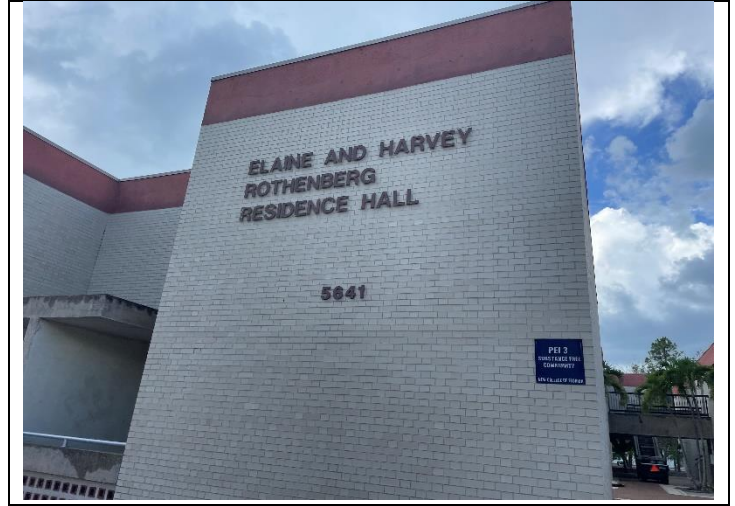
Aaron Vogt, CIEC, FLMA #2851  
Senior Project Manager  
Industrial Hygiene Services

**APPENDIX A**

**PHOTGRAPHIC DOCUMENTATION WITH FIELD OBSERVATIONS**



1. View of PEI 2 Building (exterior)



2. View of PEI 3 Building (exterior)



3. View of a typical PEI 2 unit (interior)



4. View of a typical PEI 2 unit (interior)



5. View of a typical PEI 2 unit restroom



6. Interior view of a typical HVAC unit observed in all units



7. Interior view of typical HVAC coil observed in all units



8. View of condensate on supply diffuser in PEI 216



9. Close up view of condensate on supply diffuser in PEI 216



10. View of long term water damage and efflorescence on wall under restroom sink in PEI 205



11. View of typical water exposure and algae buildup on exterior sliding door in PEI 212



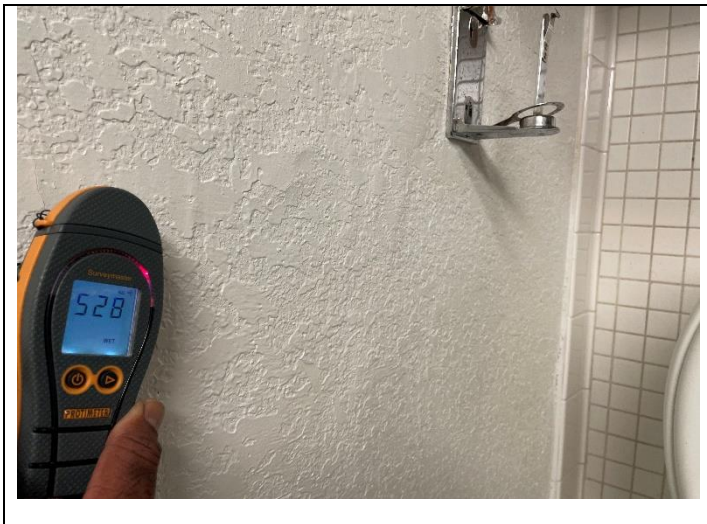
12. View of water-damaged floor tiles adjacent to sliding balcony door in PEI 212



