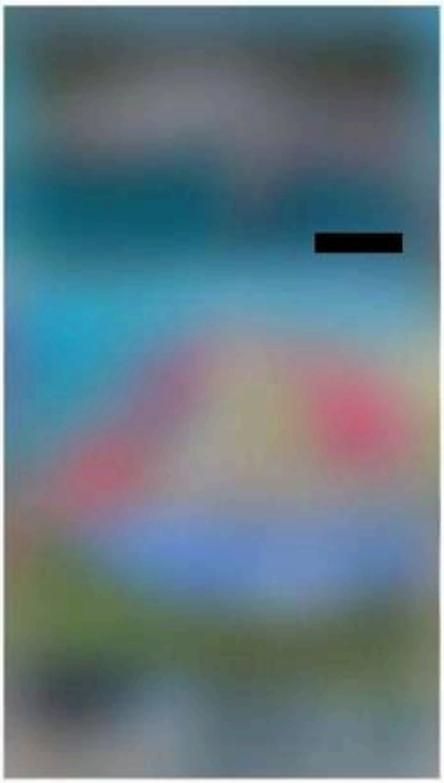
Inspection Report

Provided by:

Preven-Tech

Property Address

[redacted]



Any photos included in this report are representative and not exhaustive.

Table Of Contents:

Section name: **Page number:**

Report Information 3
[redacted] 4
[redacted] 17
[redacted] 40

Any photos included in this report are representative and not exhaustive.

Report Information

Inspection Information

Confidentiality Notice

This confidential report was produced for the exclusive use and is the property of the client named below and contains copyrighted material. Other persons or entities must obtain expressed permission from the client named below as well as the issuing company for possession, or any use of this report.

Client Name	[redacted]
Inspector(s)	Darrel Abbey. Licensed in the State of Florida to conduct inspections (license #HI 8461). FABI Registered Professional Inspector #RPI-0829.
Inspection Date	07/17/2026 - 07/21/2026
Weather Conditions	It was mostly sunny at the time of the inspections.

1.1) Photo Representation Information

Report Photo Documentation Notice

Photos included in this report are intended to document representative examples of the conditions and types of damage described throughout the report. Not every area, instance, or occurrence of a specific deficiency will be individually photographed or shown.

The absence of a photo for a specific area should not be interpreted as an indication that the area is excluded from the findings, corrective scope, cost estimate, remediation plan, or recommended repairs.

Our quote, cost estimate, corrective scope of work, and remediation plan will be based on the full extent of the deficiencies identified during the inspection and described in the report, including all applicable areas requiring correction, whether or not each individual occurrence is separately documented with a photograph.

1 [redacted]

HVAC Systems

1.1) HVAC Systems

I

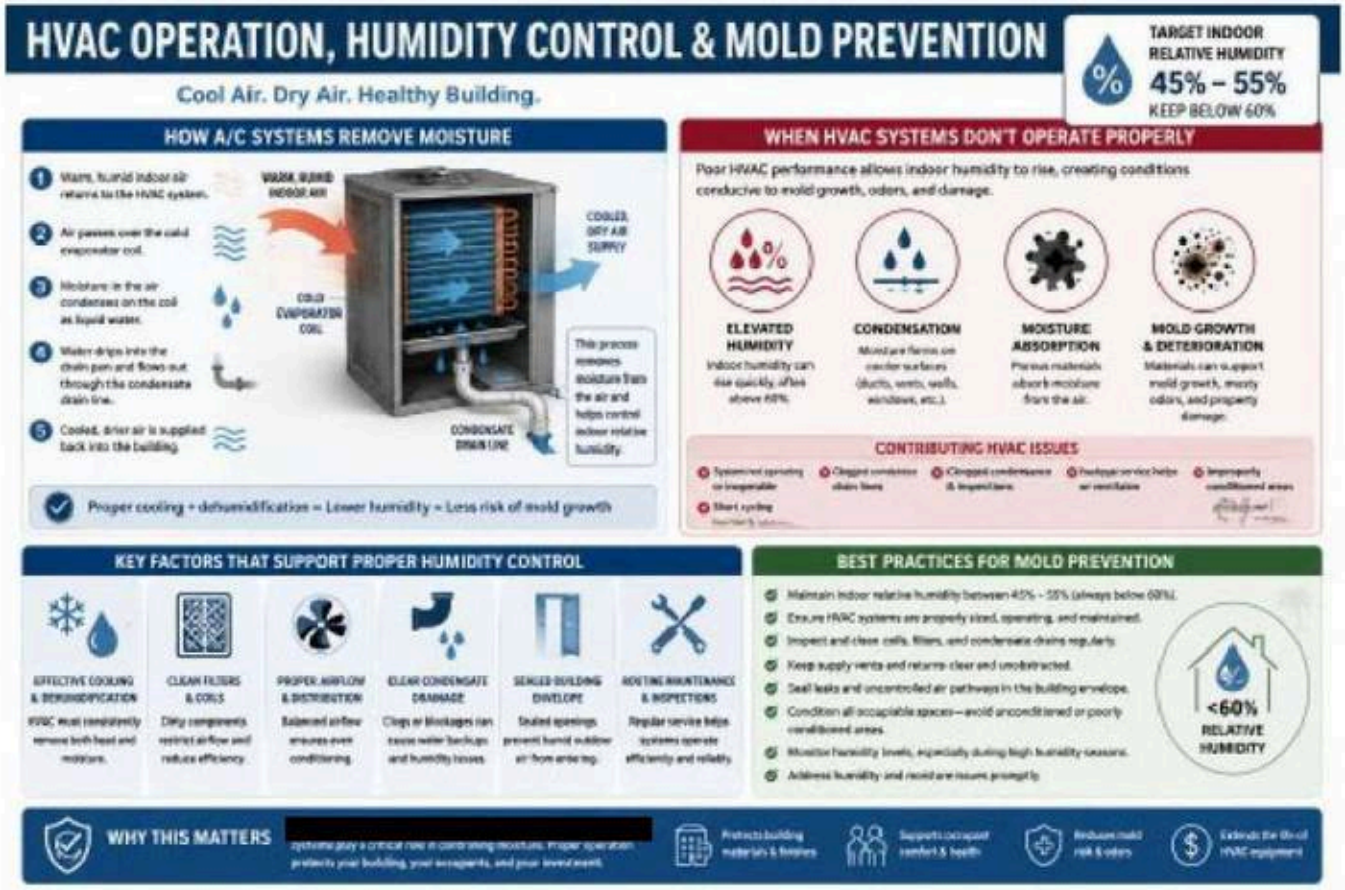
HVAC Operation, Humidity Control, and Mold Prevention

HVAC systems do more than simply cool the air. A properly functioning air conditioning system also removes moisture from the indoor environment. As warm, humid air passes across the cold evaporator coil inside the HVAC system, moisture in the air condenses into liquid water. That water is then collected and discharged through the condensate drainage system. This process lowers the indoor relative humidity and helps keep building materials, finishes, contents, and concealed cavities dry enough to reduce the likelihood of mold growth.

In hot, humid, coastal environments such as the [redacted] proper HVAC operation is especially important. Outdoor air naturally contains high moisture levels, and any interruption in cooling, dehumidification, or air circulation can allow indoor humidity to rise quickly. When relative humidity remains elevated for extended periods, especially above approximately 60%, porous and semi-porous materials such as drywall, ceiling tiles, wood, dust accumulation, insulation, paper-faced materials, furnishings, and stored contents can absorb moisture from the air. Once these materials remain damp, they can support mold growth even without a visible plumbing leak or roof leak.

When an HVAC system is not operating correctly, is poorly maintained, has clogged condensate drainage, has inadequate airflow, is short cycling, is improperly balanced, or is completely inoperable, the affected area may no longer receive proper cooling or moisture removal. This can lead to elevated humidity, condensation on cooler surfaces, musty odors, occupant discomfort, deterioration of interior finishes, and recurring mold-supporting conditions.

Multiple HVAC systems were observed to have operational issues, maintenance concerns, or were not functioning at the time of the inspection. Additionally, some areas of the building appear to be improperly conditioned or not conditioned at all. These conditions are considered significant contributors to the moisture imbalance and mold growth observed within the building. The specific HVAC-related deficiencies observed during the inspection are detailed individually in the following sections of this report.



1.2) Condensation & Water Damage R

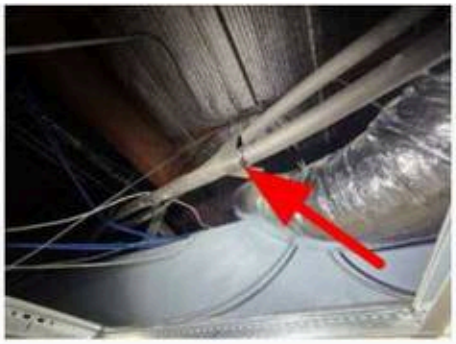
Water damage was observed in association with condensation forming on HVAC refrigerant line piping. Moisture appears to be forming on the refrigerant line and seeping through or past the existing Rubatex insulation, allowing water to drip or migrate onto surrounding building materials. This indicates that the existing refrigerant line insulation is missing, deteriorated, improperly sealed, or no longer performing as intended.

Possible Causes:
•Condensation forming on cold HVAC refrigerant lines
•Missing, damaged, deteriorated, or compressed Rubatex insulation
•Gaps, openings, or poorly sealed seams in the refrigerant line insulation
•Warm humid air contacting cold refrigerant piping
•Insulation that is saturated or no longer providing an effective vapor barrier

Why This Matters:
•Condensation from refrigerant lines can cause ongoing moisture damage to surrounding materials
•Wet insulation can continue to hold moisture and allow condensation to recur
•Repeated dripping or moisture migration can damage ceiling tiles, drywall, framing, and finishes
•Persistent moisture conditions can create an environment conducive to mold and organic growth
•Replacing damaged materials without correcting the insulation issue will likely result in recurring moisture damage

Corrective Scope:
•All HVAC refrigerant line sets will be reviewed for missing, damaged, deteriorated, saturated, or improperly sealed insulation
•Existing Rubatex insulation will be repaired or replaced anywhere deficiencies are identified
•Refrigerant line insulation seams, joints, and transitions will be properly sealed to help prevent humid air from

contacting cold piping
•Moisture-damaged or mold-impacted surrounding materials will be addressed as part of the remediation scope
•Corrective measures will be completed as necessary to prevent continued condensation, dripping, and recurring moisture damage


1.3) HVAC Ducting - Damage

R

HVAC ducting was observed completely detached from the air handler located above the Admin Offices at the [redacted] / [redacted] Terminal facility.

Possible Causes:
•Improper original duct connection
•Deteriorated, loose, or missing duct fasteners
•Failed duct straps, collars, mastic, tape, or mechanical connections
•Movement or vibration from HVAC operation
•Incomplete previous HVAC repairs or modifications
•Age-related deterioration of duct materials or connection points

Why This Matters:
Detached ducting is a significant HVAC deficiency. When ductwork is disconnected from the air handler, conditioned air may be discharged into the ceiling cavity or non-conditioned space instead of being properly distributed to the occupied areas of the building. This can reduce cooling performance, reduce humidity control, increase energy waste, and create uneven temperature and humidity conditions in the affected offices.

Depending on whether the detached duct is part of the supply or return side of the system, the condition may also allow hot, humid, dusty, or contaminated air from the ceiling cavity to mix with the conditioned air system. This can contribute to condensation, elevated indoor humidity, poor indoor air quality, and conditions conducive to mold growth.

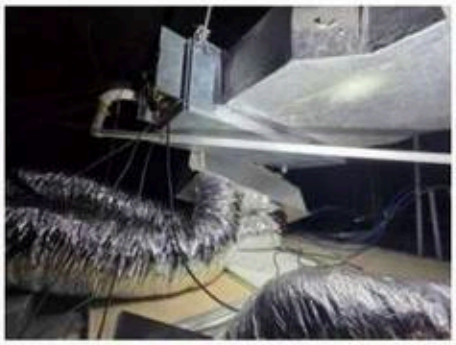
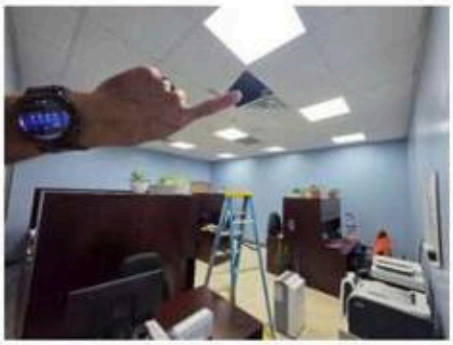
This condition is especially concerning in a facility already being evaluated for moisture and mold-related concerns. HVAC defects that reduce humidity control or allow air leakage through ceiling cavities can contribute to recurring mold conditions even after interior cleaning or remediation is performed.

Recommendations:
A licensed HVAC contractor should perform a complete review of the air handler above the Admin Offices and all associated ductwork.

The detached ducting should be properly reconnected, mechanically secured, sealed with appropriate HVAC mastic or approved sealing materials, and insulated as necessary. The contractor should also review all other accessible duct connections, plenums, collars, flex duct runs, supports, condensate components, and nearby insulation for similar deficiencies.

After the ductwork has been repaired, the HVAC system should be operated and tested to confirm proper airflow, cooling performance, and humidity control in the affected areas. Any ceiling cavity or nearby building materials affected by condensation, elevated humidity, dust accumulation, or mold contamination should be further evaluated

and cleaned, remediated, repaired, or replaced as necessary.

1.4) HVAC Ducting - Damage - HVAC Ducting - Condensation

R

Active condensation was observed forming on one or more areas of the HVAC supply ducting at the [redacted] / [redacted] Terminal facility.

Possible Causes:
•Air leakage at supply duct connections, junctions, seams, or plenums
•Loose, damaged, disconnected, or poorly sealed duct connections
•Missing, damaged, compressed, or insufficient duct insulation
•Cool conditioned air contacting warm humid ceiling cavity air
•Excessive indoor or ceiling cavity humidity
•Improper HVAC installation, modification, or prior repair work
•Reduced HVAC performance or abnormal system operation

Why This Matters:
Condensation on HVAC supply ducting is a significant moisture concern. Supply ducting carries cold conditioned air, and when warm humid air contacts cold duct surfaces, moisture can condense on the exterior of the ductwork or surrounding materials.

Active condensation can drip onto ceiling tiles, framing, insulation, electrical components, stored materials, wall finishes, and other building materials. Over time, this can cause staining, deterioration, elevated indoor humidity, and conditions conducive to mold growth.

This condition is especially concerning in a facility being evaluated for mold and moisture-related concerns because HVAC duct defects can continue to produce moisture even after interior cleaning or mold remediation has been completed. If the duct system is not corrected, remediated areas may become re-contaminated.

Recommendations:
A licensed HVAC contractor should perform a complete review of the HVAC distribution ducting and related components throughout the affected areas.

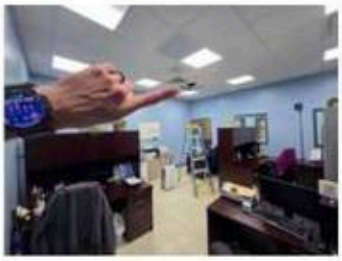
All locations where condensation is occurring should be identified and corrected. Repairs will likely include sealing air leaks, correcting loose or damaged duct connections, repairing junction boxes, sealing plenums, securing duct collars, replacing damaged duct insulation, and correcting any disconnected or poorly supported ductwork.

It may also be beneficial to perform a full mastic sealant application at all accessible supply duct junctions, seams, collars, plenums, and connection points. Proper mastic sealing can help reduce air leakage, improve HVAC performance, reduce condensation potential, and improve humidity control within the building.

After repairs are completed, the HVAC system should be operated and monitored to verify that condensation is no

longer forming. Any ceiling materials, insulation, framing, or interior finishes affected by condensation should be evaluated for moisture damage and mold contamination and cleaned, remediated, removed, or replaced as necessary.



1.5) HVAC Ducting - Damage - HVAC Ducting - Flex Insulation R

One or more areas of loose, damaged, deteriorated, displaced, or missing insulation were observed around the HVAC flex ducting at the [redacted] / [redacted] Terminal facility.

Possible Causes:
•Age-related deterioration of duct insulation
•Improper original installation
•Incomplete or poorly performed previous HVAC repairs
•Physical damage from maintenance access or stored materials
•Loose duct connections, failed outer vapor barrier, or damaged duct jacket
•Condensation-related deterioration
•Pest, rodent, or environmental damage

Why This Matters:
Flex duct insulation is important because it helps maintain the temperature of the conditioned air being distributed through the building and helps prevent condensation from forming on the duct surfaces. When duct insulation is loose, damaged, missing, or no longer properly sealed, cold supply air can come into contact with warm humid air in the ceiling cavity or surrounding areas.

This can result in condensation on or around the ductwork, which may drip onto ceiling materials, insulation, framing, electrical components, and interior finishes. Over time, this can lead to staining, moisture damage, deterioration of building materials, elevated indoor humidity, and conditions conducive to mold growth.

