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What Can Happen If You Don't Conduct a Pre-Assessment?

Most of the problems that IEP's run into revolve around projects where the owner refuses to conduct a clearance assessment. They want the project remediated but don't want to spend any additional funding. Well, what happens if the project did not get a pre-assessment and as a remediation contractor you got a call to clean up some visible mold without that valuable information? Here is a recent example of that.



This multi unit luxury condo complex suffered some water damage to about eight units as a result of a burst sprinkler pipe. The break was on the third level of the structure and naturally damaged the units below. The owner of the complex waited to call in a remediation contractor. Visible mold growth was evident in numerous locations by the time the work began. We were called in to conduct a clearance assessment.

We learned that the owners had left the HVAC systems running before calling in the remediation expert. The contractor cleaning up the project understood standard protocol and had the units off while work was underway. Our visual inspection indicated that things were done successfully but of course the lab work would positively verify that. All damaged wallboard had been removed. Ceilings that were affected had been removed. Some cabinets and fixtures had been removed where damaged wallboard required access. HEPA air scrubbers and negative air had been set up during the work. We could clearly see where *Fiberlock Technologies IAQ 6000* had been applied. Surface sampling by means of direct contact sterile swabs found ***no indication of contamination.***

Our experience, which stretches over 30 years and a dozen countries, includes both mechanical as well as environmental engineering and a background in mechanical contracting. ***We never conduct an assessment without checking the HVAC...and neither should you!***

Every one of the samples collected from the air-streams of the affected air handlers and duct systems showed high levels of contamination. Had the owner considered a thorough pre-assessment including the HVAC systems he would have saved time in the reconstruction process and saved a lot of expense. His added expense will be for cleaning all the systems and conducting a second, unnecessary clearance test.

If you are a remediation contractor, insist that the HVAC be checked.

If you are an IEP, insist that you check it.