13. View of SVG and elevated moisture levels using Protimeter under restroom sink in PEI 221



14. View of SVG and elevated moisture levels using Protimeter on restroom ceiling PEI 223



15. View of elevated moisture levels using Protimeter in restroom of PEI 227



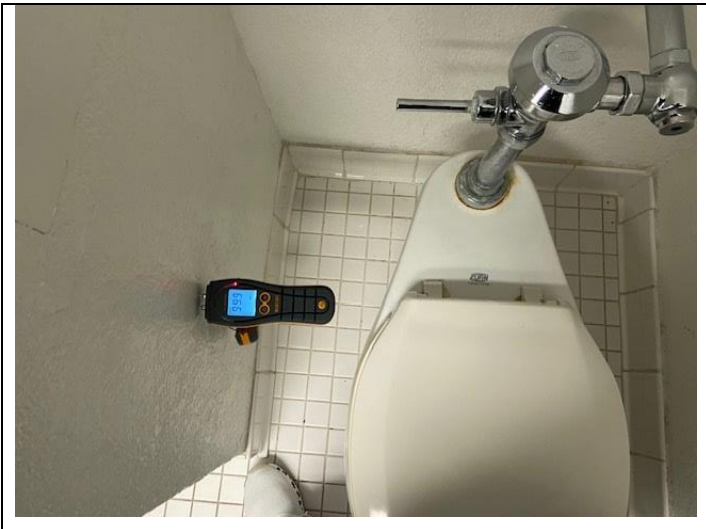
16. View of SVG under sink in PEI 232



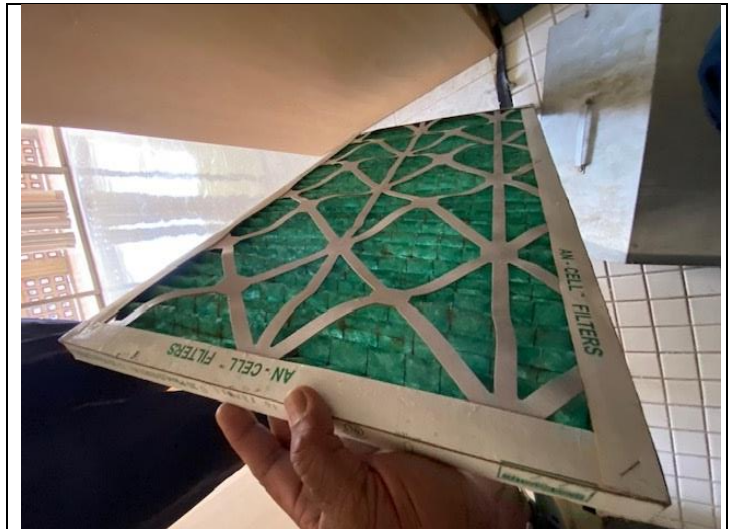
17. View of SVG on unit ceiling (outside restroom) of PEI 232



18. View of elevated moisture levels using Protimeter around supply diffuser in PEI 230



19. View of elevated moisture levels using Protimeter on wall material surrounding toilet in PEI 238 (similarly found in PEI 227, 225, 236, 241, 242)



20. View of saturated HVAC filter found in PEI 240



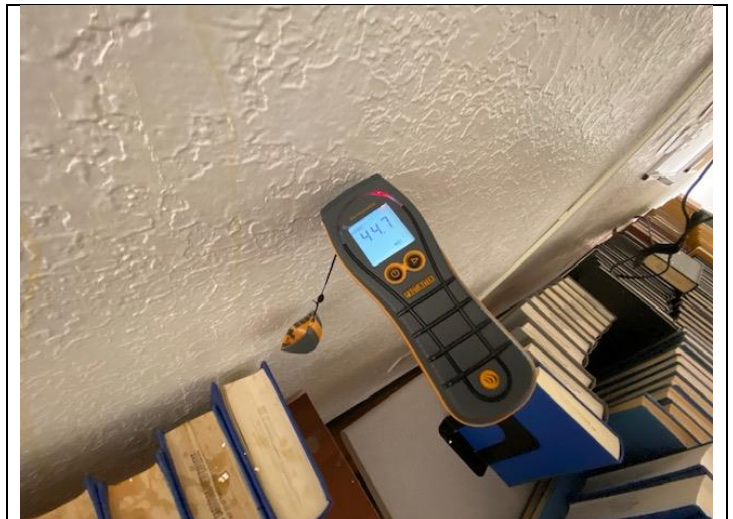
21. View of SVG with elevated moisture levels using a Protimeter on ceiling outside restroom in PEI 2 Lounge



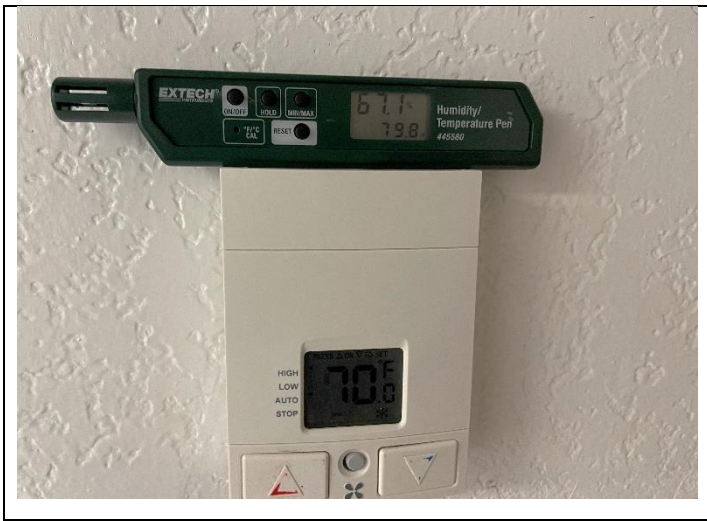
22. Close up view of SVG on ceiling outside restroom in PEI 2 Lounge