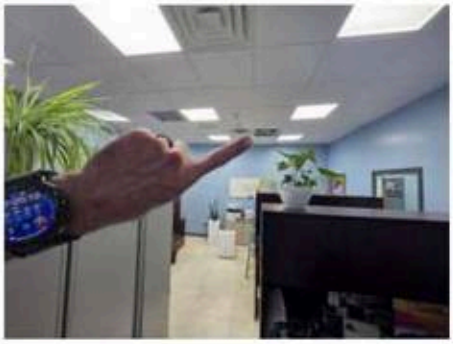
Damaged duct insulation can also reduce HVAC efficiency, impair humidity control, and contribute to uneven cooling throughout the building. This is especially important at [redacted] because the facility is already being evaluated for moisture and mold-related concerns.

Recommendations:
A licensed HVAC contractor should perform a complete review of the HVAC ducting, flex ducts, supply trunks, junction boxes, plenums, collars, duct connections, and insulation throughout the affected areas.

All loose, damaged, deteriorated, displaced, or missing duct insulation should be repaired or replaced where necessary. Repairs should include properly securing the flex duct, sealing duct connections, restoring the exterior vapor barrier, replacing damaged insulation, and sealing any air leaks at duct junctions or connection points.

Any areas where condensation, staining, or moisture damage is observed near the affected ductwork should be further evaluated for mold contamination and material deterioration. Damaged ceiling materials, insulation, or other affected materials should be cleaned, remediated, removed, or replaced as necessary.





1.6) AC Filters - Dirty

R

One or more HVAC air filters at the [redacted] / [redacted] Terminal facility were observed to be heavily soiled and well beyond their recommended replacement interval.

Possible Causes:
•Lack of routine HVAC maintenance
•Filters not being replaced on a regular schedule
•High dust/debris loading from normal building use
•Extended HVAC operation in a coastal/high-humidity environment
•Inadequate maintenance tracking or filter replacement documentation

Why This Matters:
HVAC filters are an important part of the air conditioning system and help reduce dust, debris, particulate matter, and other airborne contaminants from entering the air handler and being circulated through the occupied space.

When filters become heavily dirty or overdue for replacement, airflow through the HVAC system can become restricted. Restricted airflow can reduce cooling performance, reduce dehumidification, increase energy use, strain HVAC components, and contribute to uneven temperature and humidity conditions.

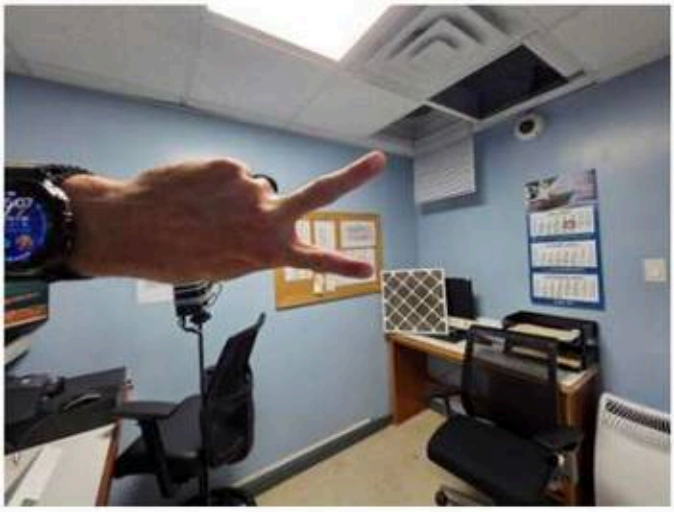
Dirty filters can also allow dust and particulate buildup within the air handler, coil, blower assembly, ductwork, and supply air pathways. In a facility already being evaluated for moisture and mold-related concerns, poor filtration and reduced HVAC performance can contribute to elevated humidity, condensation, indoor air quality concerns, and conditions conducive to mold growth.

Recommendations:
All dirty, overdue, damaged, or improperly sized HVAC filters should be replaced immediately.

A regular filter replacement schedule should be established for all HVAC systems at the facility. The replacement frequency should be based on manufacturer recommendations, system runtime, building use, indoor dust loading, and environmental conditions.

A licensed HVAC contractor should also perform a complete service review of the affected HVAC systems, including the air handler, evaporator coil, blower assembly, condensate pan, condensate drain, duct connections, supply/return openings, and overall system operation. Any dust buildup, moisture conditions, condensation, or microbial growth observed within the HVAC system should be cleaned, corrected, or remediated as necessary.





1.7) AC Filters - Dirty - AC Filters - Incorrect Size

R

Incorrectly Sized HVAC Filters / Return Air Bypass

One or more HVAC air filters were observed to be incorrectly sized at the return air registers. The filters did not properly fit the return openings, which can allow air to bypass around the filter instead of being pulled through the filter media.

Possible Causes:
•Incorrect filter size installed
•Missing, loose, or poorly fitting filter frames
•Filters not matched to the return register dimensions
•Use of temporary or non-standard replacement filters
•Lack of routine HVAC maintenance or filter tracking

Why This Matters:
Proper HVAC filtration is extremely important because most air conditioning systems are designed to continuously recirculate indoor air. The return air pathway pulls air from the occupied space back to the air handler, where it is cooled, dehumidified, and redistributed through the building.

When the filter is the wrong size, unfiltered air can bypass the filter and enter the return ducting. Dust, debris, mold spores, and other airborne particulates can then travel through the return system and collect inside the air handler, including on the blower assembly, interior cabinet surfaces, and evaporator coil.

The evaporator coil is a particularly important concern because it is typically cold, wet, and dark during normal air conditioning operation. These are the types of conditions that can support microbial growth when dust and organic debris are allowed to accumulate on the coil or surrounding HVAC components.

This is especially important in the [redacted] environment, where air conditioning systems often operate year-round and indoor air is primarily recirculated through the HVAC system. If the return air is not being properly filtered, contaminants can continue to build up inside the HVAC system and be redistributed through the occupied space. This can contribute to poor indoor air quality, reduced cooling performance, reduced humidity control, condensation concerns, musty odors, and conditions conducive to mold growth.

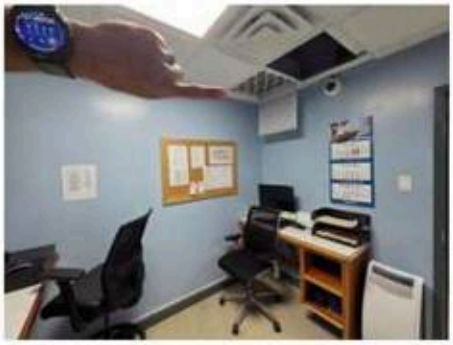
Recommendations:
All return air filters should be reviewed and replaced with properly sized filters that fit securely within the return register or filter housing.

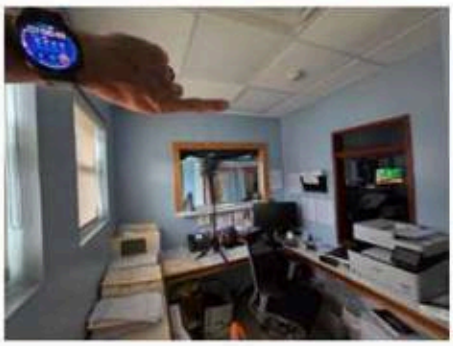
A licensed HVAC contractor should verify the correct filter size and type for each return location and ensure that the filters fit tightly without gaps, bypass openings, or loose edges. Any damaged or poorly fitting filter racks, grilles, or return assemblies should be repaired or replaced as necessary.

The HVAC contractor should also inspect the return ducting, air handler cabinet, blower assembly, evaporator coil, drain pan, and surrounding components for dust buildup, moisture, or microbial growth. Any contaminated or dirty HVAC components should be properly cleaned and serviced.

A routine filter replacement schedule should be established and maintained for all HVAC systems. In a high-humidity, year-round cooling environment, proper filtration and regular HVAC maintenance are critical parts of long-term mold prevention and indoor air quality management.





1.8) AC Filters - Dirty - AC Fitlers - Dirty Ducts

R

Significant dust and particulate buildup was observed inside the return ducting area downstream of the HVAC filter. This condition is an indication that the filtration system is not effectively capturing all airborne dust, debris, and particulates before the return air enters the HVAC system.

Possible Causes:
•Incorrectly sized air filter allowing air to bypass around the filter
•Loose, damaged, or poorly fitting filter rack or return grille
•Missing gaps or openings around the filter frame
•Inadequate filter maintenance or overdue filter replacement
•Return air leakage downstream of the filter
•Prior operation of the HVAC system with missing or improperly installed filters

Why This Matters:
The area downstream of the HVAC filter should generally remain much cleaner than the area upstream of the filter because the return air is intended to pass through the filter before entering the ducting and air handler. When significant dust and particulate buildup is present downstream of the filter, it suggests that unfiltered or poorly filtered

air is bypassing the filtration system.

This is especially concerning when the air filters are incorrectly sized, because gaps around the filter allow dust, debris, mold spores, and other airborne particulates to travel around the filter and enter the HVAC return ducting. Once these contaminants enter the system, they can accumulate inside the air handler cabinet, blower assembly, evaporator coil, drain pan, and supply air pathways.

The evaporator coil and surrounding air handler components are especially vulnerable because they are commonly cold, wet, and dark during normal air conditioning operation. When dust and organic debris collect on these surfaces, it can create conditions conducive to microbial growth and can contribute to poor indoor air quality, musty odors, reduced cooling performance, reduced dehumidification, and recurring mold-related concerns.

Recommendations:
A licensed HVAC contractor should perform a complete review of the affected return air system, including the return register, filter rack, filter fitment, return ducting, air handler cabinet, blower assembly, evaporator coil, drain pan, and related components.

All filters should be replaced with properly sized filters that fit securely and do not allow bypass around the filter edges. Any damaged, loose, or poorly fitting filter racks, return grilles, or filter housings should be repaired or replaced as necessary.

The dust and particulate buildup observed downstream of the filter should be properly cleaned from the accessible return ducting and HVAC components. If additional contamination is found inside the air handler or duct system, further HVAC cleaning, servicing, or remediation may be necessary.






Plumbing System

1.9) Plumbing Leaks

R

An active water leak was observed in the area adjacent to and around standing water and water-damaged materials (Break Room Sink). Based on the location of the water and nearby plumbing components, the condition is suspected to be related to the plumbing system; however, the exact source of the leak was not readily apparent at the time of the inspection.

Inspection Notes:
•The inspector performed a thorough visual review of the affected area
•Local plumbing fixtures and components were operated during the inspection
•Stored materials were removed from beneath the kitchen / break room sink to allow further visual review
•The visible and accessible plumbing components in the area were checked
•The source of the leak could not be positively identified during the inspection

Why This Matters:
Active water leakage is a significant moisture concern, especially in a building being evaluated for mold and moisture-related conditions. Standing water and water-damaged materials can contribute to deterioration of cabinets, flooring, wall materials, baseboards, stored contents, and concealed building components.

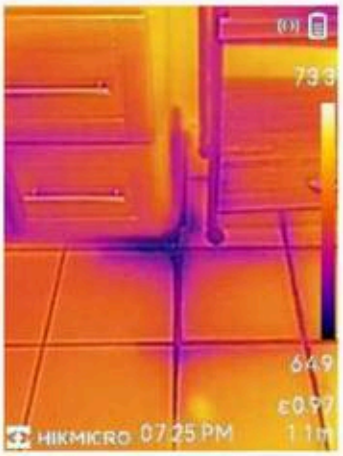
Even when the visible plumbing components appear generally intact, leaks can originate from concealed supply lines, drain lines, fittings, wall cavities, floor penetrations, appliance connections, condensate lines, or plumbing components that only leak under certain operating conditions.

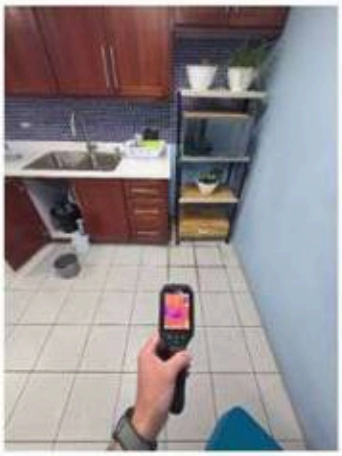
If the source of the leak is not identified and corrected, moisture damage and mold-conducive conditions are likely to continue or return after cleaning or remediation has been performed.

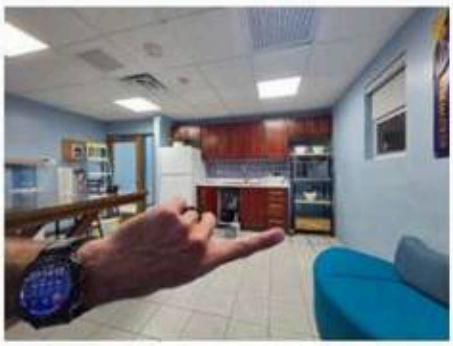
Recommendations:
Further investigation by a licensed plumber is recommended to determine and correct the source of the leak.

The plumber should perform a complete review of the plumbing components in and around the affected area, including supply lines, drain lines, fixture connections, sink components, wall/floor penetrations, concealed piping, and any adjacent plumbing or mechanical components that may be contributing to the condition.

After the leak source has been identified and corrected, all standing water should be removed and all affected materials should be further evaluated. Any damaged, deteriorated, mold-impacted, or non-salvageable materials should be removed and replaced as necessary. Concealed areas below, behind, or adjacent to the affected materials should also be reviewed for hidden moisture damage and mold contamination before repairs are completed.



Interior Spaces

1.10) Humidity Control

I

Indoor Humidity Control and Mold Prevention

One of the most important factors in preventing mold growth inside an air-conditioned building is controlling the relative humidity of the indoor air. Mold requires moisture to grow. While obvious water leaks and flooding are major sources of moisture, elevated indoor humidity can also provide enough moisture to support mold growth, especially in

hot, humid, coastal environments such as the [redacted]

Relative humidity refers to the amount of moisture vapor present in the air compared to how much moisture the air can hold at that temperature. When indoor humidity remains elevated, porous and semi-porous materials such as drywall, ceiling tiles, insulation, wood, paper-faced materials, furnishings, stored contents, dust, and organic debris can absorb moisture from the air. These materials may become damp enough to support mold growth even when there is no visible standing water or active leak.

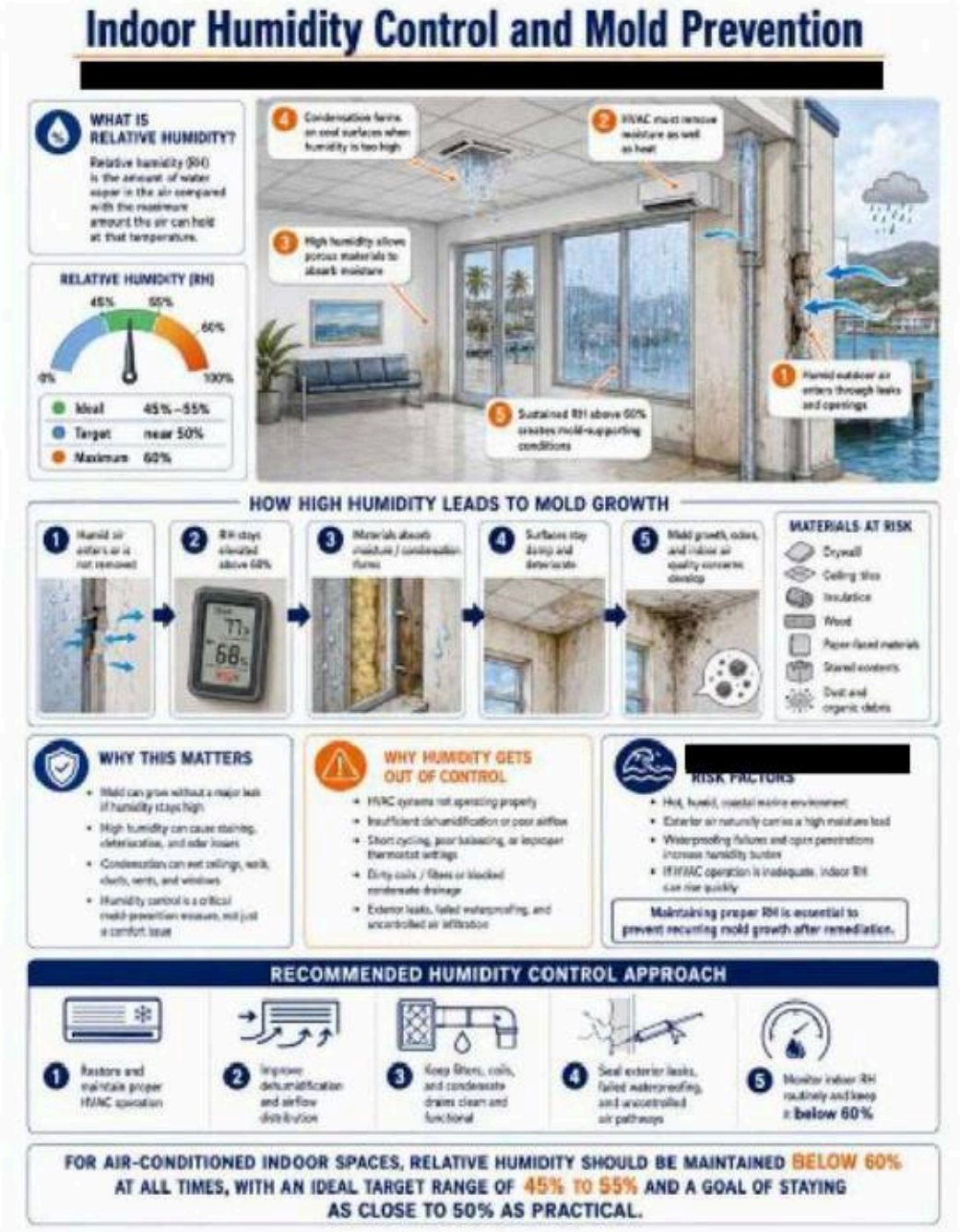
High humidity also increases the likelihood of condensation. When warm, humid air contacts cooler air-conditioned surfaces, such as supply vents, ducts, ceilings, walls, metal framing, windows, or other cold building components, the moisture vapor in the air can condense into liquid water. This can create localized wetting, staining, deterioration, and mold-supporting surface conditions.

