



Corporate Headquarters
25 Controls Drive
Shelton, CT 06484

800.688.1707
www.SvcMgmt.com
info@SvcMgmt.com

Service Management Group, LLC Mold Remediation

SMG current mold remediation recommendations are based on the most stringent guidelines found in the following:

- NY Dept. of Health
- Bureau of Environmental and Occupational Disease Epidemiology “Guidelines on Assessment and Remediation of Fungi in Indoor Environments”
- California Health and Safety “Toxic Mold Protection Act of 2001”
- American Conference of Governmental Industrial Hygienists “Bio-Aerosols: Assessment and Control”
- Institute of Inspection, Cleaning and Restoration Certification “IICRC s500 Standard and Reference Guide for Mold Remediation”
- EPA “Mold Remediation in Schools and Commercial Buildings”
- Indoor Air Quality Association, Inc. “Certified Mold Remediation Student Manual”
- National Air Duct Cleaners Association “ACR 2002 Assessment, Cleaning and Restoration of HVAC Systems”

Three main factors can lead to microbial growth: food source, moisture levels, and temperature/ventilation. The following recommendations are all steps to control these factors. Food source or dust and debris levels are very easy to manage by keeping up with routine maintenance cleaning. Regular dusting, and if necessary detergent wiping, of surface areas will improve air quality. Vacuum machines are most effective when used with HEPA filtration. HEPA filtration will provide 99.97% particulate capture down to 0.3 microns. (A human hair is approximately 50-75 microns in width).

Similarly, the HVAC system should be verified to be properly working and providing good filtration and ventilation. It is recommended to have the air duct system (incl. bathroom fans) and air handling units professionally cleaned and verified seasonally to be working properly. Moisture levels should be kept below 55% relative humidity and temperature ranges 68-72 degrees F. The building emergency doors and other entrances should be inspected for puddles or standing water. If necessary, exterior grading or sloping should be directed away from the building.

SMG specializes in cost effective solutions to restore indoor air quality to normal healthy levels. SMG analysis techniques include the most advanced methods of physical site observation, bio-aerosol sampling, moisture detection, assessment and interpretation. A specific plan of work or professional remediation plan is then formulated. When more complex solutions are sought, our network of experts can be brought in to meet the clients' needs.

Enclosed: four separate bio-aerosol samples.