PRESCIENT™
ENVIRONMENTAL

WOOD FRAMING CLEARANCE REPORT
SECTION 4

Sample Project

Multifamily wood-frame construction

Prepared for: General Contractor

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Dear [redacted]

Prescient Environmental has completed an environmental assessment of wood framing within Section 4 of the multi-family project located at [redacted] in [redacted] MD on July 1, 2026.

EXECUTIVE SUMMARY

On June 30 & July 1, 2026, Prescient Environmental conducted an environmental assessment of exposed wood framing within Section 4 of the multi-family project located at [redacted] Maryland. The purpose of this assessment was to evaluate the condition of wood framing following antimicrobial treatment and cleaning activities and to determine whether acceptable post-remediation conditions had been achieved.

Prior to this assessment, remediation activities were performed by [redacted] to address visible mold growth identified on wood framing. Treatment was completed using a Lubrizol-approved antimicrobial solution (Anabec Advanced Cleaning Solution) containing a green pigment, allowing for visual confirmation of application during the assessment.

The assessment consisted of a visual inspection of accessible framing members in conjunction with representative surface (swab) sampling to evaluate post-remediation surface cleanliness. The majority of framing members within Section 4 were observed to be clean, dry, and free of visible mold growth. Isolated visible mold growth was identified within **Units 353, 354, 359, 548, 643, 645, and the 3rd Floor Corridor** during the assessment. These locations were communicated to the remediation contractor, who subsequently performed additional cleaning and antimicrobial treatment. Documentation confirming completion of the corrective work was provided to Prescient Environmental.

Representative surface sampling demonstrated that the majority of sampled framing members were free of detectable fungal structures. However, residual fungal structures were identified on several isolated framing members, indicating localized residual fungal material remained following remediation activities. These findings were communicated to the remediation contractor, who completed additional detail cleaning of the affected framing members and provided documentation confirming completion of the corrective work.

Based on the visual assessment, representative surface sampling, and supporting documentation confirming completion of the additional corrective cleaning activities, the exposed wood framing within Section 4 is considered to be consistent with **Condition 1**, as defined by ANSI/IICRC S520. No additional remediation is recommended at the time of this assessment, and the evaluated areas are considered suitable for continued construction activities.

This report was prepared by:

Greg Michelsen

Certified Indoor Environmental Consultant

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INTRODUCTION

Prescient Environmental was retained to perform an environmental assessment of exposed wood framing within Section 4 of the multi-family project located at [redacted] in [redacted] Maryland. The assessment was conducted on June 30 & July 1, 2026 following completion of antimicrobial treatment and cleaning activities performed to address previously identified visible mold growth on wood framing.

The inspection methodology involved a visual and tactile assessment of wood framing using a flashlight to identify areas of discoloration. Visible mold colonies were confirmed by the presence of active growth characterized by green, yellow, orange, black, or teal discolorations forming a visible 3D matrix on the wood framing. Sapwood fungal staining, common mold species, and other discolorations were evaluated tactilely to differentiate benign staining from cellulose- and lignin-digesting species. Swab samples were taken

REGULATIONS

Prescient Environmental's mold & moisture inspections are conducted following best industry practices and guidelines to ensure a comprehensive and standardized mold inspection. While specific regulations may vary by location, the commonly recognized standards and guidelines are as follows:

- Guidelines on Assessment and Remediation of Fungi in Indoor Environments, New York City Department of Health and Mental Hygiene, 2008 (revised).
- Bioaerosols: Assessment and Control, American Conference of Governmental Industrial Hygienists, 1999.
- Fungal Contamination: A Comprehensive Guide For Remediation, Michael A Pinto, Ph.D. and David Janke, 2001.
- IAQ Microbiology Reference Guide, Aerotech Laboratories.
- Report of Microbial Growth Task Force, American Industrial Hygiene Association, May 2001.
- Mold Remediation in Schools and Commercial Buildings, U.S. Environmental Protection Agency, September 2008.
- ANSI/IICRC S500, Standard and Reference Guide for Professional Water Damage Restoration, American National Standards Institute of Inspection, Cleaning and Restoration Certification, 4th Edition, 2015.
- ANSI/IICRC S520, Standard for Professional Mold Remediation, Institute of Inspection, Cleaning and Restoration Certification, 3rd Edition, 2015.
- ASHRAE Standard 62.1, Ventilation for Acceptable Indoor Air Quality, American Society of Heating, Refrigerating and Air-Conditioning Engineers.
- World Health Organization (WHO), WHO Guidelines for Indoor Air Quality: Dampness and Mould, 2009.

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INSPECTION

A visual inspection of accessible wood framing within Section 4 was conducted on June 30 & July 1, 2026. The inspection included an evaluation of framing members for visible mold growth, staining, and conditions conducive to microbial amplification.