For air-conditioned indoor spaces, relative humidity should generally be maintained below 60% at all times, with an ideal target range of approximately 45% to 55% in this type of hot and humid commercial environment. Where possible, maintaining humidity closer to 50% provides better protection against mold growth, odors, dust mite activity, material deterioration, and indoor air quality concerns. Sustained humidity above 60% should be considered a moisture-control deficiency and should trigger corrective action.

Proper humidity control depends on several factors working together, including properly functioning HVAC systems, adequate dehumidification, proper airflow, correct thermostat operation, clean filters and coils, unobstructed condensate drainage, properly sealed exterior openings, controlled outdoor air infiltration, and routine maintenance. If HVAC systems are not operating correctly, are undersized, oversized, short cycling, poorly balanced, or completely inoperable, the affected spaces may not be able to maintain proper humidity control.

At the [redacted] Buildings, humidity control is especially important because the building is located in a warm, humid, marine environment where exterior air naturally contains high moisture levels. When this humid outdoor air enters the building through leaks, failed waterproofing, open penetrations, damaged exterior finishes, or poorly conditioned areas, the HVAC systems must remove that added moisture load. If the HVAC systems are not functioning properly, indoor humidity can rise quickly and create conditions that support mold growth.

Maintaining proper indoor humidity is therefore not just a comfort issue. It is a critical mold-prevention measure. Correcting water intrusion sources, restoring HVAC operation, improving dehumidification, sealing uncontrolled air pathways, and monitoring indoor humidity levels are necessary steps to reduce the risk of recurring mold growth after remediation is completed.



1.11) Water Damaged Materials

R

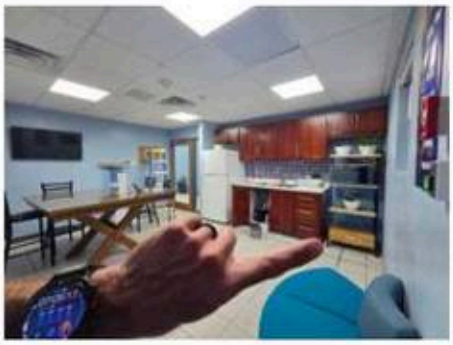
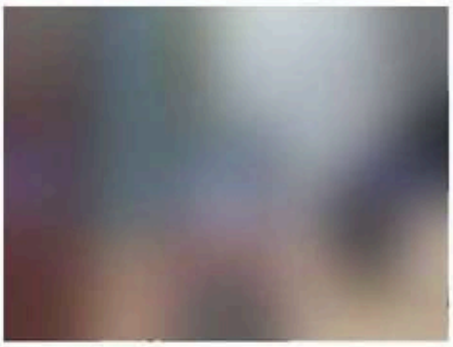
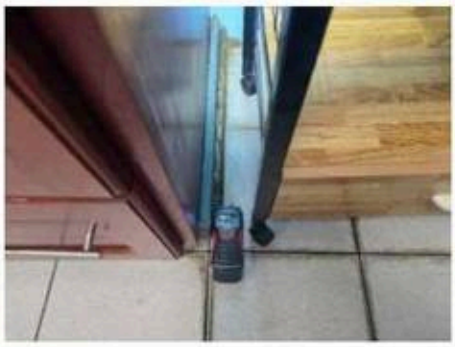
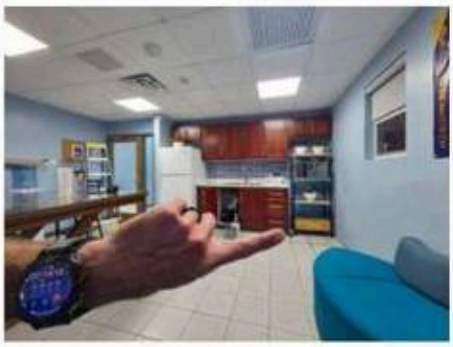
Water-damaged materials were observed in one or more areas, and elevated moisture readings were confirmed when the affected materials were probed with a moisture meter. These readings indicate that the materials were actively holding moisture at the time of the inspection.

Possible Causes:
•Active or previous moisture intrusion
•Plumbing, HVAC, condensate, or roof-related moisture sources
•Exterior wall, window, door, or building envelope leakage
•Condensation forming on cold mechanical piping or surrounding surfaces
•Moisture trapped within porous or absorbent building materials

Why This Matters:
•Materials with elevated moisture readings can continue to deteriorate if not corrected
•Wet or moisture-damaged materials can create conditions conducive to mold and organic growth
•Moisture may spread into adjacent concealed wall, ceiling, or flooring assemblies
•Cosmetic repairs or repainting will not correct the condition if wet materials remain in place
•Mold remediation efforts may not remain effective if active moisture sources and damaged materials are not properly addressed

Corrective Scope:
•The source of moisture for each affected area will be identified and corrected as necessary
•Moisture-affected materials will be further evaluated to determine the extent of damage
•Water-damaged materials with confirmed elevated moisture readings will be removed and replaced where necessary
•Adjacent materials will be inspected for hidden moisture damage and mold/organic growth
•Affected areas will be dried, cleaned, repaired, and restored as part of the overall corrective and remediation scope
•Corrective measures will be completed as necessary to eliminate active moisture conditions and reduce the likelihood of recurring mold growth



2 [redacted]

[redacted] Construction

[redacted] Construction Overview

[redacted] – Composite / Temporary Structure Construction

The [redacted] appears to be constructed as a composite facility consisting of multiple different structure types that have been connected together to function as a single operational building. The original portion of the facility appears to be trailer or mobile-office style construction that has been converted for office and terminal use. Multiple add-on structures and container-type units have also been attached or incorporated into the overall facility.

This type of mixed construction creates several important waterproofing concerns. Unlike a purpose-built structure with a continuous roof system, continuous exterior wall assembly, and coordinated flashing details, a facility assembled from multiple structure types will typically have many vulnerable transition points. These include roof-to-wall intersections, wall-to-wall connections, trailer-to-addition seams, container-to-building connections, door and window openings, equipment penetrations, flashing transitions, sealant joints, and areas where different materials expand, contract, move, or settle at different rates.

Primary Concern:
The most moisture-vulnerable areas of this type of facility are the transition points between the different connected structures. These areas rely heavily on properly designed and maintained flashing, sealants, weatherstripping, roof tie-ins, exterior trim details, and drainage management. If these details are missing, deteriorated, poorly installed, or not maintained, wind-driven rain and exterior moisture can enter the building envelope and affect interior wall, ceiling, floor, and concealed cavity areas.

Why This Matters:
Moisture intrusion is especially problematic in this type of facility because water can enter at one structure connection and travel into concealed cavities, behind wall finishes, beneath flooring, above ceiling materials, or between attached building sections. This can result in hidden moisture damage, mold growth, corrosion, deterioration of building materials, and recurring indoor air quality concerns. Even if the interior surfaces are cleaned or remediated, mold and moisture-related conditions are likely to return if the exterior envelope and transition details are not corrected.

Recommendations:
A complete exterior envelope review should be performed for the entire facility, with special attention to all connections between the trailer/mobile-office structure, add-on structures, container units, roof systems, wall assemblies, windows, doors, and exterior penetrations.

All vulnerable transition points should be properly repaired using appropriate exterior-rated waterproofing materials, flashing, sealants, and weather-resistant details. Sealants alone should not be relied upon where proper flashing or drainage detailing is required.

Any damaged, deteriorated, improperly installed, or incomplete waterproofing details should be corrected before interior mold remediation is performed. Interior remediation should not be considered complete or durable until the underlying exterior moisture intrusion pathways have been identified and corrected.

Because of the mixed construction type and the complexity of the building transitions, evaluation and correction by a qualified waterproofing contractor, licensed general contractor, and/or design professional is recommended. Hidden moisture damage may be present and may not be fully identifiable until finish materials are removed during repair or remediation work.

Exterior Visual Review

Exterior Visual Review / Representative Deficiency Documentation

As part of the mold inspection and testing process, the inspector performed a visual review of the exterior portions of the facility to identify apparent moisture intrusion risks, waterproofing deficiencies, and exterior building envelope conditions that may be contributing to interior moisture damage and mold growth.

This report includes multiple exterior conditions that were observed to be problematic and should be reviewed and corrected by the client's selected building contractor, waterproofing contractor, or other qualified specialist. The exterior observations included in this report are intended to help identify the types of conditions that require correction to ensure that the mold remediation is an effective permanent solution to the facilities mold problem.

The inspector is documenting representative examples of the observed exterior deficiencies for the purpose of educating the client and providing direction regarding the types of repairs that should be addressed. The report should not be interpreted as identifying or photographing every individual instance of every repeated condition. Similar deficiencies may be present in additional areas that were not specifically photographed or individually listed.

A qualified contractor or waterproofing specialist should perform a complete exterior building envelope review of the entire facility and correct all similar conditions as necessary. Particular attention should be given to roof transitions, wall connections, exterior penetrations, windows, doors, flashing details, sealant joints, cladding transitions, and the connection points between the various trailer-style, container-style, and add-on structure components.

Exterior Envelope

2.1) Wall Cladding Damage R

One or more areas of holes, openings, impact damage, or deterioration were observed in the metal siding that forms part of the facility's exterior wall system.

Possible Causes:
•Impact damage from equipment, vehicles, stored materials, or previous repairs
•Corrosion or deterioration of the metal siding
•Improperly sealed abandoned penetrations
•Incomplete or poorly executed previous repairs
•Movement or separation at attached structure transitions

Why This Matters:
The exterior wall system is intended to help protect the building from rain, wind-driven moisture, exterior air infiltration, and environmental exposure. Holes or damaged areas in the metal siding can allow water to penetrate behind the exterior wall covering and enter concealed wall cavities, interior finishes, insulation, framing, or other building materials.

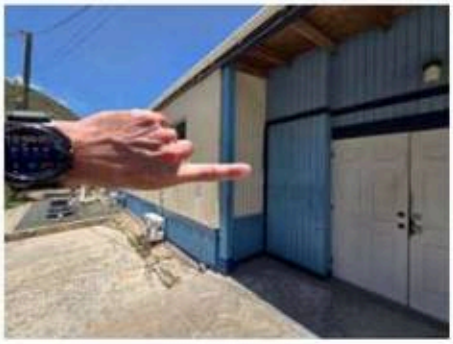
Moisture intrusion through these openings can lead to water damage, corrosion, deterioration of concealed materials, elevated indoor humidity, and conditions conducive to mold growth. This is especially important at this facility due to the mixed construction type, coastal exposure, and existing mold/moisture concerns.

Recommendations:
All holes, openings, damaged sections, and deteriorated areas of metal siding should be reviewed and repaired by a qualified contractor.

Repairs should be performed using appropriate exterior-rated materials and methods. Depending on the location and severity of the damage, correction may require replacement of damaged siding panels, installation of properly sealed metal patches, flashing repairs, sealant replacement, or further evaluation of the concealed wall cavity behind the damaged area.

Any affected interior or concealed materials should be further evaluated for moisture damage or mold contamination during repair work. Interior mold remediation should not be considered durable unless exterior wall openings and moisture entry points are properly corrected.





2.2) Exterior Wall Penetrations

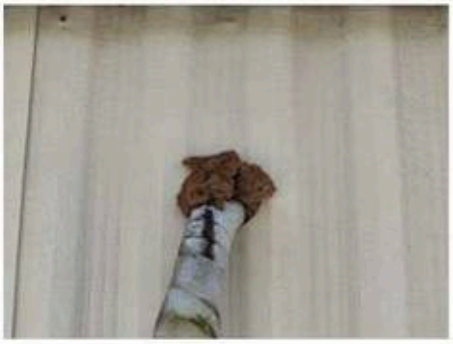
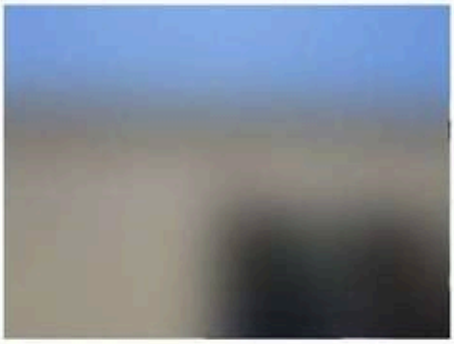
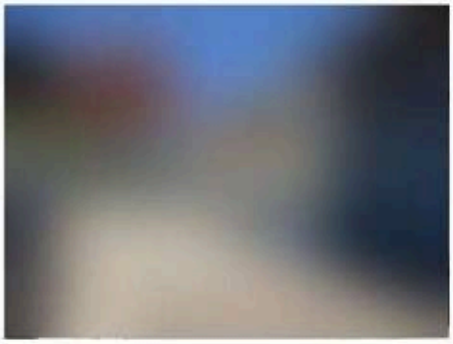
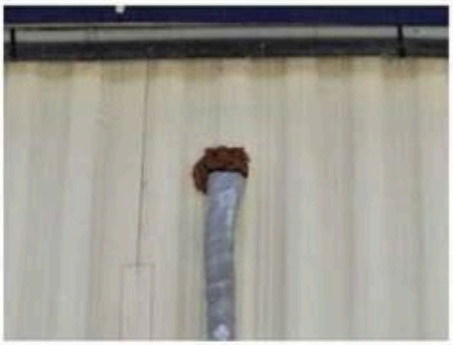
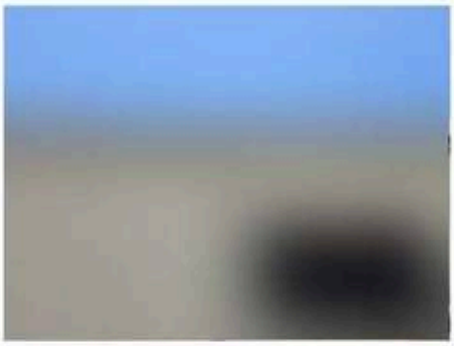
R

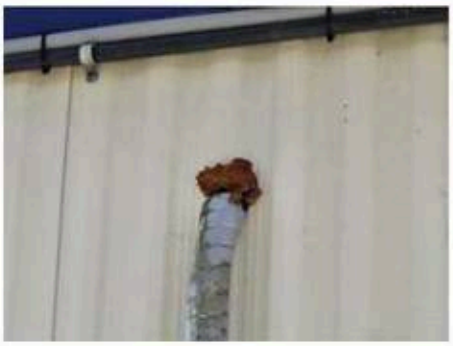
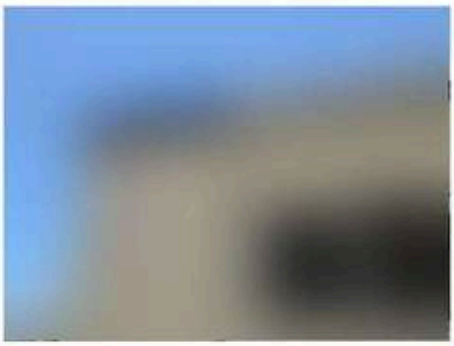
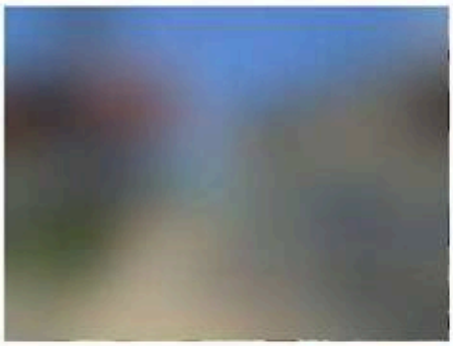
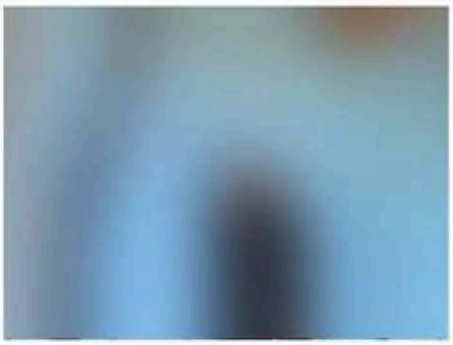
Multiple exterior wall penetrations were observed that were not properly sealed, waterproofed, or finished. These penetrations create vulnerable openings in the exterior building envelope and can allow wind-driven rain, surface moisture, and hot humid exterior air to enter the wall assembly and/or interior areas of the building. In a coastal Caribbean environment, even relatively small unsealed penetrations can become significant moisture pathways over time and can contribute to concealed dampness, interior water damage, condensation, material deterioration, and mold-supporting conditions.