23. View of water damaged ceiling tile with elevated moisture levels using Protimeter in PEI 2 Lounge kitchen



24. View of elevated moisture using Protimeter on south wall in PEI 2 Lounge



25. View of thermostat set point compared to temperature/RH pen comparison



26. View of a typical PEI 3 unit (interior)



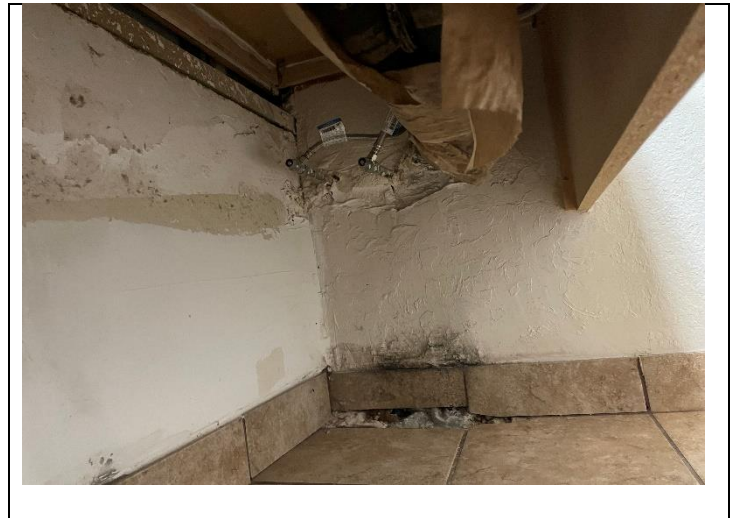
27. View of a typical PEI 3 unit (interior)