At the time of inspection, the majority of framing was observed to be clean, dry, and free of visible mold growth. Isolated residual staining consistent with prior microbial growth, including kiln-related (spore) staining, was observed in limited areas; however, no widespread or systemic conditions were identified.

Visible mold growth was identified in the following unit and area during the visual assessment:

- **Unit 353** – Blocking in WD closet
- **Unit 354** – Blocking in living room
- **Unit 359 –** Top plate in middle bedroom
- **Unit 548 –** Wall stud in middle bedroom
- **Unit 643** – Exterior wall sheathing in middle bedroom
- **Unit 645** – Wall plate in bathroom
- **3rd Floor Corridor** – Blocking between Unit 350 & Unit 346

Following notification, additional treatment was performed by the remediation contractor, and documentation was provided to Prescient Environmentalconfirming completion of cleaning activities.

Based on the visual inspection and supporting documentation, the framing within Section 4 was observed to be consistent with acceptable post-remediation conditions.

SWAB SAMPLING

Representative surface (swab) samples were collected from wood framing members throughout Section 4 to evaluate post-remediation surface cleanliness. Sampling locations included previously impacted framing members, representative treated framing, and framing members exhibiting the green pigmented antimicrobial treatment to verify the effectiveness of remediation activities.

Samples were collected using sterile techniques and submitted under chain of custody to an AIHA/EMLAP-accredited laboratory (Hayes Microbial Consulting, Midlothian, Virginia) for direct microscopic analysis.

Laboratory analysis identified no fungal structures on the majority of sampled framing members, demonstrating that remediation activities were generally effective throughout Section 4. However, residual fungal structures were identified on isolated framing members (Table 1). These findings indicate that fungal spores and/or fungal fragments remain present on limited accessible framing surfaces.

The presence of fungal structures identified by direct microscopic surface analysis does not necessarily indicate active fungal growth, but may represent residual settled spores, remnant fungal material remaining after remediation, or isolated locations requiring additional detail cleaning. Surface sampling is capable of identifying residual fungal contamination that may not be readily apparent during a visual inspection.

Accordingly, the framing members identified in Table 1 should undergo additional HEPA vacuuming, mechanical cleaning (e.g., wire brushing or equivalent), and reapplication of the specified antimicrobial treatment. Representative verification sampling is recommended following completion of the corrective cleaning activities to confirm that acceptable post-remediation surface cleanliness has been achieved.

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Laboratory findings were communicated to the remediation contractor following receipt of the analytical results. The identified framing members subsequently underwent additional detail cleaning and encapsulation. Prescient Environmental received contractor documentation, including daily reports and photographic documentation, confirming completion of the corrective work. Accordingly, the analytical findings identified in Table 1 are considered to have been satisfactorily addressed.

Sample Location	Area Sampled	Result	Interpretation
Unit 349	Bathroom	No Fungi Detected	Consistent with normal fungal ecology
Unit 350	Living Room	No Fungi Detected	Consistent with normal fungal ecology
Unit 354	Living Room	Very Heavy Cladosporium	Residual fungal structures identified; additional cleaning completed July 9 & 10, 2026.
Unit 359	Middle Bedroom	Very Heavy Cladosporium	Residual fungal structures identified; additional cleaning completed July 9 & 10, 2026.
Unit 363	Right Rear Bedroom	Heavy Alternaria; Very Heavy Penicillium	Residual fungal structures identified; additional cleaning completed July 9 & 10, 2026.
Unit 446	Back Right Bedroom	Heavy Mucor	Residual fungal structures identified; additional cleaning completed July 9 & 10, 2026.
Unit 449	Kitchen	No Fungi Detected	Consistent with normal fungal ecology
Unit 452	Living Room	No Fungi Detected	Consistent with normal fungal ecology
Unit 454	Living Room	Heavy Mucor	Residual fungal structures identified; additional cleaning completed July 9 & 10, 2026.
Unit 457	Bedroom	No Fungi Detected	Consistent with normal fungal ecology
Unit 458	Middle Bedroom	Very Heavy Aspergillus/Penicillium	Residual fungal structures identified; additional cleaning completed July 9 & 10, 2026.
Unit 465	Bathroom Closet	No Fungi Detected	Consistent with normal fungal ecology
Unit 546	Kitchen	Light Aspergillus/Penicillium	Residual fungal structures identified; additional cleaning completed July 9 & 10, 2026.
Unit 550	Bathroom	No Fungi Detected	Consistent with normal fungal ecology