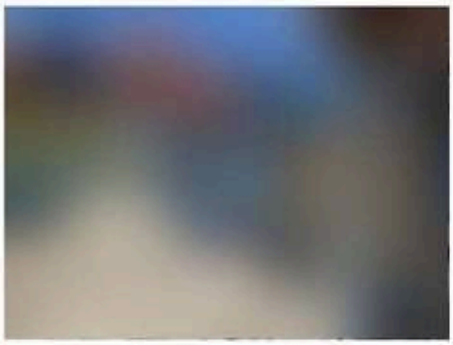
Possible Causes:
•Incomplete sealing around electrical, plumbing, mechanical, communication, or utility penetrations
•Failed or deteriorated sealant at exterior wall openings
•Improper original installation or incomplete waterproofing detailing
•Prior repair or utility work that was not properly sealed afterward
•Movement, shrinkage, UV exposure, salt air, and weathering causing sealant failure
•Gaps, cracks, or openings where exterior components pass through the wall assembly

Why This Matters:
•Exterior wall penetrations are common leak points when not properly sealed and maintained
•Unsealed openings can allow wind-driven rain and humid exterior air to bypass the exterior weather barrier
•Moisture entering through penetrations can travel inside wall cavities before becoming visible at the interior
•Concealed moisture can damage drywall, framing, sheathing, insulation, fasteners, finishes, and other building materials
•Humid exterior air entering cooler interior or cavity spaces can increase condensation potential
•Damp materials and elevated humidity can support mold growth and recurring microbial contamination
•Mold remediation may not remain successful if these exterior moisture and air-infiltration pathways are not corrected

Required Corrective Action / Planned Repairs:
As part of the corrective action scope, all exterior wall penetrations should be reviewed throughout the building to identify locations where sealants, flashing, waterproofing, sleeves, escutcheons, or other protective details are missing, failed, deteriorated, or incomplete. All compromised penetrations should be properly sealed, repaired, and waterproofed using appropriate exterior-grade materials and methods compatible with the wall cladding system and the specific penetration type. The goal of this work is to restore the continuity of the exterior building envelope, reduce uncontrolled exterior air infiltration, prevent additional moisture intrusion, and reduce the risk of recurring mold-supporting conditions after remediation is completed.



2.3) Exterior Opening Waterproofing R

Multiple areas of waterproofing failure were observed around exterior openings at the [redacted] including windows, doors, and similar building envelope penetrations. Conditions observed may include failed, deteriorated, missing, incomplete, or improperly installed caulking, sealants, flashing, trim details, and/or weatherproofing components.

Possible Causes:
•Age-related deterioration of exterior sealants and caulking
•Improper or incomplete original installation

•Poorly executed previous repairs
•Movement between different connected structure types
•UV exposure, salt air, wind-driven rain, and coastal weather conditions
•Missing or inadequate flashing around windows and doors
•Gaps, cracks, or separation between frames, trim, siding, and wall materials

Why This Matters:
Windows and doors are common moisture intrusion points because they interrupt the exterior wall system. These openings must be properly flashed, sealed, drained, and maintained to prevent rainwater and humid exterior air from entering the building envelope.

When caulking, sealants, flashing, or weatherproofing details fail around exterior openings, water can penetrate into wall cavities, ceiling areas, flooring edges, trim, framing, insulation, and interior finish materials. This can lead to staining, deterioration, concealed water damage, elevated indoor humidity, and conditions conducive to mold growth.

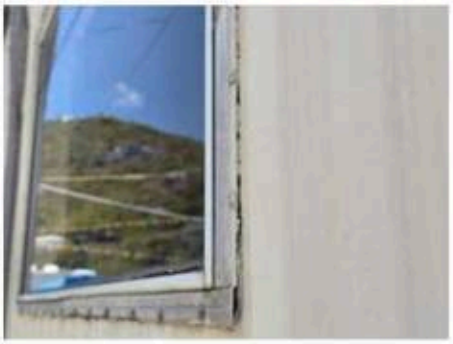
This condition is especially important at the [redacted] because the facility appears to be constructed from multiple connected structure types, including trailer-style construction, add-on structures, and container-style units. These types of mixed construction create additional transition points and movement joints that are more vulnerable to waterproofing failure if not properly detailed and maintained.

Recommendations:
A qualified waterproofing contractor, building contractor, window/door contractor, and/or exterior envelope specialist should perform a complete review of all exterior openings throughout the facility.

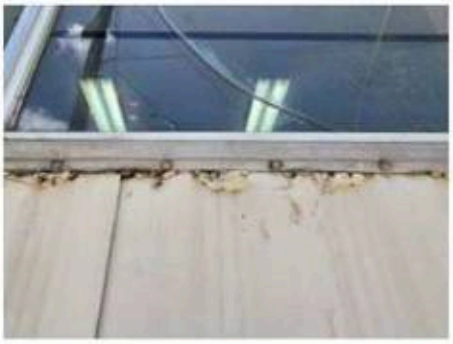
All failed, deteriorated, missing, incomplete, or improperly installed caulking, sealants, flashing, trim details, and weatherproofing components should be repaired or replaced as necessary to restore the intended weather-resistant performance of the exterior envelope.

Sealant-only repairs should not be relied upon where proper flashing, drainage detailing, sill pan correction, frame repair, trim repair, siding repair, or more substantial waterproofing reconstruction is needed.

Any interior areas around the affected openings should be evaluated for moisture damage, mold contamination, and concealed deterioration. Damaged, deteriorated, mold-impacted, or non-salvageable materials should be removed and replaced as necessary after the exterior moisture intrusion sources have been corrected.









Roof

Roof Covering & Waterproofing Overview

The roof covering is one of the most important components of the building's exterior envelope and serves as the primary first line of defense against water intrusion from rain, wind-driven rain, and storm conditions. A properly installed and maintained roof system is critical for keeping the building interior dry and for preventing moisture-related damage to ceilings, walls, insulation, concealed cavities, structural components, and interior finish materials.

General Information:
The roof system does not only include the visible roof covering material. It also includes flashing, roof penetrations, roof-to-wall transitions, drainage components, sealants, coping, edge details, mechanical penetrations, vents, curbs, and any areas where the roof connects to adjacent walls or attached structures. Failure at any of these areas can allow water to enter the building envelope even if the main roof covering appears generally serviceable.

Why This Matters:
Water intrusion from the roof can create conditions conducive to mold growth, especially when leaks occur above ceilings, inside wall cavities, behind finishes, or within concealed building assemblies. These areas can remain wet or elevated in moisture for extended periods before visible staining or damage is noticed from the interior. Once moisture becomes trapped in concealed areas, mold growth can develop and spread through settled spores, contaminated dust, ceiling cavities, HVAC air movement, and normal building airflow.

Interior mold remediation should not be considered complete or durable if roof leaks or roof-related moisture intrusion conditions remain unresolved. Cleaning interior surfaces may temporarily reduce visible contamination, but mold growth and moisture-related damage are likely to return if the roof system continues to allow water intrusion.

Recommendations:
A complete review of the roof covering and all associated roof system components should be performed by a qualified roofing contractor or waterproofing specialist. The review should include all roof penetrations, flashing details, drainage areas, roof-to-wall transitions, edge details, sealant joints, mechanical equipment penetrations, and any areas where previous repairs or alterations have been performed.

Any roof deficiencies, active leaks, deteriorated materials, open penetrations, failed sealants, damaged flashing, or drainage defects should be corrected before interior mold remediation is performed. After roof-related repairs are completed, any affected interior ceiling cavities, wall cavities, insulation, ceiling tiles, gypsum board, or other building materials should be evaluated for moisture damage and mold contamination.

Maintaining a dry building envelope is the foundation of long-term mold prevention. The roof system should be inspected and maintained regularly, especially in coastal and hurricane-prone environments where wind, salt exposure, UV exposure, heavy rain, and storm conditions can accelerate deterioration.

2.4) Metal Panel Condition R

Multiple areas of damage and deterioration were observed at the metal panel roof covering. In one or more areas, corrosion has progressed to the point that the metal roofing panels are corroded completely through, creating visible

holes/openings in the roof covering.

Possible Causes:
•Age-related deterioration of the metal roof panels
•Long-term exposure to coastal salt air, moisture, and UV conditions
•Deferred roof maintenance
•Failed protective coatings or paint finishes
•Previous damage, penetrations, or repairs that were not properly sealed
•Standing water, poor drainage, or trapped debris accelerating corrosion

Why This Matters:
The roof covering is the building's primary first line of defense against rainwater intrusion. When corrosion has penetrated completely through the metal roof panels, the damaged areas become direct and obvious pathways for water to enter the building envelope.

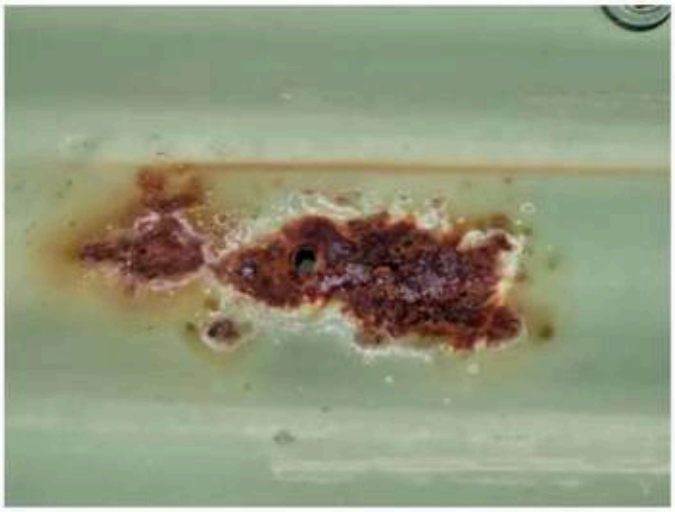
Water intrusion through the roof can affect ceiling cavities, insulation, wall assemblies, electrical components, interior finishes, stored materials, and concealed building components. These conditions can result in continued moisture damage and can create or contribute to conditions conducive to mold growth.

This condition is especially concerning because interior mold remediation will not be durable or effective long-term if active roof leaks remain present. Any interior areas cleaned or remediated may become re-contaminated if the roof continues allowing moisture intrusion.

Recommendations:
A qualified roofing contractor should perform a complete review of the metal roof covering, including all corroded panels, roof seams, fasteners, flashings, penetrations, roof edges, drainage areas, and previous repair locations.

All roof panels with corrosion-through openings, holes, or advanced deterioration should be properly repaired or replaced as necessary. Temporary sealants or patching should not be considered a reliable long-term correction for panels that have corroded completely through.

Any interior areas below or adjacent to the damaged roof sections should be further evaluated for moisture damage, mold contamination, and concealed material deterioration. Roof leak repairs should be completed before interior mold remediation is performed.










2.5) Flashings & Transitions R

One or more areas of poorly designed, incomplete, damaged, deteriorated, or improperly installed roof flashing and/or roof transition details were observed.

Possible Causes:
•Improper original installation
•Incomplete or poorly executed previous repairs
•Age-related deterioration of sealants, flashing, or roofing materials
•Movement between connected building sections
•Poorly detailed roof-to-wall transitions, seams, penetrations, or edge conditions
•Coastal exposure, wind-driven rain, salt air, and UV deterioration

Why This Matters:
Roof flashing and transition details are critical components of the roofing system. These areas are specifically intended to direct water away from vulnerable roof connections, wall intersections, penetrations, seams, and changes in elevation or material type.

When flashing or roof transition details are poorly designed, improperly installed, deteriorated, or incomplete, water can penetrate beneath the roof covering and enter concealed ceiling cavities, wall assemblies, structural components, insulation, and interior finish materials. These conditions can lead to ongoing water intrusion, concealed moisture damage, deterioration of building materials, and conditions conducive to mold growth.

This is especially important at this facility due to the mixed construction type and the multiple roof and wall transitions between the trailer-style structure, add-on structures, container-type units, and other connected building sections. These transition areas are naturally more vulnerable to leaks and typically require careful waterproofing detailing and ongoing maintenance.

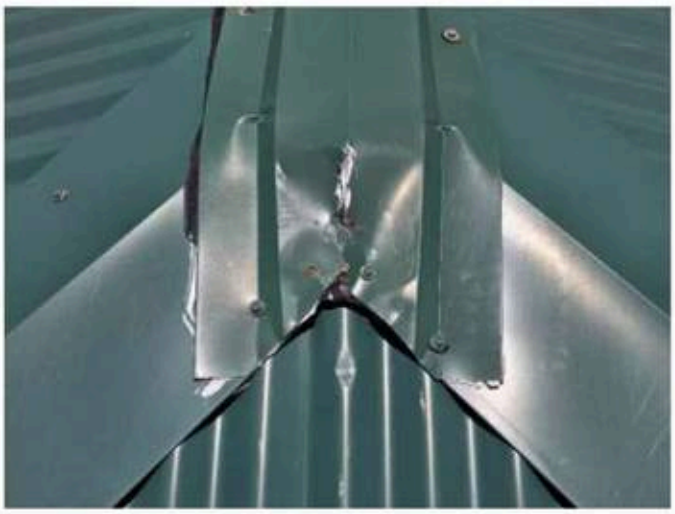
Recommendations:
A complete review of the roof covering, flashing details, roof penetrations, seams, drainage areas, and all roof transition areas should be performed by a licensed roofing contractor.

All deficient flashing, roof transition, sealant, penetration, seam, and waterproofing details should be repaired or replaced as necessary to preserve or restore the intended waterproof performance of the roof system. Sealant-only repairs should not be relied upon where proper flashing, counterflashing, metal repairs, panel replacement, or drainage correction is needed.

Any interior areas below or adjacent to the deficient roof transition areas should also be evaluated for moisture damage, mold contamination, and concealed material deterioration. Roof-related deficiencies should be corrected before interior mold remediation is performed so that cleaned or remediated areas are not re-damaged or re-contaminated by continued moisture intrusion.









2.6) Roof Penetrations - Poor Design & Installation R

One or more roof penetrations were observed with poorly designed, incomplete, deteriorated, or improperly constructed waterproofing details. Roof penetrations may include plumbing vents, electrical conduits, mechanical equipment supports, refrigerant lines, fasteners, brackets, exhaust vents, abandoned openings, or other components that pass through the roof covering.

Possible Causes:
•Improper original installation
•Incomplete or poorly executed previous repairs
•Use of sealant-only repairs instead of proper flashing details
•Deteriorated sealants, boots, collars, gaskets, or flashing materials
•Movement, vibration, or thermal expansion around the penetration
•Coastal salt exposure, UV exposure, wind-driven rain, and age-related deterioration
•Abandoned or modified penetrations that were not properly removed and sealed

Why This Matters:
Roof penetrations are one of the most common and vulnerable sources of moisture intrusion through a roof system. Every penetration creates an interruption in the roof covering and must be properly flashed, sealed, and integrated into the roof assembly to prevent water from entering the building envelope.

When roof penetration waterproofing is poorly designed or improperly installed, rainwater can enter around the penetration and travel into concealed ceiling cavities, wall assemblies, insulation, electrical areas, and interior finish materials. These leaks may not always appear directly below the penetration because water can travel along roof panels, framing, conduits, ceiling grids, or other concealed pathways before becoming visible inside the building.

These conditions are especially concerning in a facility with known moisture and mold-related concerns. Interior mold remediation should not be considered durable or complete if roof penetrations continue to allow water intrusion into the building.

Recommendations:
A licensed roofing contractor should perform a complete review of all roof penetrations throughout the facility.

All deficient penetration details should be properly repaired using appropriate roofing materials and methods. Corrections may include installation or replacement of proper flashing, pipe boots, storm collars, counterflashing, pitch pans, curb flashing, sealant systems, panel repairs, or complete removal and permanent sealing of abandoned penetrations.

Sealant-only repairs should not be relied upon where proper flashing or roofing integration is required. Any interior areas below or adjacent to deficient roof penetrations should be evaluated for moisture damage, mold contamination, and concealed deterioration. Roof penetration deficiencies should be corrected before interior mold remediation is performed.







2.7) Roof Penetrations - Poor Design & Installation - Roof Penetrations - Expanding Foam

R

Expanding foam was observed being used as the apparent waterproofing/sealant material around the electrical service entry roof penetration.

Possible Causes:
•Improper previous repair or installation
•Use of an unsuitable material for exterior roof waterproofing
•Incomplete or missing roof penetration flashing
•Attempted temporary sealing of an active or suspected leak area
•Lack of proper roofing integration around the electrical service entry penetration

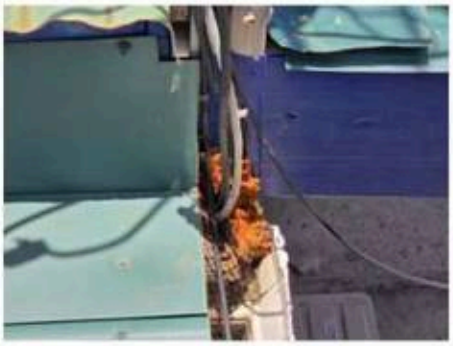
Why This Matters:
Expanding foam of this type is not an appropriate waterproofing material for an exterior roof penetration. It is not designed to serve as a permanent roof flashing, roof sealant, or weatherproofing system. Foam materials can deteriorate from UV exposure, moisture, heat, movement, and coastal weather conditions, allowing water to penetrate around the roof opening.