28. View of a typical PEI 3 unit restroom



29. View of moisture damage under restroom sink in PEI 305



30. View of SVG and moisture damage under restroom sink in PEI 307

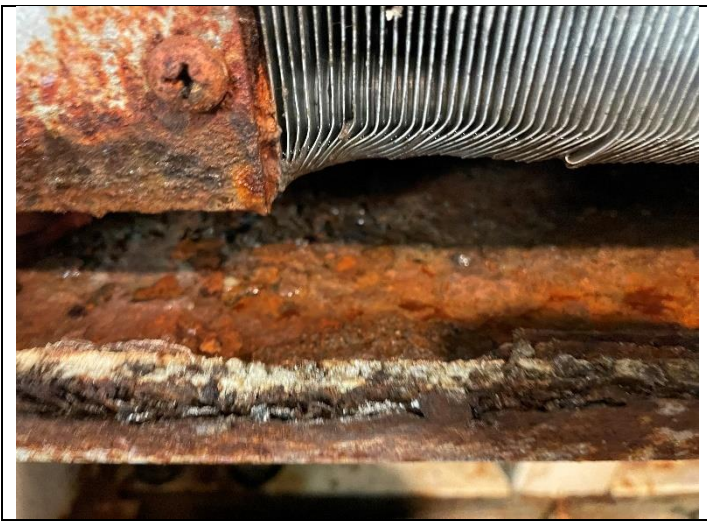




31. View of SVG and elevated moisture using Protimeter under restroom sink in PEI 307



32. View of elevated moisture in ceiling and wall material around HVAC system in PEI 307



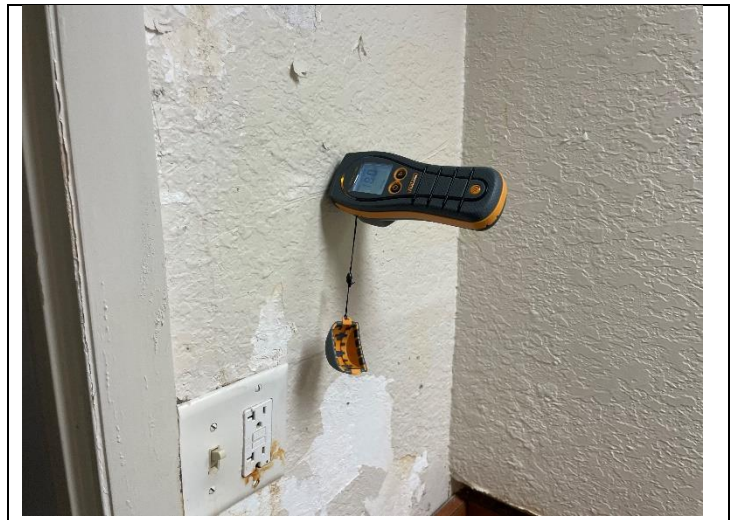
33. View of rusted HVAC drip pan in PEI 307



34. View of SVG on top right corner of HVAC system in PEI 315



35. View of broken HVAC return box with visible debris in PEI 317



36. View of water damage and elevated moisture levels using Protimeter in restroom walls of PEI 345



37. View of elevated moisture levels using Protimeter around supply diffuser in PEI 345



38. View of damaged condensate pan support, draining to wall in PEI 345



39. View of SVG with dry moisture level with Protimeter under restroom sink in PEI 331



40. View of SVG under restroom mirror PEI 331



41. View of SVG and elevated moisture level with Protimeter under restroom sink in PEI 308



42. View of standing water in HVAC return box likely caused by drip pan out of alignment



43. View of moisture damage and elevated moisture with Protimeter on North wall in PEI 342



44. View of typical exterior PEI 2 and 3 buildings with identified holes in grout.



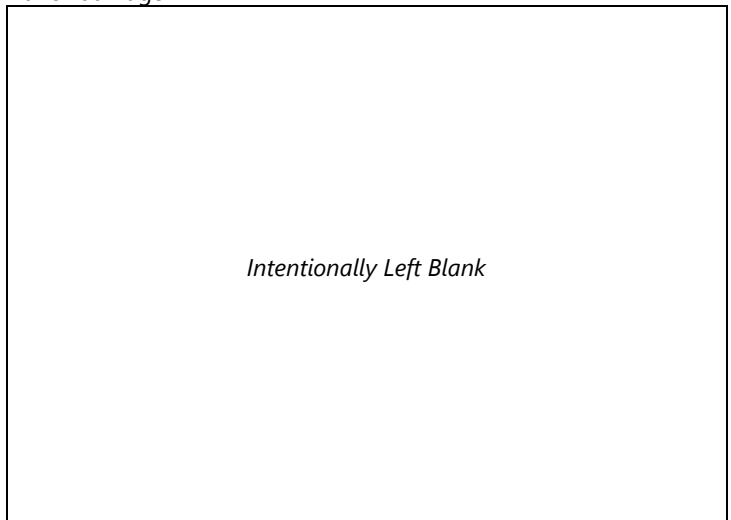
45. View of typical exterior PEI 2 and 3 buildings with visible water damage and spalling of concrete