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Unit 552	Middle Bedroom	Light Aspergillus/Penicillium	Residual fungal structures identified; additional cleaning completed July 9 & 10, 2026.
Unit 555	Dining Room	No Fungi Detected	Consistent with normal fungal ecology
Unit 563	Middle Bedroom	Very Heavy Aspergillus/Penicillium	Residual fungal structures identified; additional cleaning completed July 9 & 10, 2026.
Unit 645	Bathroom	Moderate Aspergillus/Penicillium	Residual fungal structures identified; additional cleaning completed July 9 & 10, 2026.
Unit 647	Kitchen	No Fungi Detected	Consistent with normal fungal ecology
Unit 649	Kitchen	No Fungi Detected	Consistent with normal fungal ecology
Unit 651	Bathroom	No Fungi Detected	Consistent with normal fungal ecology
Unit 658	Kitchen	No Fungi Detected	Consistent with normal fungal ecology
Unit 665	Kitchen Closet	No Fungi Detected	Consistent with normal fungal ecology
Unit 745	Bathroom	No Fungi Detected	Consistent with normal fungal ecology
Unit 751	Kitchen	No Fungi Detected	Consistent with normal fungal ecology
Unit 757	Right Bedroom	No Fungi Detected	Consistent with normal fungal ecology

Table 1. Surface (swab) sampling results collected from representative wood framing locations within Section 4 to characterize post-remediation fungal conditions.

CONCLUSIONS

Based on the visual inspection, representative surface sampling, and review of documentation provided by the remediation contractor confirming completion of the additional corrective cleaning activities, the exposed wood framing within Section 4 is considered to be **consistent with Condition 1**, as defined by ANSI/IICRC S520.

The majority of framing members were observed to be clean, dry, and free of visible mold growth at the time of assessment. Representative surface sampling identified residual fungal structures on isolated framing members, indicating localized residual fungal material remained on certain treated surfaces at the time of sampling. These findings were communicated to the remediation contractor, and additional detail cleaning of the identified framing members was subsequently completed.

Prescient Environmental received documentation confirming completion of the additional cleaning activities, including HEPA vacuuming, mechanical cleaning, and reapplication of the specified antimicrobial treatment at the affected locations identified in Table 1. Based upon review of the contractor's documentation, the localized findings identified through representative surface sampling are considered to have been satisfactorily addressed.

Accordingly, no additional remediation is recommended at this time, and the evaluated framing within Section 4 is considered suitable for continued construction activities

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LIMITATIONS

This assessment represents conditions observed at the time of inspection on June 30 & July 1, 2026. Conditions within the building may change over time due to ongoing construction activities, environmental conditions, or other factors outside the control of Prescient Environmental.

The evaluation was limited to accessible areas of exposed wood framing. Concealed or inaccessible areas were not inspected and may contain conditions not identified during this assessment.

Remediation activities were performed by others. Prescient Environmental did not perform remediation and relies on visual observations, supporting documentation, and analytical results to evaluate post-remediation conditions.

Surface sampling provides information regarding conditions at the specific locations sampled and is not intended to represent conditions across all areas of the structure.

Following completion of the field assessment and receipt of the laboratory analytical results, additional corrective cleaning was performed by the remediation contractor at isolated framing members identified during the assessment. Verification of these corrective activities was based upon contractor-provided documentation, including daily reports and photographic documentation, and no additional site visit was performed by Prescient Environmental following completion of the corrective work.

ATTACHMENTS

Appendix A: Analytical Results – July 6, 2026

Appendix B: Field Notes – June 30 & July 1, 2026

Appendix C: [redacted] Daily Report – July 9 & 10, 2026

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Wood Framing Assessment - Sections 3 & 4

Created: 07-10-2026
Creator: Prescient Environmental (@PEN)
Status:
Dates: 04-23-2026 - 07-10-2026

Recipients

info@prescientenv.com

Description

On June 30 & July 1, 2026, Prescient Environmental (Greg Michelsen, CIEC & [redacted] IH) conducted an inspection of exposed wood framing within Sections 3 and 4 at [redacted] to evaluate conditions following antimicrobial treatment.
A visual inspection of accessible framing members was performed in conjunction with targeted surface sampling. The majority of exposed framing throughout the inspected sections was observed to be clean, dry, and free of visible mold growth. Localized visible microbial growth was identified at a limited number of locations, generally affecting isolated framing members including top plates, sill plates, blocking, wall studs, and localized areas of exterior wall sheathing.

Visible mold growth was identified at the following locations:

Hallway between Units 346 and 350
Unit 301 – Middle bedroom top plate
Unit 353 – Washer/Dryer closet blocking
Unit 354 – Living room blocking
Unit 359 – Middle bedroom top plate
Unit 366 – Bedroom exterior wall sheathing
Unit 438 – Bedroom exterior stud wall
Unit 548 – Middle bedroom wall stud
Unit 643 – Middle bedroom exterior wall sheathing
Unit 645 – Bathroom wall plate

The identified areas were isolated in nature and did not represent widespread microbial growth throughout the inspected framing. Following notification, the remediation contractor performed additional cleaning of the affected framing members. Representative surface samples were subsequently collected from selected locations to verify the effectiveness of the cleaning activities. Overall, the inspected framing within Sections 3 and 4 was found to be in generally acceptable condition, with only limited localized areas requiring additional attention at the time of inspection.