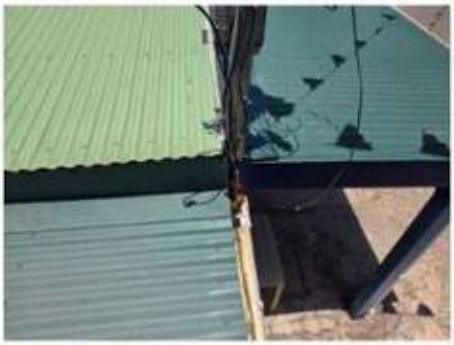
Electrical service entry penetrations are especially important because they pass through the roof envelope and may allow moisture to enter concealed ceiling cavities, wall assemblies, electrical components, or interior finish materials if not properly flashed and sealed. Moisture intrusion at this location can contribute to water damage, corrosion, electrical safety concerns, and conditions conducive to mold growth.

Recommendations:
A licensed roofing contractor should perform a complete review of the electrical service roof penetration and surrounding roof area.

The expanding foam should be removed and the penetration should be properly corrected using appropriate exterior-rated roofing materials and methods. Correction may require proper flashing, storm collars, boots, counterflashing, pitch pans, compatible roof sealants, metal repairs, or other methods approved for the specific roof system and electrical service penetration.

Any affected interior areas below or adjacent to this penetration should also be evaluated for moisture damage, mold contamination, and concealed deterioration. This condition should be corrected as necessary to preserve or restore a leak-free roof installation before interior mold remediation is performed.







2.8) Refrigerant Line Insulation

R

One or more areas of damaged, deteriorated, or missing insulation were observed on the HVAC refrigerant line sets.

Possible Causes:
•UV exposure and weather-related deterioration
•Age-related breakdown of the refrigerant line insulation
•Physical damage from maintenance, equipment movement, or pests
•Improper or incomplete previous installation
•Lack of protective coating on exterior exposed insulation

Why This Matters:
Refrigerant line insulation is important because it helps prevent energy loss, condensation, and abnormal operating conditions at the HVAC system. When insulation is damaged or missing, the refrigerant lines can be exposed to outdoor heat and humidity, which can reduce system efficiency and allow condensation to form on the line set.

Condensation at refrigerant lines can contribute to moisture damage, staining, deterioration of nearby materials, elevated humidity, and conditions conducive to mold growth. This is especially important in this facility due to the existing moisture and mold-related concerns.

Recommendations:
A licensed HVAC contractor should review all refrigerant line sets and replace any damaged, deteriorated, loose, or missing insulation as necessary.

After the damaged or missing insulation has been identified and properly replaced, all exterior-exposed refrigerant line insulation should be protected with an appropriate UV-resistant coating or paint compatible with the newly installed Rubatex or similar closed-cell pipe insulation. This will help prevent premature deterioration from sun exposure and preserve the intended performance of the insulation.

Any areas where condensation has been occurring should also be evaluated for related moisture damage, staining, mold growth, or deterioration of adjacent building materials.





HVAC Systems

2.9) Unused Central HVAC

R

An unused and reportedly out-of-service central HVAC unit was observed in the Immigration Office area. Although the system is no longer in active use, portions of the ducting appear to remain open to the conditioned interior space.

Possible Causes:
•HVAC system abandoned or taken out of service without properly sealing the ductwork
•Incomplete removal or decommissioning of old HVAC equipment
•Open duct connections remaining between conditioned and non-conditioned areas
•Lack of proper air sealing after HVAC modifications

Why This Matters:
Open or abandoned HVAC ducting can allow warm, humid, non-conditioned air to enter the conditioned interior space.

When warm humid air mixes with cooler conditioned air, condensation can form on nearby duct surfaces, ceiling materials, wall materials, registers, metal components, or other cool surfaces.

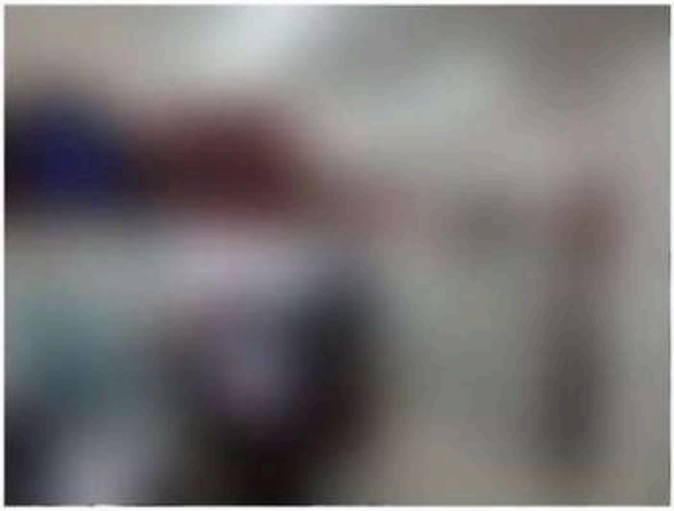
This condition can contribute to elevated indoor humidity, condensation, moisture damage, musty odors, microbial growth, and conditions conducive to mold growth. It may also reduce the ability of the active HVAC system to properly control temperature and humidity in the affected area.

Recommendations:
A licensed HVAC contractor should perform a complete review of the unused/out-of-service HVAC unit, ductwork, registers, and any remaining openings between conditioned and non-conditioned areas.

The abandoned system should be properly sealed, capped, removed, or otherwise isolated as necessary to create a complete air separation between conditioned interior space and non-conditioned spaces. All unused duct openings, penetrations, chases, plenums, and equipment connections should be sealed with appropriate durable materials.

Any surrounding ceiling, wall, duct, or finish materials should be evaluated for condensation-related staining, moisture damage, or mold contamination. This condition should be corrected before interior mold remediation is performed so that warm humid air is not allowed to continue entering the remediated space.





2.10) Condensate Drain Discharge Location

R

One or more HVAC condensate drain line discharge points were observed terminating directly against or too close to the exterior of the structure. Water from the condensate drain appears to be dripping or discharging at the building perimeter, causing widespread moisture exposure and water damage to nearby building materials.

Possible Causes:
•Improper condensate drain line termination
•Missing or incomplete drain line extension
•Poor original installation or previous modification
•Lack of proper drainage away from the building perimeter
•Long-term repeated condensate discharge against exterior materials

Why This Matters:
HVAC condensate drain lines are designed to remove water produced during the air conditioning/dehumidification process. This water should be discharged to an appropriate location where it will drain safely away from the building.

When condensate is allowed to drip directly against the structure, the repeated moisture exposure can damage

exterior finishes, wall materials, trim, siding, framing, sheathing, flooring edges, and concealed building components. Chronic moisture exposure in these areas can also create conditions conducive to mold growth, wood decay, corrosion, pest activity, and continued deterioration of adjacent materials.

This condition is especially problematic because the moisture source is likely to recur whenever the HVAC system operates, meaning that interior cleaning or mold remediation may not remain effective unless the condensate discharge location is corrected.

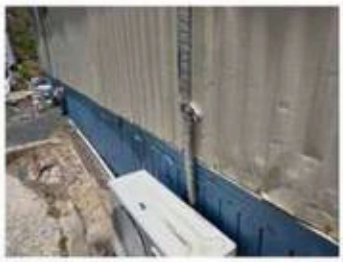
Recommendations:
A licensed HVAC contractor should review and correct the condensate drain line discharge location for all affected HVAC systems.

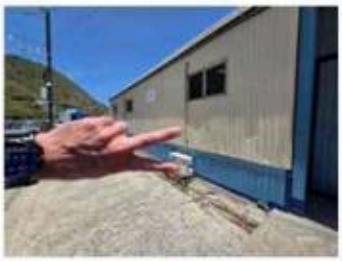
The condensate drain line should be extended so that it discharges to an appropriate exterior location at least 24 inches away from the building perimeter, or to another approved drainage location that prevents moisture from being deposited against the structure.

After the condensate discharge point has been properly corrected, all affected water-damaged materials should be further evaluated. Damaged, deteriorated, mold-impacted, or non-salvageable materials should be removed and replaced as necessary. Concealed areas behind or below the damaged materials should also be reviewed for hidden moisture damage or mold contamination before repairs are completed.







Interior Spaces

2.11) Moisture Intrusion Around Exterior Openings

R

Staining, discoloration, water damage, and/or deterioration were observed around one or more exterior openings, including windows, doors, or similar building envelope penetrations.

Possible Causes:
•Failed, deteriorated, or missing exterior sealants
•Incomplete or improper flashing around windows or doors
•Poor waterproofing at exterior openings
•Wind-driven rain intrusion
•Water ponding or collecting around frames, tracks, sills, or thresholds
•Movement or separation between different building materials
•Long-term exposure to moisture at vulnerable exterior openings

Why This Matters:
Windows, doors, and other exterior openings are common moisture intrusion points because they interrupt the exterior wall system. These areas must be properly flashed, sealed, drained, and maintained to prevent water from entering the building envelope.

Staining or water damage around exterior openings is an indication that moisture has likely been entering or affecting the surrounding building materials. Continued moisture exposure can lead to deterioration of wall finishes, framing, trim, sheathing, insulation, flooring materials, and concealed wall cavity components. These conditions can also create or contribute to mold growth, especially where moisture becomes trapped behind finishes or inside concealed cavities.

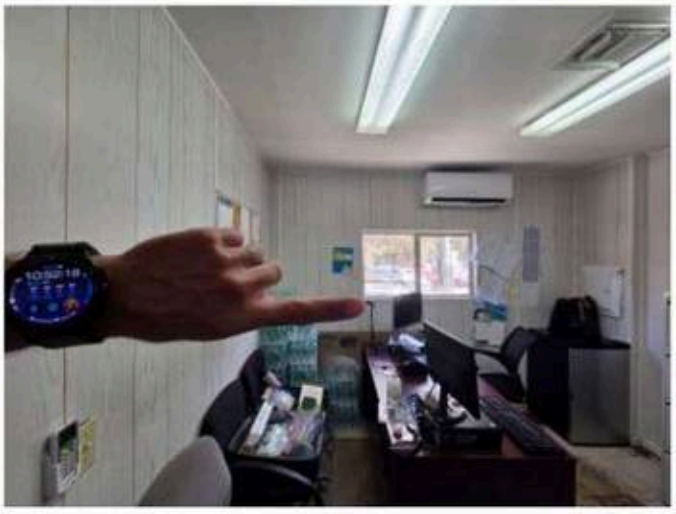
Even if interior mold remediation is performed, the condition may return if the exterior openings continue to allow moisture intrusion.

Recommendations:
A qualified waterproofing contractor, building contractor, or window/door specialist should perform a complete review of all affected exterior openings and surrounding wall areas.

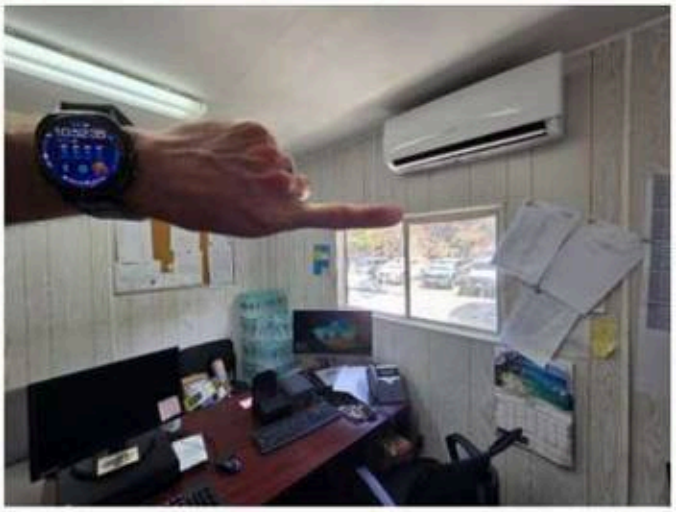
All deficient sealants, flashing, weatherstripping, trim details, sill/threshold conditions, wall transitions, and drainage details should be repaired or replaced as necessary to restore the intended weather-resistant performance of the building envelope.

Any interior or concealed materials affected by moisture damage should be further evaluated during repair work. Damaged, deteriorated, mold-impacted, or non-salvageable materials should be removed and replaced as necessary. Similar conditions may be present at additional openings that were not individually photographed or listed in this report.









2.12) Glazing Damage

R

One or more areas of glazing damage were observed at exterior windows and/or doors. Conditions observed may include cracked glass, damaged glazing, deteriorated glazing components, failed glass panels, or other visible defects affecting the window or door glass assembly.

Possible Causes:
•Impact damage
•Age-related deterioration
•Building movement or settlement
•Wind pressure, storm exposure, or previous weather-related damage
•Improper installation or lack of adequate support
•Corrosion, frame movement, or deterioration of surrounding components

Why This Matters:
Exterior windows and doors are part of the building's exterior envelope and are intended to help protect the interior from rain, wind-driven moisture, exterior air infiltration, pests, and environmental exposure. Cracked or damaged glazing can reduce the weather-resistant performance of the opening and may allow water or humid exterior air to enter the building.

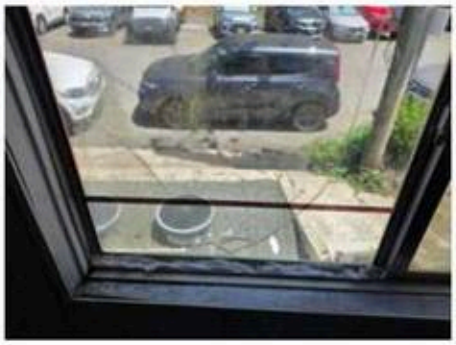
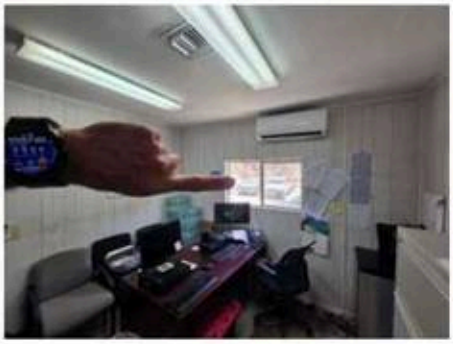
Damaged glass can also create a safety concern, especially in public or high-traffic areas, because cracked or weakened glass may fail further and cause injury. In addition, damaged glazing may reduce security, energy efficiency, and the ability of the building to maintain proper indoor temperature and humidity control.

At a facility with existing moisture and mold-related concerns, any exterior opening defect that allows moisture intrusion or humid air infiltration can contribute to recurring water damage, elevated humidity, condensation, and conditions conducive to mold growth.

Recommendations:
All cracked, damaged, defective, or compromised glazing should be reviewed and repaired or replaced by a qualified glass, window, door, or building envelope contractor.

The surrounding frames, seals, glazing stops, weatherstripping, exterior sealants, sill areas, and flashing details should also be reviewed to determine whether the glazing damage is isolated or part of a larger exterior opening deficiency. Any related moisture-damaged or deteriorated materials should be repaired or replaced as necessary.

Exterior glazing defects should be corrected before interior mold remediation is considered complete or durable, especially where the damage may allow water intrusion or humid exterior air to enter the building.

2.13) Organic Growth

R

Discoloration and staining were observed at the ceiling area of the Immigration Office near the return opening for an unused/abandoned central HVAC system. This abandoned HVAC system appears to be part of the original mobile trailer-style construction of the [redacted]

Possible Causes:
•Abandoned HVAC ducting left open to the conditioned interior space
•Warm, humid, non-conditioned air entering through the unused return opening
•Warm humid air rising toward the ceiling and mixing with cooler conditioned air
•Surface condensation forming at or near the ceiling area
•Incomplete decommissioning or sealing of the original central HVAC system
•Continued air exchange between conditioned and non-conditioned spaces

Why This Matters:
Open ducting from an unused or abandoned HVAC system can allow warm, humid air to enter the conditioned interior space. When this warm humid air exits the return opening and rises to the ceiling, it can contact cooler conditioned surfaces and create condensation.

This type of condition can result in ceiling staining, moisture accumulation, elevated humidity, deterioration of ceiling materials, and conditions conducive to mold growth. This is especially concerning in the Immigration Office because visible staining was observed near the abandoned return opening, indicating that this area may already be experiencing moisture-related effects.

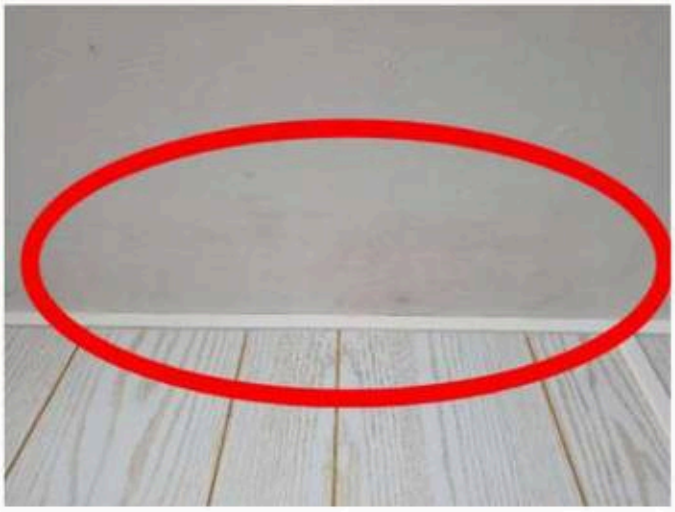
If the abandoned HVAC ducting remains open, interior cleaning or mold remediation may not be durable because the same humidity and condensation condition can continue after remediation is completed.