46. View of typical balcony for PEI 2 and 3 buildings with visible brick damage



47. View of typical exterior PEI 2 and 3 buildings with visible water damage and spalling of concrete.



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**APPENDIX B**

**TABLE OF OBSERVATIONS AND MEASUREMENTS**

Building/Unit	Thermostat Setting	Thermostat Reading	Temperature °F	% RH	SVM	Moisture Damage	Moisture Content	Other
<b>PEI 2 Building</b>	-	-	-	-	-	-		
PEI2- Outside AM	-	-	91.4	58.5	-	-		
PEI2-200	70	84.4	<b>82.2</b>	<b>65.4</b>		Wall material in unit and restroom measured "dry"	Dry <15%	
PEI2-203	72	76.6	76.6	62.4	-	Wall material in unit and restroom measured "dry"	Dry <15%	
PEI2-205	70	73.8	74.3	<b>67.1</b>	-	Wall material in unit and restroom measured "dry"	Dry <15%	Long term blistering of wall material under restroom sink.
PEI2-212	70	78.4	<b>79.8</b>	<b>67.1</b>	-	Wall material in unit and restroom measured "dry"	Dry <15%	Long term water damaged floor tiles by sliding balcony door.
PEI2-216	72	76.1	78	<b>71.2</b>	-	Condensate on supply diffuser.	Dry <15%	Blistering of wall material under restroom sink and dividing wall between shower and toilet.
PEI2-220	70.5	78.1	78.4	46.6	-	Wall material in unit and restroom measured "dry"	Dry <15%	Historic water damaged floor tiles.
PEI2-221	70	75.1	75.9	47.4	1 SF	SVG under restroom sink and wall material measured "wet"	<b>Wet 99.99%</b>	
PEI2-222	70	78.5	78	<b>65.3</b>	-	Wall material in unit and restroom measured "dry"	Dry <15%	Long term blistering of wall material in unit. HVAC filter full. Changed immediately
PEI2-223	70	75.3	<b>79.1</b>	55.6	1 SF	SVG on restroom ceiling. Restroom walls measured "wet"	<b>Wet 99.99%</b>	Musty odor. Blistering of wall material on unit ceiling
PEI2-227	70	78.9	<b>79.5</b>	<b>68.9</b>	-	Wall material in restroom by toilet measured "wet"	<b>Wet 99.99%</b>	Blistering of wall material in restroom and in unit by supply diffuser
PEI2-225	72	79.7	<b>79.5</b>	<b>70</b>	-	Wall material in restroom by toilet measured "wet"	<b>Wet 99.99%</b>	Blistering of wall material in restroom by toilet
PEI2-233	70	70.6	73.5	43.1	1 SF	SVG on restroom ceiling. Wall material in unit and restroom measured "dry"	Dry <15%	Void in wall under restroom sink
PEI2-232	70	72.7	73.4	47	1 SF	SVG on restroom ceiling. Wall material in unit and restroom measured "dry"	Dry <15%	
PEI2-230	70	78.8	77.3	<b>69.6</b>	-	Wall material around supply diffuser and adjacent walls and ceiling measured "wet"	<b>Wet 99.99%</b>	Musty odor
PEI2-236	70	81.5	<b>80.4</b>	<b>68.1</b>	-	Wall material in restroom by toilet, northeast wall in unit, and entry closet/alcove measured "wet"	<b>Wet 99.99%</b>	Blistering of wall material around toilet
PEI2-238	70	80.6	<b>80.7</b>	<b>68.6</b>	-	Wall material in restroom by toilet, dividing wall between shower and toilet, Northeast wall and entry closet/alcove measured "wet"	<b>Wet 99.99%</b>	Blistering of Northeast wall by sliding balcony door
PEI2-240	72	83.4	<b>82</b>	64.3	-	HVAC filter saturated with water. North and east walls by sliding balcony door "wet"	<b>Wet 99.99%</b>	
PEI2-241	70	77	72.5	63	-	Wall material in restroom by toilet measured "wet"	<b>Wet 99.99%</b>	Long term blistering of wall material under restroom sink and ceiling above window in unit.

Building/Unit	Thermostat Setting	Thermostat Reading	Temperature °F	% RH	SVM	Moisture Damage	Moisture Content	Other
PEI2-242	70	79.4	72.3	62.7	-	Dividing wall between shower and toilet measured "wet"	<b>Wet 99.99%</b>	
PEI2-Lounge	72	73.4	70.7	58.6	1 SF	SVG on ceiling outside restroom. Wall outside restroom and south wall in lounge measured "wet". Historic water damage to kitchen ceiling tile.	<b>Wet 99.99%</b>	
PEI2-Laundry Room	72	75.4	70.3	60.2	-	Wall material in unit and restroom measured "dry"	Dry <15%	Heavy loading on supply diffuser. HVAC filter full.
PEI2- Outside PM	-	-	102.2	45.7	-	-	-	
<b>PEI 3 Building</b>	-	-	-	-	-	-	-	
PEI3-Outside AM			81.6	82.6				
PEI3-302	68	79	78.2	51.4	-	Wall material in unit and restroom measured "dry"	Dry <15%	Long term blistering of wall material under restroom sink and unit walls.
PEI3-305	68	71	73.4	59	1 SF	North wall in unit below window measured "wet"	<b>Wet 99.99%</b>	Blistering of wall material under restroom sink.
PEI3-307	71	72	73.4	57.6	1 SF	SVG under restroom sink and measured "wet". West wall, area around HVAC and supply diffuser measured "wet"	<b>Wet 99.99%</b>	Blistering of wall material under restroom sink.
PEI3-309-1	71	70	74.1	48.3	1 SF	SVG on window unit in bedroom	Dry <15%	
PEI3-309-2	70	70	73.7	52.4			Dry <15%	
PEI3-311	72	71	72.5	50.7	-	Wall material in unit and restroom measured "dry"	Dry <15%	
PEI3-315	65	75	75.2	<b>70.9</b>	1 SF	SVG (surface) on HVAC housing and various components on the inside of this system. Wall material in unit and restroom measured "dry"	Dry <15%	Long term blistering of wall material under restroom sink.
PEI3-317	70	71	73	60.9	-	Wall material in unit and restroom measured "dry"	Dry <15%	Long term blistering of wall material under restroom sink and window by sliding door. Void in wall behind toilet. HVAC return box damaged with visible debris.
PEI3-345	65	72	74.1	64.2	-	Walls in restroom, east wall by entrance and supply diffuser measured "wet".	<b>Wet 99.99%</b>	Damaged condensate pan in HVAC system causing standing water
PEI3-331	68	69	73	53	1 SF	SVG under restroom mirror and sink. West wall by toilet in restroom measured "wet"	<b>Wet 99.99%</b>	
PEI3-308	72	72	78.9	44.9	1 SF	SVG under restroom sink. North wall in unit near baseboards measured "wet"	<b>Wet 99.99%</b>	HVAC drip pan out of alignment causing standing water in condensate pan.
PEI3-310	67	68	72.5	49.4	-	Wall material in unit and restroom measured "dry"	Dry <15%	Old odor eliminators found in HVAC unit likely contributing to musty odor. HVAC drip pan out of alignment. Metal spalling by sliding door.
PEI3-322	70	74	78.8	52.9	-	Northwest wall and small section of Wall material by toilet measured "wet"	<b>Wet 99.99%</b>	Blistering of Northwest wall in unit