Categories

Section 3 & 4 - Framing Clearance Assessment (SE)

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Unit Check List

#30 - Section 3

Unit Check List | Prescient Environmental | Section 3 & 4 - Framing Clearance Assessment

Created 06-30-2026

Checklist

- [x] Unit 301 - Sample (@PEN - 06-30-2026)
- [x] Unit 340 (@PEN - 06-30-2026)
- [x] Unit 343 (@PEN - 06-30-2026)
- [x] Unit 343A (@PEN - 06-30-2026)
- [x] Unit 366 - Sample (@PEN - 07-01-2026)
- [x] Unit 367 - Sample (@PEN - 06-30-2026)
- [x] Unit 401 (@PEN - 06-30-2026)
- [x] Unit 402 - Sample (@PEN - 06-30-2026)
- [x] Unit 403 (@PEN - 06-30-2026)
- [x] Unit 404 (@PEN - 06-30-2026)
- [x] Unit 405 - Sample (@PEN - 06-30-2026)
- [x] Unit 407 (@PEN - 06-30-2026)
- [x] Unit 408 (@PEN - 06-30-2026)
- [x] Unit 409 (@PEN - 06-30-2026)
- [x] Unit 410 (@PEN - 06-30-2026)
- [x] Unit 411 (@PEN - 06-30-2026)
- [x] Unit 413 (@PEN - 06-30-2026)
- [x] Unit 438 (@PEN - 06-30-2026)
- [x] Unit 440 (@PEN - 06-30-2026)
- [x] Unit 443 (@PEN - 06-30-2026)
- [x] Unit 466 (@PEN - 06-30-2026)
- [x] Unit 467 (@PEN - 06-30-2026)
- [x] Unit 501 (@PEN - 07-01-2026)
- [x] Unit 502 (@PEN - 07-01-2026)
- [x] Unit 503 (@PEN - 07-01-2026)
- [x] Unit 504 - Sample (@PEN - 07-01-2026)
- [x] Unit 505 (@PEN - 07-01-2026)
- [x] Unit 507 (@PEN - 07-01-2026)
- [x] Unit 508 - Sample (@PEN - 07-01-2026)
- [x] Unit 509 (@PEN - 07-01-2026)
- [x] Unit 510 (@PEN - 07-01-2026)
- [x] Unit 511 - Sample (@PEN - 07-01-2026)
- [x] Unit 512 (@PEN - 07-01-2026)
- [x] Unit 513 (@PEN - 07-01-2026)
- [x] Unit 515 - Sample (@PEN - 07-01-2026)
- [x] Unit 538 (@PEN - 07-01-2026)
- [x] Unit 540 (@PEN - 07-01-2026)
- [x] Unit 541 (@PEN - 07-03-2026)
- [x] Unit 543 - Sample (@PEN - 07-03-2026)
- [x] Unit 566 (@PEN - 07-01-2026)
- [x] Unit 567 (@PEN - 07-01-2026)
- [x] Unit 601 (@PEN - 07-01-2026)
- [x] Unit 602 - Sample (@PEN - 07-01-2026)
- [x] Unit 603 (@PEN - 07-01-2026)
- [x] Unit 604 (@PEN - 07-01-2026)
- [x] Unit 605 - Sample (@PEN - 07-01-2026)

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Visible Mold Growth

#38 - Hallway - between unit 350 & 346

Visible Mold Growth | Prescient Environmental | Section 3 & 4 - Framing Clearance Assessment

Created 06-30-2026

Task messages (time in EDT)

Prescient Environmental	Photo 1 - [redacted]	30 Jun 03:24 PM
Prescient Environmental	Photo 2 - [redacted]	30 Jun 03:24 PM
Prescient Environmental	Photo 3 - [redacted]	30 Jun 03:24 PM

Photos

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#39 - Unit 301

Visible Mold Growth | Prescient Environmental | Section 3 & 4 - Framing Clearance Assessment
Created 06-30-2026

Related Tasks

#3 | Sampling | Sampling - Section 1 & 2

Task messages (time in EDT)

Prescient Environmental	Photo 1 - [redacted]	30 Jun 03:37 PM
Prescient Environmental	Photo 2 - [redacted]	30 Jun 03:37 PM
Prescient Environmental	Visible mold growth identified in middle bedroom unit 301 on top plate	30 Jun 03:38 PM

Photos

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