Recommendations:
A qualified HVAC contractor or building contractor should completely review the unused/abandoned central HVAC system, including the return opening in the Immigration Office and all associated supply openings in adjacent or adjoining offices.

The abandoned HVAC system should be completely isolated from the conditioned interior space. This includes permanently enclosing and sealing the return opening in the Immigration Office and fully closing/sealing the associated supply vents in adjoining areas, including the Customs Supervisor's Office, break room, and any other connected rooms served by the abandoned duct system.

The correction should create a complete air separation between the conditioned office spaces and any non-conditioned ductwork, cavities, chases, or abandoned HVAC components.

After the abandoned duct openings have been properly sealed, the stained ceiling area and surrounding materials should be evaluated for moisture damage and mold contamination. Any damaged, deteriorated, or mold-impacted materials should be cleaned, remediated, removed, or replaced as necessary.





2.14) Active Moisture Intrusion

R

An area of water damage and/or moisture-related staining was observed in the hallway behind the Treasury Cashier's Office. The affected area was tested with a moisture meter and indicated elevated moisture readings at the time of the inspection.

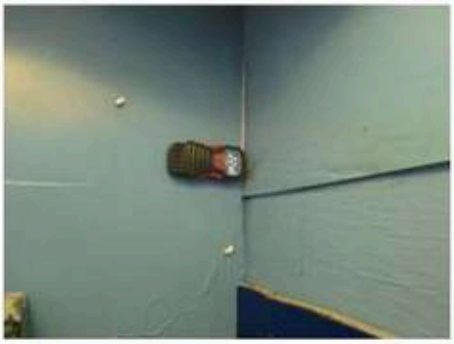
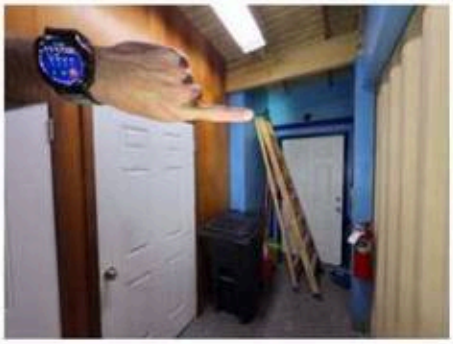
Possible Causes:
•Active or previous roof leak
•Exterior wall or opening moisture intrusion
•Plumbing leak or condensate drainage issue
•HVAC condensation or humidity-related moisture accumulation
•Water migration from an adjacent affected area
•Concealed moisture within wall, ceiling, or floor assemblies

Why This Matters:
Elevated moisture readings indicate that the affected materials may still be wet or retaining moisture. Moisture-damaged materials can deteriorate over time and may create conditions conducive to mold growth, especially if the source of moisture has not been identified and corrected.

Water damage in hallway or office areas can also extend beyond the visible staining. Moisture may be present behind wall finishes, above ceiling materials, beneath flooring, or within concealed cavities that are not fully visible during a non-invasive inspection.

Recommendations:
Further investigation is recommended to determine and correct the source of moisture. This may require review by a qualified building contractor, waterproofing contractor, roofing contractor, HVAC contractor, and/or plumber depending on the suspected source.

After the moisture source has been corrected, all affected materials should be further evaluated. Any damaged, deteriorated, mold-impacted, or non-salvageable materials should be removed and replaced as necessary. Concealed areas behind or adjacent to the damaged materials should also be reviewed during repair work to determine the full extent of moisture damage and mold contamination.

2.15) Active Moisture Intrusion - Issue 2 R

An active roof leak was observed in the Security Checkpoint area near the rear portion of the [redacted] building.

Possible Causes:
•Damaged or deteriorated roof covering
•Failed roof flashing or roof transition details
•Poorly sealed roof penetrations
•Corroded or damaged metal roof panels
•Failed sealants or previous roof repairs
•Wind-driven rain intrusion at vulnerable roof areas
•Improper drainage or water collecting at roof seams/transitions

Why This Matters:
An active roof leak is a significant moisture intrusion condition. Water entering through the roof can affect ceiling materials, wall assemblies, insulation, electrical components, flooring, stored materials, and concealed building cavities.

This condition is especially concerning in a facility with known mold and moisture-related concerns. Active water intrusion can continue to create conditions conducive to mold growth and can cause cleaned or remediated areas to become re-contaminated after remediation is completed.

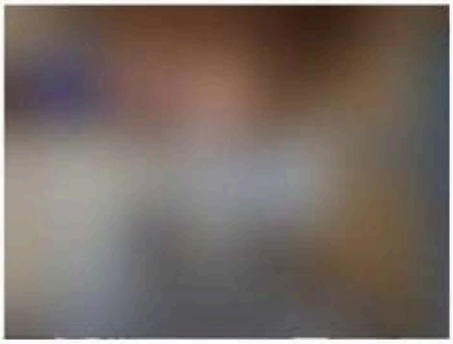
Interior mold remediation should not be considered complete or durable until active roof leaks have been identified, corrected, and verified as no longer allowing water intrusion.

Recommendations:
A licensed roofing contractor should perform a complete review of the roof area above and around the Security Checkpoint, including the roof covering, roof seams, flashing, penetrations, transition areas, fasteners, sealants, and any previous repair locations.

The active leak should be corrected as soon as possible to prevent continued moisture damage. After the roof leak has been repaired, the affected interior ceiling, wall, floor, and concealed areas should be further evaluated for moisture damage, mold contamination, and material deterioration.

Any damaged, deteriorated, mold-impacted, or non-salvageable materials should be removed and replaced as necessary before final mold remediation or clearance is performed.





2.16) Active Moisture Intrusion - Issue 3 R

An area of active moisture intrusion and related water damage was observed at the ground level in the Security Checkpoint area near the front portion of the [redacted]

Possible Causes:
•Improper exterior grading, pitch, or drainage near the building perimeter
•Exterior rainwater flowing toward the structure instead of away from the structure
•Insufficient waterproofing at the exterior wall/base connection
•Failed, missing, or deteriorated exterior sealants
•Gaps or deficiencies at the transition between different connected structure types
•Water intrusion through low wall areas, floor/wall transitions, doors, thresholds, or exterior envelope openings

Why This Matters:
Water intrusion at ground level is a significant concern because rainwater can enter through low wall areas, door thresholds, floor/wall transitions, exterior seams, and vulnerable construction joints. This is especially problematic when exterior surfaces are not properly pitched to direct water away from the building.

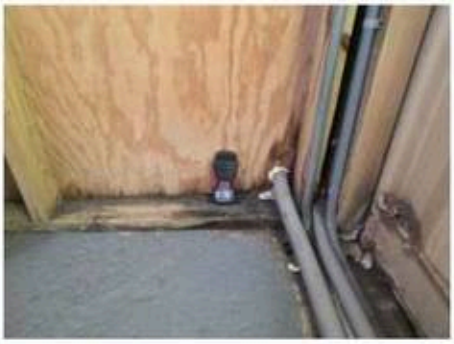
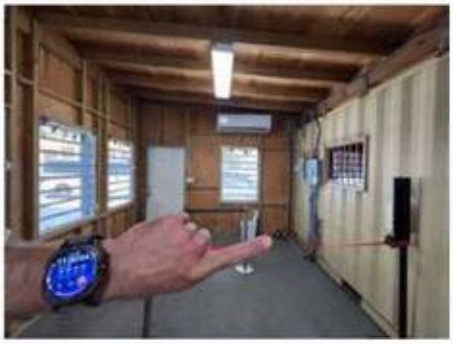
Repeated or active moisture intrusion can damage flooring, wall finishes, trim, base materials, framing, insulation, and concealed building components. These areas may remain wet or elevated in moisture even after the surface appears dry, creating conditions conducive to mold growth and material deterioration.

This condition is especially concerning at the [redacted] due to the mixed construction type and multiple connected structure components. Transition areas between trailer-style construction, add-on structures, container-style units, and exterior wall assemblies are more vulnerable to leakage if not properly waterproofed, flashed, sealed, and drained.

Recommendations:
A qualified building contractor, waterproofing contractor, and/or drainage specialist should further evaluate the Security Checkpoint area to determine and correct the source of moisture intrusion.

Corrections should include proper management of exterior rainwater flow so that water is directed away from the structure. This may require adjustment of exterior pitch, drainage improvements, correction of low areas, installation or repair of waterproofing details, repair of exterior sealants, correction of door/threshold conditions, and proper sealing/flashing of the exterior envelope at ground-level transition points.

After the moisture source has been corrected, all affected water-damaged materials should be further evaluated. Any damaged, deteriorated, mold-impacted, or non-salvageable materials should be removed and replaced as necessary. Interior mold remediation should not be considered complete or durable until the ground-level moisture intrusion condition has been corrected.

2.17) Active Moisture Intrusion - Issue 4 R

Visible indications of moisture intrusion were observed at the ceiling area in the Security Checkpoint where the container-style structure connects to the wood frame add-on structure.

Possible Causes:
•Improper or incomplete waterproofing at the transition between the container and wood frame addition
•Poorly designed or deteriorated roof-to-wall flashing
•Failed sealants at the structure connection
•Movement between different structure types causing separation at seams or joints
•Wind-driven rain entering at roof, wall, or transition details
•Lack of a continuous weather-resistant barrier between the connected structures

Why This Matters:
The connection between two different structure types is a highly vulnerable moisture intrusion point. Container-style construction and wood frame construction expand, contract, move, drain, and weather differently. If the transition between the two systems is not properly flashed, sealed, and waterproofed, rainwater can enter the ceiling cavity or wall assembly.

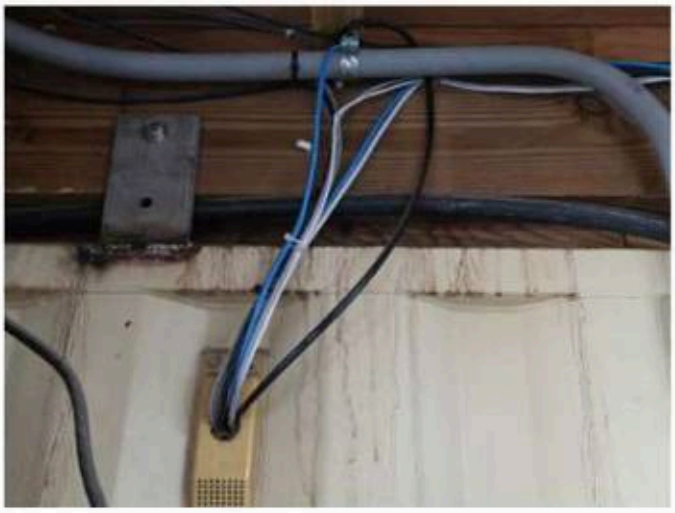
Moisture intrusion at this location can damage ceiling materials, wall materials, framing, insulation, trim, finishes, and concealed building components. Because this area is located at a structural transition, the full extent of water damage may not be visible without removing finish materials. These conditions can also create or contribute to mold growth, especially where moisture becomes trapped above ceilings or inside concealed cavities.

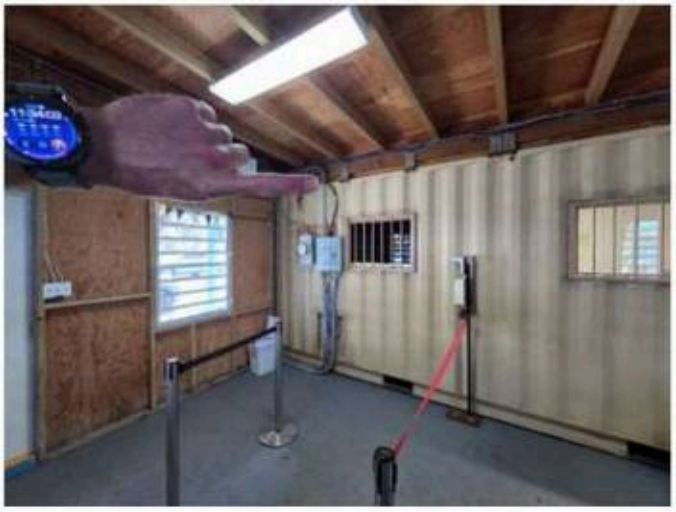
This condition is especially important at the [redacted] because the facility is composed of multiple attached structure types, including trailer-style construction, container-style units, and wood frame add-on areas. These transition points require careful waterproofing and ongoing maintenance to prevent recurring moisture intrusion.

Recommendations:
A qualified building contractor, waterproofing contractor, and/or roofing contractor should further evaluate the transition area where the container-style structure connects to the wood frame add-on structure.

The exterior roof, wall, flashing, sealant, and transition details at this connection should be repaired or reconstructed as necessary to provide a continuous weather-resistant and watertight assembly. Sealant-only repairs should not be relied upon if proper flashing, counterflashing, drainage detailing, or structural transition repairs are needed.

After the exterior moisture intrusion source has been corrected, the affected ceiling area and adjacent concealed materials should be further evaluated. Any water-damaged, deteriorated, mold-impacted, or non-salvageable materials should be removed and replaced as necessary before final interior remediation is considered complete.





2.18) Weatherstripping & Weatherproofing

R

One or more exterior doors leading into conditioned interior space were observed with missing, damaged, deteriorated, or incomplete weatherstripping.

Possible Causes:
•Age-related deterioration of door weatherstripping
•Missing or incomplete previous installation
•Damage from repeated door use
•Door/frame movement or misalignment
•Improperly adjusted door thresholds or sweeps
•Gaps at the door perimeter allowing exterior air infiltration

Why This Matters:
Weatherstripping is an important part of the building envelope and helps create an air seal between exterior conditions and the conditioned interior space. Proper weatherstripping helps limit the entry of hot, humid exterior air, wind-driven rain, pests, dust, and other contaminants.

When exterior doors are not properly weatherstripped, warm humid air can enter the conditioned space. When this humid air comes into contact with cooler interior surfaces or cooler conditioned air, condensation can occur. This can contribute to elevated indoor humidity, moisture accumulation, staining, deterioration of building materials, musty odors, and conditions conducive to mold growth.

This condition is especially important in a mold-impacted facility because uncontrolled exterior air infiltration can make it difficult for the HVAC system to maintain proper humidity control. Interior mold remediation may not remain durable if hot humid exterior air continues to enter through unsealed exterior doors.

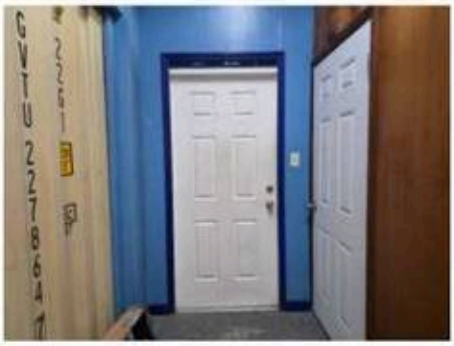
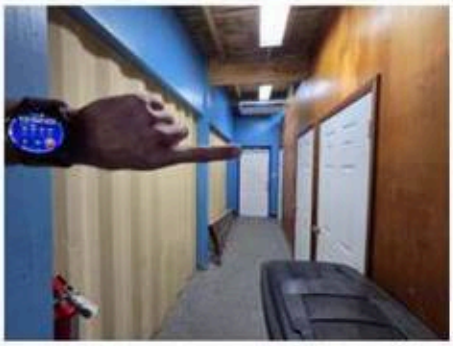
Recommendations:
All exterior doors leading into conditioned space should be reviewed by a qualified contractor.

Missing, damaged, deteriorated, or incomplete weatherstripping should be replaced as necessary. Door sweeps, thresholds, perimeter seals, door alignment, latching hardware, and frame conditions should also be checked and adjusted so that each door closes tightly and creates a complete seal when shut.

Any moisture-damaged or mold-impacted materials near the affected doors should be evaluated and repaired, cleaned, remediated, or replaced as necessary. Maintaining proper door seals is an important part of controlling indoor humidity and preventing recurring mold-related conditions.





3 [redacted]

Administrative Offices, Server Room & [redacted] Store

3.1) Overall Condition & Remediation Recommendations

I

Of all buildings and spaces inspected as part of this project, [redacted] appears to require the least amount of corrective measures prior to remediation. This is likely due to the facility being newer, in better overall condition, and apparently better maintained compared to the other inspected locations.

The main upstairs offices, server room, and [redacted] Store did not have any recommended Phase #1 corrective repairs identified at the time of the inspection, other than the general preventative recommendation to maintain proper indoor humidity control through regular air conditioning operation, HVAC maintenance, and continued monitoring of indoor conditions.

Why This Matters:
Mold prevention in conditioned commercial spaces depends heavily on moisture control, proper HVAC operation, and maintaining indoor humidity within an acceptable range. Even buildings that are in good overall condition can develop mold concerns if air conditioning systems are turned off, poorly maintained, or unable to properly control humidity.