Building/Unit	Thermostat Setting	Thermostat Reading	Temperature °F	% RH	SVM	Moisture Damage	Moisture Content	Other
PEI3-324	72	73	76.2	50.3	-	Wall material in unit and restroom measured "dry"	Dry <15%	Spalling on balcony
PEI3-326	72	73	74.8	55.6	-	Wall material in unit and restroom measured "dry"	Dry <15%	HVAC drip pan is rusty causing localized leak at bottom of condensate pan.
PEI3-328	72	73	75.2	46.9	-	Wall material in unit and restroom measured "dry"	Dry <15%	
PEI3-342	69	73	<b>79.3</b>	51.4	-	North wall measured "wet"	<b>Wet 99.99%</b>	Blistering of North wall in unit. HVAC drip pan out of alignment causing slow leak and standing water in bottom of condensate pan.
PEI3-340	71	72	78	53.3	-	South wall measured "wet". Cracks and historic water damage on bricks of exterior balcony.	<b>Wet 99.99%</b>	Blistering of South wall in unit. Standing water in bottom of HVAC condensate pan.
PEI3-Lounge	69	74	75	60.1	1 SF	SVG under restroom sink. Wall material in unit and restroom measured "dry"	Dry <15%	HVAC drip pan out of alignment causing water standing water in condensate pan.
PEI3-338	69	78	<b>79.3</b>	57.2	-	Wall material in unit and restroom measured "dry"	Dry <15%	
PEI3- Outside PM	-	-	91.4	58.1	-	-	-	

**APPENDIX C**  
**CERTIFICATIONS**



# The Board for Global EHS Credentialing® (BGC®)

through its vested authority, hereby confirms that

## Corey H. Myers

has met all requirements of education, experience, and examination set forth through the BGC's American Board of Industrial Hygiene® (ABIH®) credentialing division for initial certification in the Comprehensive Practice of Industrial Hygiene and is thereby conferred the credential of

## Certified Industrial Hygienist® (CIH®)

The aforementioned individual is given all rights, privileges, and responsibilities as both a diplomate of the BGC and holder of the CIH credential, provided that the credential is not suspended or revoked, and it is renewed annually. Moreover, the holder must meet all recertification requirements, including the obligation to practice ethically as prescribed by the BGC.



Credential Number: 12346 CP  
Award Date: April 23, 2021  
Expiration Date: December 1, 2026

Alan Leibowitz, CIH, CSP, FAIHA  
Chair of the Board of Directors



Ulric K. Chung, MCS, PhD  
Chief Executive Officer and Secretary



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**MOLD-RELATED SERVICES LICENSING PROGRAM**

THE MOLD ASSESSOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

**VOGT, AARON CURT**

18047 AERO AVE  
LAND O' LAKES FL 34638

**LICENSE NUMBER: MRSA2851**

**EXPIRATION DATE: JULY 31, 2024**

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