Boreal Wilderness LLC (c/o Frederick Durr) - Project Owner
H&H Restoration – Remediation Contractor

August 20, 2025

Re: Notice of Remediation Completion
Nizina River Property
McCarthy, AK 99566

Dear Fred.

At your request, or the request of your representatives, an inspector from our office personally visited the above-mentioned property on August 16, 2025. The purpose of the visit is to provide you with a Post Remediation Verification (PRV) visual inspection followed by clearance air sampling with Spore Trap™ air sample collection and laboratory analysis.

Remediation clearances are warranted, and the remediation process for this project is considered complete!

PRV procedures follow the recommendations provided by the ANSI/IICRC S520 Mold Remediation Standards, and Sampling procedures follow the American Society for Testing and Materials (ASTM) D7338 guidelines. All sample analyses utilized analytical methods recommended by the American Industrial Hygiene Association (AIHA), and the American Conference of Governmental Industrial Hygienists (ACGIH).

- The PRV visual inspection did not indicate any remaining suspect microbial growth or excessive dirt, dust, and debris in the designated remediation work areas for this project (crawl/cellar).
- Laboratory data does not indicate that any airborne spore count issues exist within the remediation areas or occupied space adjacent to the remediation areas.
- Interview with the contractor indicated their methods and means followed the procedures outlined in the ANSI/IICRC S520 Standard for Professional Mold Remediation.

A review of the laboratory data indicated low to average indoor airborne spore counts and a low to average MoldSCORE™ reports. The results suggest a high probability that the spores in the indoor sample originated from an area other than the remediated areas, such as the outdoors.

According to the United States Centers for Disease Control and Prevention (CDC), Health Canada, and multiple other credible agencies and organizations, the types and concentrations of mold spores in the indoor air should be like or less than what is found in the local outdoor air and should be somewhat equally present by “percentages of difference” between each detectable spore type. The evidence collected and data produced for this home indicate that this is the case for the indoor air quality within the living spaces.

With any structure, new incidents of moisture intrusion, including high levels of humidity, can occur at any time. Occupants should always remain vigilant for any issues within living spaces and conduct regular inspections of other areas not commonly occupied, such as crawl spaces and attics. Any indication of moisture or microbial growth should be immediately followed by contacting

a qualified Industrial Hygienist (IH) / Indoor Environmental Professional (IEP) for a full moisture intrusion evaluation. This may include the collection of Pre-Remediation Baseline Air and Surface Samples, followed by a written remediation work plan.

Any moisture or microbial remediation process must follow The Institute of Inspection, Cleaning and Restoration Certification (ANSI/IICRC) *S500 Standard for Professional Water Damage Restoration* and the *S520 Standard for Professional Mold Remediation*. A qualified IH/IEP can provide pre-remediation recommendations and a list of local remediation companies that are IICRC Certified Firms and utilize the IICRC S500 and S520 standards.

Occupants who are concerned about indoor air contaminants should consider the placement of portable High-Efficiency Particulate Air (HEPA) filtration devices in the areas they most commonly occupy. A quality HEPA filtration device may minimize any respiratory problems that arise from mold, pollen, and other airborne contaminants such as pet dander and dust.

Alaska Housing Building Standards recommend proper ventilation in good working order for all buildings locally. The occupants must maintain the interior humidity via a proper ventilation system with a humidistat-controlled setting of around 45%. This goes for occupied spaces as well as any crawl spaces or other non-occupied areas attached to the building. Many agencies & organizations recommend that a prompt & standards-based remediation plan be implemented for any water damage or microbial growth project to eliminate ongoing or new issues or concerns and to reduce or remove the potential for litigious activities. Health Canada states, *"controlling humidity and diligently repairing any water damage in buildings to prevent mould growth, and to remediate thoroughly any visible or concealed mould growing in buildings"*. (http://www.hc-sc.gc.ca/ewh-semt/air/in/res-in/index-eng.php)

If you have any questions or need any other information, please contact me at (907) 232-1007.

Respectfully,

Patrick Hartshorn, IH, CEHI, CRMI, WRT, AMRT
Industrial Hygienist
Certified Environmental Home Inspector
Certified Residential Mold Inspector
IICRC WRT - Water Restoration Technician
IICRC AMRT - Applied Microbial Remediation Technician
IICRC BMI – Building Moisture Inspection
Moisture Management Professional
Remediation Management Administrator & Instructor
Cold Climate Building Science Analyst
NIOSH 582 Certified Sampling & Evaluation Airborne Dust
•Owner, Senior Analytical Data Analyst - Respircare Analytical Services
•Owner, Senior Environmental Consultant - Advance Look Building Inspections & Environmental Testing
•Owner, Senior Assessment and Data Review Instructor, RespirCare International Inspection & Training Network
•Consensus Board Member - ANSI/IICRC S520 Standard for Professional Mold Remediation (2024 edition)
•Consensus Board Member - BSR/IICRC S530 Standard for Indoor Environmental Assessment for Suspected Mold Contaminated Structures
•Consensus Board Member - BSR/IICRC S900 Standard for Professional Remediation of Precursors, Drug Residues, and Associated Chemical Waste
•Committee Member - ASTM D22 Standard on Air Quality
•Committee Member - IICRC Continuing Education Credits Committee