Based on the inspection findings, the main upstairs offices, server room, and [redacted] Store appear to be good candidates for Phase #2 mold remediation cleaning and Phase #3 preventative air purification installation. After these spaces are properly cleaned/remediated and the recommended preventative equipment is installed, these areas should be capable of maintaining a clean, healthy, mold-free indoor work environment, provided that proper humidity control, HVAC operation, and routine maintenance are continued.

3.2) Customs Office at [redacted]

R

Area Requiring Corrective Measures:
The primary area at [redacted] requiring Phase #1 corrective measures is the Upstairs Customs Office. This area had a substantial mold growth condition observed at the time of the inspection.

The HVAC systems serving this area were reportedly off at the time of the inspection. Restoration of proper HVAC operation is necessary because this space must be able to maintain appropriate temperature and humidity control before remediation can be considered complete or durable.

Additionally, a large quantity of contaminated contents and furnishings were present within the Upstairs Customs Office. Many of these materials appear to be beyond economical remediation and should be removed and discarded rather than cleaned. This includes items such as couches, chairs, and other heavily contaminated porous or upholstered furnishings.

Recommendations:
Phase #1 corrective measures for the Upstairs Customs Office should include restoration of proper HVAC operation, correction of any related humidity-control issues, removal and disposal of non-salvageable contaminated contents, and preparation of the space for Phase #2 mold remediation.

Phase #2 remediation should include detailed cleaning, HEPA vacuuming, surface wiping, treatment of affected areas, removal of contaminated settled dust and spores, and proper disposal of impacted materials that cannot be effectively cleaned.

Phase #3 prevention should include installation of the recommended air purification equipment and implementation of an ongoing HVAC maintenance and humidity-control plan.

The remaining [redacted] spaces should still be included in the Phase #2 remediation cleaning and Phase #3 prevention plan; however, they do not appear to require significant building repair or corrective construction measures based on the conditions observed during the inspection.

PREVEN-TECH | [redacted] & [redacted]

[redacted]

Corrective Measures Scope of Work
Mold Remediation Plan
Preventative Measures Plan

Prepared for: [redacted]

Project Locations: [redacted] / [redacted] Terminal, [redacted] and [redacted]

1	2	3
Correct moisture sources	**Remediate mold-impacted materials**	**Prevent recurrence with HVAC, filtration, UV and air purification strategies**

Purpose of this plan

This document converts the inspection and mold testing findings into an organized action plan. It is intended to identify the corrective measures needed to stop moisture intrusion, outline the remediation process for mold-impacted materials and contaminated dust reservoirs, and establish preventative measures to reduce the likelihood of recurring mold growth after remediation is complete.

Prepared by	**Preven-Tech**
Prepared for	[redacted]
Prepared date	August 5, 2026
Project type	Moisture correction, mold remediation, and indoor air quality prevention planning

Document Sections

- **Corrective Measures Scope of Work** - actions required to identify and correct active moisture sources, exterior envelope defects, HVAC issues, plumbing leaks, condensation conditions, and damaged materials.
- **Mold Remediation Plan** - removal, cleaning, containment, drying, disposal, documentation, and clearance approach for mold-impacted and water-damaged materials.
- **Preventative Measures Plan** - long-term strategy for humidity control, air purification, UV-C integration, mini-split maintenance, H2O2/advanced oxidation systems where appropriate, monitoring, and maintenance.
- **Reference Guidance** - key standards and guidance used to frame the plan.
- **Supporting Educational Visuals** - simplified client-facing exhibits explaining why full remediation, humidity control, and waterproofing maintenance are recommended.

Important sequencing note

Moisture sources must be identified and corrected before final mold remediation clearance and before permanent finish restoration. Remediation without moisture correction is not a durable solution and will increase the likelihood of recurring mold growth.

1. Executive Summary

The inspection and laboratory results support a three-building corrective, remediation, and prevention approach for [redacted] / [redacted] Terminal, [redacted] and [redacted] The observed conditions are not limited to one isolated stain, one HVAC unit, or one tested room. The findings reflect a broader environmental pattern involving moisture intrusion, HVAC performance problems, filtration defects, contaminated dust reservoirs, and mold-confirming laboratory results.

Several air samples were not elevated at the exact time of testing, but this does not prove that untested materials, ceiling plenums, HVAC interiors, concealed cavities, or adjacent rooms are clean. Mold sampling is representative by nature. Once mold growth or elevated mold conditions are confirmed in a facility with moisture and HVAC defects, spot treatment of only the tested locations is not a reliable long-term strategy.

Priority	Category	Primary Objective	Examples
Priority 1	Stop Active Moisture	Correct leaks, condensation, air infiltration, HVAC failures, plumbing leakage, and exterior moisture pathways.	Duct condensation, damaged duct insulation, filter bypass, active leaks, failed exterior openings, roof/transition leaks, ground-level intrusion.
Priority 2	Remediate Mold & Water Damage	Remove or clean mold-impacted and water-damaged materials using controlled remediation procedures.	Ceiling tiles, HVAC interiors, mini-split heads, porous contents, contaminated dust, water-damaged materials, affected rooms and contents.
Priority 3	Prevent Recurrence	Improve long-term humidity control, filtration, air purification, monitoring, maintenance, and operational controls.	HVAC operation, humidity logging, HEPA filtration, UV-C, mini-split treatment, H2O2/advanced oxidation when approved, scheduled maintenance.

2. Project Basis and Laboratory Justification

Why full remediation is recommended

The laboratory testing confirmed mold-related concerns in all three facilities. A clean or non-elevated sample in one room only represents that specific sample location and time. It should not be interpreted as proof that every adjacent room, HVAC component, ceiling cavity, contents reservoir, or settled dust surface is clean. Because mold and contaminated dust can redistribute through normal occupancy, cleaning activity, HVAC operation, and air movement, spot cleaning only the sampled areas is not recommended.

Facility	Most Important Lab Findings	Plan Justification
[redacted] Terminal	Surface testing of a hallway ceiling tile confirmed fungal contamination indicators including Cladosporium, hypha, unidentified spores, and heavy Curvularia spores. The inspection also documented HVAC duct failure, condensation, damaged duct insulation, dirty filters, filter bypass, dirty downstream return areas, and an active leak condition.	Correct HVAC moisture sources and filtration defects, remove/replace affected materials, clean contaminated dust reservoirs, and include [redacted] in Phase 3 prevention.
[redacted]	Air testing showed slight elevation in the Customs Office. Surface samples confirmed mold growth on HVAC-related surfaces including Immigration Office AC, Cashier AC, and Customs AC.	The building has multiple active moisture and waterproofing defects. Full remediation is justified because HVAC surfaces, openings, roof/transition areas, ground-level intrusion, and contents can act as continuing reservoirs.
[redacted]	Customs Upstairs, Camera Room, and Server Room were classified as major airborne mold elevations. Customs Upstairs included approximately 222,747 Aspergillus/Penicillium spores per m3 and an overall total near 223,133 spores per m3. Multiple surface samples also confirmed growth.	Customs Upstairs requires aggressive remediation and contents removal. Camera Room, Server Room, and [redacted] Store require detailed cleaning, AC/mini-split cleaning, and prevention despite some rooms showing no airborne elevation at the exact time tested.

Important interpretation of sampling

Mold testing is a diagnostic tool, not a complete map of every contaminated surface. The purpose of sampling is to determine whether mold contamination is present and to help characterize the condition. Once mold growth or elevated mold levels are confirmed, the corrective scope must consider the whole building environment, not only the exact surfaces or rooms that were sampled.

3. Phase #1 - Corrective Measures Scope of Work

Scope intent

The corrective measures scope is intended to eliminate or reduce the moisture sources that caused or contributed to mold growth. This includes exterior water intrusion, uncontrolled humid air entry, HVAC condensation, HVAC non-operation, plumbing leakage, poor filtration, and damaged materials that remain wet or contaminated.

Phase #1 should be completed before, or directly coordinated with, Phase #2 mold remediation. Interior remediation should not be considered complete or durable while active water intrusion, HVAC condensation, humidity-control deficiencies, dirty/filter-bypassing HVAC systems, or contaminated non-salvageable materials remain in place.

The following tables identify the primary corrective measures by facility. The scope is based on representative inspection findings and should be field-verified during corrective work and remediation setup.

3.1 Project Mobilization, Protection, and Verification

- Review inspection findings, mold testing results, photographs, moisture readings, and site observations before starting corrective work.
- Coordinate work areas, access requirements, security procedures, occupant protection, utility shutoffs, and after-hours limitations with the facility representative.
- Establish work sequencing so active moisture sources are corrected before final restoration and before post-remediation verification.
- Perform additional moisture mapping and visual inspection as needed to confirm the extent of affected materials.
- Document pre-work conditions, corrective actions, hidden conditions, and any additional scope items discovered during work.

3.2 [redacted] / [redacted] Terminal - Corrective Measures

The [redacted] findings are dominated by HVAC distribution, condensation, filtration, and plumbing/moisture deficiencies. These issues can repeatedly reintroduce moisture and contaminated dust into remediated spaces if not corrected.

Corrective Item	Required Corrective Scope
Detached ducting above Admin Offices	Reconnect the detached ducting to the air handler; mechanically secure duct collars and connections; seal plenums, junctions, and seams with approved HVAC mastic; inspect adjacent ceiling cavity materials for dust, condensation, or mold contamination.
Active condensation on supply ducting	Identify all areas where condensation is forming; seal air leaks; correct loose connections; repair or replace damaged insulation; verify the system operates without renewed condensation after repairs.
Loose, damaged, or missing flex duct insulation	Repair or replace all damaged flex duct insulation and vapor barrier jackets; seal insulation seams; correct unsupported, compressed, kinked, or poorly connected flex ducting.
Dirty / overdue AC filters	Replace all dirty, overdue, damaged, or improper filters immediately; establish documented filter replacement intervals based on system runtime and site conditions.
Incorrect filter sizing / return bypass	Verify each return register/filter rack uses the correct filter size and type; repair filter racks or return grilles that allow bypass; prevent unfiltered recirculated air from reaching coils and blower assemblies.
Dust downstream of filters	Clean accessible return ducting downstream of the filters; inspect the air handler cabinet, blower assembly, evaporator coil, drain pan, and supply pathway for dust or microbial contamination.
Active plumbing leak / standing water	Licensed plumber to determine and correct the leak source; remove standing water; replace water-damaged or non-salvageable materials; verify affected materials are dry before restoration.
Ceiling tile / surface contamination	Remove and replace mold-impacted or water-damaged ceiling tiles; clean surrounding ceiling grids and nearby surfaces; evaluate plenum-adjacent surfaces where contamination or condensation is present.

[redacted] priority

[redacted] should not be cleaned as a simple cosmetic project. The HVAC system defects and filtration failures create ongoing mechanisms for moisture, condensation, dust accumulation, and redistribution of contaminants. Correcting those systems is essential before final clearance.

3.3 [redacted] - Corrective Measures

[redacted] is a mixed-construction facility composed of trailer/mobile-office style construction, add-on structures, and container-type units connected into one operating facility. The building has multiple vulnerable transition points where roof covering, flashing, exterior openings, wall systems, sealants, door weatherstripping, and exterior drainage must work together to keep moisture out.

Corrective Item	Required Corrective Scope
Exterior openings and waterproofing failure	Complete review of all windows, doors, sealants, caulking, flashing, trim details, wall penetrations, thresholds, and exterior envelope transitions; replace failed sealants and reconstruct deficient waterproofing details where sealant-only repair is not adequate.
Metal siding holes/damage	Repair or replace damaged metal siding panels and holes that allow water intrusion through the exterior wall system; evaluate adjacent concealed materials for moisture damage.
Roof leaks and corroded metal panels	Licensed roofer to repair active roof leaks, replace panels corroded through, correct roof seams, fasteners, penetration flashing, and prior temporary repairs.
Poor roof flashings and transitions	Correct roof-to-wall transitions, container-to-addition transitions, roof penetration details, and flashing assemblies so they shed water rather than trap or direct water into the structure.
Expanding foam at electrical service penetration	Remove inappropriate expanding foam used as exterior waterproofing; replace with a proper roof penetration flashing/sealant system suitable for exterior exposure.
Ground-level moisture intrusion at Security Checkpoint	Correct exterior grading, pitch, drainage, wall/base waterproofing, thresholds, and low-wall conditions that allow rainwater to enter at ground level.
Container-to-wood-frame transition moisture	Evaluate and correct flashing and waterproofing where container units connect to wood-frame additions; inspect affected ceiling and concealed materials.
Abandoned central HVAC openings	Permanently seal unused/out-of-service central HVAC return and supply openings so warm humid non-conditioned air cannot enter conditioned offices or ceiling areas.
Missing exterior door weatherstripping	Install or replace weatherstripping, door sweeps, thresholds, and self-closing/sealing components at exterior doors leading to conditioned space.
HVAC/mini-split contaminated surfaces	Clean and service contaminated AC units, including Immigration Office AC, Cashier AC, and Customs AC; verify condensate drainage and humidity control.

3.4 [redacted] - Corrective Measures

[redacted] appears to require the least amount of exterior or structural corrective work compared to the other facilities. However, the lab results in the Customs Upstairs, Camera Room, and Server Room are significant, and the Customs Upstairs area requires immediate corrective action before remediation can be considered durable.

Area / Condition	Required Corrective Scope
Customs Upstairs - major airborne elevation	Restore proper HVAC operation and humidity control; inspect serving AC/mini-split units; remove non-salvageable contaminated contents; prepare space for controlled remediation.
Contaminated furnishings and contents	Remove and discard couches, chairs, upholstered furniture, soft goods, heavily contaminated paper/cardboard, and other porous contents beyond economical remediation.
Camera Room	Perform equipment-sensitive cleaning and verify continuous cooling/dehumidification; clean dust reservoirs and AC/mini-split components without creating risk to electronics.
Server Room	Perform controlled HEPA vacuuming and detailed cleaning around sensitive electronics; inspect cooling equipment, condensate pathways, and humidity conditions.
[redacted] **Store AC surface finding**	Clean and sanitize affected AC/mini-split unit including filter, coil, blower wheel, drain pan, louvers, and nearby discharge surfaces.
Other office areas	No major building repair scope was identified for many of the newer/better-maintained office areas, but they should still be included in Phase #2 detail cleaning and Phase #3 prevention.

[redacted] priority

The Customs Upstairs laboratory result should be treated as a serious indoor mold amplification condition. The very high Aspergillus/Penicillium spore concentration justifies controlled remediation, contents removal, HVAC restoration, and follow-up verification rather than a limited spot clean.

3.5 Phase #1 Completion Criteria

- Active moisture sources have been identified and corrected or formally documented for follow-up scope.
- HVAC systems required for humidity control have been returned to service, repaired, or documented for mechanical/electrical correction.
- Duct condensation, duct insulation damage, refrigerant line insulation issues, and filter bypass defects have been corrected where accessible.
- Exterior openings, roof penetrations, roof transitions, sealants, weatherstripping, and visible moisture entry pathways have been corrected where applicable.
- Wet, water-damaged, contaminated, or non-salvageable materials and contents have been removed, dried, or scheduled for removal based on material type and condition.
- Indoor relative humidity can be maintained below 60%, with an ideal operational target range of approximately 45% to 55% where practical.

4. Phase #2 - Mold Remediation Plan

Remediation objective

The objective of remediation is to remove mold-impacted materials, contaminated dust, affected contents, and reservoirs of spores; protect occupants and workers during the process; dry affected areas; and verify that the remediated areas are clean, dry, and ready for normal operation or final restoration.

Mold remediation should be performed using recognized professional practices including containment, source control, controlled removal, HEPA filtration, detailed cleaning, drying, documentation, and post-remediation verification. The plan is intended to align with the general principles of ANSI/IICRC S520 professional mold remediation and EPA guidance for mold remediation in schools and commercial buildings.

4.1 Pre-Remediation Requirements and Controls

Before cleaning or removal begins, each work area should be evaluated for active moisture, HVAC operation, occupancy restrictions, and contents handling.

- Confirm that known active moisture sources in each work area have been corrected, isolated, or formally documented before final remediation cleaning and clearance.
- Define remediation work areas based on visible mold, moisture readings, mold testing results, interior damage, HVAC findings, and concealed cavity observations.
- Coordinate access restrictions, work hours, signage, security, and separation of occupied areas as needed.
- Remove, protect, or inventory contents, furniture, stored items, electronics, documents, and equipment in affected spaces.
- Establish waste handling, decontamination routes, staging areas, equipment cleaning, and final detail cleaning protocols before demolition or aggressive cleaning begins.

4.2 Containment and Engineering Controls

- Install containment barriers using polyethylene sheeting or equivalent temporary barriers to isolate affected work areas from adjacent occupied or clean areas.
- Use critical barriers over doors, openings, vents, ceiling grid penetrations, and other pathways where contamination could migrate.
- Operate HEPA-filtered negative air machines or air scrubbers where work may aerosolize spores, dust, or debris.
- Seal or protect HVAC supply and return openings in active remediation areas to prevent contamination migration through ductwork or adjacent rooms.
- Maintain containment integrity through demolition, cleaning, drying, final cleaning, and clearance preparation.

4.3 Removal, Cleaning, and Decontamination

Removal of mold-impacted and water-damaged materials

- Remove mold-impacted suspended ceiling tiles, water-damaged ceiling tiles, and ceiling materials affected by active dripping or elevated moisture.
- Remove mold-impacted or water-damaged drywall, paper-faced materials, insulation, wood-based materials, and other porous components where cleaning is not practical or appropriate.
- Remove contaminated contents and porous furnishings that are beyond economical remediation, especially in [redacted] Customs Upstairs.
- Open wall and ceiling cavities as needed to evaluate hidden moisture damage and mold growth when conditions indicate concealed contamination may be present.
- Bag or wrap removed materials before transport through clean or occupied areas, using sealed disposal containers or double-bagging methods where appropriate.

Cleaning and decontamination

- HEPA vacuum exposed surfaces within containment after demolition and debris removal.
- Clean non-porous and semi-porous materials using appropriate damp wiping, detergent cleaning, and HEPA vacuuming methods.
- Use antimicrobial or disinfectant products only where appropriate for the material, condition, label instructions, and project objective. Chemical treatment is not a substitute for removal of damaged materials or correction of moisture sources.
- Clean ceiling grids, framing, structural surfaces, piping, equipment surfaces, furniture frames, counters, ledges, and other remaining components exposed to contaminated dust or debris.
- Perform final detailed cleaning of the containment area after demolition, gross cleaning, HVAC cleaning, and contents handling are complete.

4.4 HVAC, Mini-Split, and AC Equipment Cleaning

Why HVAC cleaning is critical

HVAC equipment is not just part of the comfort system. In these facilities, HVAC components are also part of the moisture-control system and can become reservoirs for dust, spores, and microbial growth. Cleaning room surfaces while leaving contaminated coils, blower wheels, return ducts, or drain pans in service can allow re-contamination after remediation.

System Type	Required Cleaning / Corrective Action
Ducted HVAC systems	Clean accessible return ducting downstream of filters, air handler cabinet interiors, blower assemblies, evaporator coils, drain pans, supply/return grilles, and affected plenums where dust, moisture, or microbial contamination is present. Replace filters after remediation.
Mini-split / ductless heads	Clean filters, coils, blower wheels, drain pans, condensate pathways, louvers, housings, and discharge areas. Treat internal surfaces only with products appropriate for the equipment and manufacturer requirements.
[redacted] **priority**	Correct duct disconnection, condensation, flex duct insulation damage, dirty filters, and filter bypass before final clearance.
[redacted] **priority**	Clean Immigration Office AC, Cashier AC, Customs AC, and other affected AC units; confirm abandoned duct openings are sealed and condensate drainage is controlled.
[redacted] **priority**	Clean Customs Upstairs AC/mini-split units, Camera Room cooling equipment, Server Room cooling equipment, and [redacted] Store AC unit with methods appropriate for electronics and occupied commercial spaces.

4.5 Building-Specific Phase #2 Scope

Facility	Phase #2 Remediation Focus
[redacted] / [redacted] Terminal	Full detailed remediation cleaning of occupied offices, hallways, ceiling tile/grid areas, separate container offices, and the [redacted] Emphasis on admin office ceiling/HVAC areas, return ducting, dirty/filter-bypassing HVAC systems, break room/kitchen leak area, and ceiling tile contamination.
[redacted]	Full remediation of conditioned occupied spaces including Immigration, Customs, Cashier areas, Port Cashier areas, Dockmasters Office, Security Checkpoint, break room, closets, bathrooms, and adjacent support areas. Emphasis on AC units with positive surface growth, roof/transition leak areas, ground-level intrusion, exterior openings, and contaminated dust reservoirs.
[redacted]	Aggressive remediation of Customs Upstairs including contents removal, HEPA cleaning, surface treatment, and HVAC/mini-split cleaning. Controlled electronics-sensitive cleaning of Camera Room and Server Room. Include [redacted] Store because AC surface testing confirmed mold growth even though the airborne sample was not elevated at the time of testing.

4.6 Supplemental Fogging / Air Treatment

Fogging, hydroxyl treatment, ozone treatment, or similar supplemental treatment should only be performed after physical cleaning and source removal. It should not be used as a substitute for removal of mold growth, contaminated dust, water-damaged materials, or non-salvageable contents. Ozone treatment must only be performed in unoccupied areas with strict access control and safe re-entry verification.

4.7 Drying, PRV, and Final Restoration

Drying and moisture verification

- Dry remaining materials to acceptable moisture levels before rebuild or final finish restoration.
- Use dehumidification, air movement, HVAC operation, and controlled ventilation as appropriate to reduce moisture levels without spreading contamination.
- Maintain indoor relative humidity below 60% during and after remediation, with a target range of approximately 45% to 55% where practical.
- Verify moisture content with moisture meters and document readings before closing cavities or replacing finish materials.
- Do not reinstall ceiling tiles, drywall, insulation, or porous finish materials where active condensation or leakage remains unresolved.

Post-remediation verification / clearance

Clearance Item	Verification Requirement
Visual condition	No visible mold growth, excessive dust, debris, staining requiring removal, or unresolved moisture-damaged materials remain in remediated areas.
Moisture condition	Moisture readings confirm affected materials are dry or within acceptable range for the material and surrounding conditions.
Humidity control	Indoor relative humidity is below 60% at the time of verification and the HVAC/dehumidification systems are operating as intended.
HVAC cleanliness	Filters are replaced; HVAC/mini-split interiors and affected return/supply areas are clean and no longer acting as obvious dust or microbial reservoirs.
Sampling	Air sampling or surface sampling may be performed as appropriate to verify remediation effectiveness, with comparison to outdoor/control samples where applicable.

4.8 Rebuild and Final Restoration

- Rebuild should not begin until moisture sources are corrected and the affected area has passed visual and moisture verification requirements.
- Use moisture-resistant, mold-resistant, non-cellulose, inorganic, or high-humidity-rated materials in bathrooms, non-conditioned spaces, ceiling systems, and recurring moisture areas where feasible.
- Final finish restoration should include materials and coatings appropriate for the coastal, humid, high-traffic environment.

5. Phase #3 - Preventative Measures Plan

Prevention philosophy

Long-term mold prevention depends on controlling moisture. Air purification, UV-C, and H2O2/advanced oxidation can be useful supplemental tools, but they cannot replace source correction, HVAC dehumidification, proper filtration, exterior waterproofing, and routine maintenance.

The Phase #3 plan is intended to reduce the likelihood of recurrence after remediation. In the [redacted] year-round warm humid outdoor air, coastal exposure, wind-driven rain, salt air, and continuous HVAC operation make humidity management and maintenance especially important.

5.1 Humidity Control Targets

- Maintain indoor relative humidity below 60% at all times in air-conditioned spaces.
- Target approximately 45% to 55% relative humidity where practical for hot, humid commercial areas of the facilities.
- Investigate sustained humidity above 60% as a moisture-control deficiency requiring corrective action.
- Avoid thermostat settings that overcool perimeter glass, metal components, ceilings, ducts, or exterior walls and cause condensation.
- Maintain continuous or scheduled HVAC/dehumidification operation sufficient to prevent humidity rebound during unoccupied periods.

5.2 HVAC Operation and Maintenance Plan

Frequency	Recommended Action
Daily / Operational	Keep conditioned-space doors closed; avoid extended open exterior doors; monitor thermostats and humidity readings; report active dripping, musty odors, or HVAC failures immediately.
Weekly	Review humidity logs or dashboard readings; check for visible condensation at vents, windows, ceiling tiles, refrigerant lines, condensate piping, and mini-split heads.
Monthly	Inspect filters, condensate drains, drain pans, obvious ceiling staining, AC head cleanliness, and accessible pipe/duct insulation. Replace filters based on condition and manufacturer recommendations.
Quarterly	Professional HVAC/mini-split service: coils, filters, blower wheels, condensate lines, refrigerant line insulation, drain pans, airflow, thermostat operation, and system performance.
Semi-Annual	Comprehensive building envelope review before and after peak storm/rain seasons, including sealants, door weatherstripping, windows, penetrations, roof/wall transitions, metal siding, and roof flashing conditions.
Annual	Review all preventative systems, update the maintenance plan, perform IAQ/mold follow-up testing if warranted, and assess whether HVAC capacity/dehumidification remains adequate.

5.3 Air Purification / Filtration Strategy

Air purification should be designed as a supplemental layer that reduces airborne particulate, spores, dust, odors, and general indoor air quality concerns after source correction and remediation are complete. It should not be presented as a substitute for removing mold-contaminated materials or correcting moisture sources.

System / Area	Recommended Prevention Strategy
Ducted HVAC systems	Upgrade filtration to the highest MERV-rated filter compatible with each HVAC system without causing excessive static pressure, airflow reduction, coil freezing, or equipment damage. Evaluate MERV 13 where compatible and verified by HVAC professional.
Mini-split / ductless systems	Install mini-split-compatible UV-C/UVGI or active air purification equipment where compatible. Treat each indoor head individually because each unit has its own coil, blower wheel, drain pan, filter, and wet internal surfaces.
Portable / fixed HEPA filtration	Install portable or fixed HEPA air purification units in high-risk, high-traffic, electronics-sensitive, or historically affected areas where additional air cleaning is beneficial. Size equipment by room volume and clean-air delivery rate.
H2O2 / advanced oxidation	Use only as a supplemental technology after source correction and remediation. Require product documentation, safety data, ozone/by-product information, maintenance requirements, and occupied-space compatibility before installation.
Filter documentation	Maintain written filter replacement schedules and document changes to prevent repeat filter bypass, dirty filter conditions, and downstream dust accumulation.

5.4 Building Envelope and Air Pathway Control

- Maintain exterior sealants, caulking, waterproof coatings, roof penetrations, flashing transitions, and wall penetrations as part of routine preventative maintenance.
- Keep exterior doors and separation doors closed when not actively in use.
- Install and maintain door sweeps, weatherstripping, self-closers, and air curtains or transfer strategies where needed to control air movement between conditioned and non-conditioned areas.
- Inspect high-risk exterior openings after storms, heavy rain, or high-wind events.
- Promptly correct new staining, paint/coating failure, sealant failure, elevated moisture readings, odors, or humidity spikes.

5.5 Monitoring and Documentation

- Maintain written logs for HVAC repairs, filter changes, condensate drain cleaning, mini-split cleaning, waterproofing repairs, moisture events, odor complaints, and mold-related observations.
- Perform follow-up inspections after significant weather events or major HVAC interruptions.
- Consider follow-up mold testing after remediation and again after a period of normal building operation to confirm conditions remain controlled.

5.6 Preventative Measures Implementation Matrix

Timing	Implementation Focus
Immediate	Restore critical HVAC operation; stop active leaks; correct active duct/line condensation; remove wet materials and obvious contaminated contents; replace filters.
Short-Term	Complete exterior waterproofing and sealant corrections; complete mechanical insulation review; correct filter bypass; clean HVAC/mini-split components; install basic humidity monitoring.
During/After Remediation	Operate HEPA air scrubbers as needed; complete cleaning and PRV; replace damaged materials with moisture-resistant materials where feasible; document clearance and remaining recommendations.
Long-Term	Install or upgrade filtration, fixed/portable air purification, mini-split UV-C where compatible, H2O2/advanced oxidation only after safety review, and ongoing humidity monitoring/maintenance procedures.

6. Key Project Assumptions and Limitations

- This plan is based on inspection observations, mold testing results, site dimensions/details provided during the project, and known conditions at the time of preparation.
- Hidden conditions may be discovered during demolition, ceiling tile removal, wall opening, mechanical access, exterior repairs, or remediation work.
- If additional active moisture sources, concealed mold growth, structural deterioration, electrical hazards, or inaccessible defects are discovered, the scope may need to be modified.
- Structural corrosion, major concrete deterioration, roof assembly concerns, or significant exterior wall assembly concerns may require review by a qualified structural engineer, roofer, or building envelope specialist.
- Air purification, UV-C, and H2O2/advanced oxidation technologies are supplemental prevention measures and should not be used as substitutes for correcting water intrusion, humidity control, or mold-contaminated materials.
- Product selections, final equipment counts, air purification sizing, electrical requirements, and system layouts should be finalized after field measurements, HVAC review, and manufacturer submittal review.

7. Reference Guidance

The following references frame the general remediation and moisture-control approach. They are not a substitute for local code requirements, manufacturer instructions, engineering design, or project-specific professional judgment.

- EPA - Mold Remediation in Schools and Commercial Buildings.
- ANSI/IICRC S520:2024 - Standard for Professional Mold Remediation.
- OSHA - A Brief Guide to Mold in the Workplace.
- EPA - Guide to Air Cleaners in the Home.
- EPA - UVGI / HVAC UVGI overview resources.
- ASHRAE humidity control and hot/humid climate building management resources.

8. Supporting Educational Visuals

The following simplified exhibits may be used as client-facing educational pages to explain why complete corrective measures, full remediation, and preventative maintenance are recommended.

Why Full Building Remediation Is Recommended

1	**Representative Testing** Only selected areas are sampled. A non-elevated sample does not prove every surface, cavity, HVAC component, or contents reservoir is clean.
2	**Confirmed Mold Exists** Major airborne elevations or positive surface growth confirm that mold reservoirs are present in the building environment.
3	**Contamination Moves** Spores and dust can redistribute through HVAC operation, cleaning, occupancy, door movement, and air pressure changes.
4	**Spot Cleaning Fails** Cleaning only the tested surface leaves other reservoirs in place and allows recontamination of remediated areas.
5	**Corrective + Remediation + Prevention** Durable results require source correction, complete cleaning/removal, and ongoing humidity/HVAC maintenance.

Client-facing bottom line

Because mold was confirmed in multiple locations and the inspection identified moisture/HVAC defects, the recommended approach is not a cosmetic spot clean. The correct strategy is to correct the sources, remediate the building environment, and install prevention controls to reduce recurrence.

Indoor Humidity Control and Mold Prevention

Relative humidity is one of the most important long-term controls in the [redacted] climate. Maintaining conditioned spaces below 60% RH, with an ideal target of approximately 45% to 55%, reduces the likelihood that porous materials, dust, ceiling tiles, paper-faced materials, furnishings, and stored contents will absorb moisture and support mold growth.

Humid Outdoor Air Warm, moist air enters through leaks, open doors, failed weatherstripping, roof/wall transitions, and exterior openings.	**Cooling Must Dehumidify** HVAC systems must remove moisture as well as heat. Dirty filters, duct leaks, failed insulation, or inoperable systems reduce moisture control.	**RH Above 60%** Sustained elevated RH allows materials and dust to absorb moisture, supporting mold growth even without a major visible leak.

Recommended Humidity Control Approach	Purpose
Restore and maintain proper HVAC operation	Cooling and dehumidification must be reliable in all occupied conditioned spaces.
Improve airflow and drainage	Keep supply/return paths clean, condensate lines clear, and air moving through problem areas.
Seal moisture and air pathways	Reduce humid exterior air entry from failed openings, doors, roof transitions, and penetrations.
Monitor indoor RH	Use humidity logs and alerts so high-humidity conditions are corrected before mold-supporting conditions return.

Mini-Split / HVAC Prevention Strategy

Many of the affected spaces use wall-mounted mini-split or ductless AC units rather than central ducted systems. These units require prevention strategies focused directly on each indoor head, because each head has its own wet coil, blower wheel, filter, drain pan, and condensate pathway.

Component	Prevention Focus
Filter	Inspect monthly and clean/replace as recommended. Dirty filters reduce airflow and allow particulates to remain in recirculated indoor air.
Evaporator coil	Keep clean so moisture can drain properly and microbial growth is not supported by accumulated dust and organic debris.
Blower wheel	Clean during scheduled mini-split maintenance; blower wheels commonly collect dust and biofilm in humid environments.
Drain pan / condensate line	Keep clean and flowing freely to prevent standing water, overflow, odors, and microbial amplification.
UV-C / air purification	Install mini-split-compatible UV-C or active air treatment systems where compatible and approved by manufacturer requirements.
Humidity monitoring	Verify the unit is actually maintaining RH below 60%, not only cooling the space.

Prevention is a maintenance program

Mini-split UV, H2O2, HEPA filtration, and air purification equipment are supplemental tools. They work best only after the units are physically cleaned, moisture sources are corrected, and the facility maintains a recurring maintenance schedule.

[redacted] - Exterior Waterproofing Risk

[redacted] has a unique waterproofing risk because the facility is a combined structure made from trailer-style construction, add-on structures, and container units. Each transition between different construction types is a potential leak path unless properly flashed, sealed, drained, and maintained.

High-Risk Area	Why It Matters
Roof penetrations	Penetrations are common roof leak points and must use exterior-rated flashing and sealants, not temporary materials such as expanding foam.
Container-to-addition transitions	Different structure types move, drain, and weather differently. These joints need durable flashing and waterproofing, not just caulk.
Exterior doors and thresholds	Missing weatherstripping or poor thresholds allow humid exterior air and wind-driven rain to enter conditioned space.
Windows and exterior openings	Failed sealants, cracked glazing, damaged trim, and missing flashing can introduce water into wall cavities and finish materials.
Ground-level drainage	Improper pitch can drive rainwater toward low walls, door bases, and floor/wall joints, causing recurring moisture damage.

Recommended exterior approach

Do not treat [redacted] as a series of isolated caulk repairs. A qualified waterproofing contractor, roofer, and/or building envelope specialist should review the entire exterior envelope and correct the system-wide water entry pathways before interior remediation is considered durable.