



TOTAL RESTORATION INC.

Total Restoration, Inc.

160 Eileen Way
Syosset, N.Y. 11791
Office: 516.333.5333
Fax: 516.333.5489
Tax ID: 112988315

Insured: American Packaging Company
Property: 226 Franklin Street
Brooklyn, NY 11222

Home: (718) 389-4040

Estimator: Christopher Roussis
Business: 160 Eileen Way
Syosset, NY 11791

Business: (516) 333-5333
E-mail: chris@totalrestorationinc.com

Claim Number:

Policy Number:

Type of Loss: Mold Remediation Proposal

Date of Loss:
Date Inspected:

Date Received:
Date Entered: 12/4/2019 11:56 AM

Price List: NYOB8X_DEC19
Restoration/Service/Remodel
Estimate: AMERPACK_23253



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AMERPACK_23253

G21 Water/Mold

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Water Extraction & Remediation Technician - per hour (5 techs for 5 shifts) <i>Labor and materials to perform tasks outlined in the attached 5 page report</i>	██████████@	██████████	██████████

Debris Removal

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Dumpster load - Approx. 30 yards, 5-7 tons of debris	██████████@	██████████	██████████

PPE and Equipment

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Add for personal protective equipment (hazardous cleanup) (2 per man, per shift)	██████████	██████████	██████████
Respirator - Full face - multi-purpose resp. (per day) (1 per man, per shift)	██████████	██████████	██████████
Respirator cartridge - HEPA only (per pair) (same)	██████████	██████████	██████████
Dehumidifier (per 24 hour period) - Large - No monitoring (3 for 4 days)	██████████	██████████	██████████
Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit. (3 for 4 days)	██████████@	██████████	██████████

Note

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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PROCEDURES:

This proposal based on the attached 5 page report

NOTE:

If the moisture source has not been rectified, mold will grow back. The purpose of this work is to remove known sources of mold contamination; therefore our remediation services are limited to the area mentioned in this proposal. This proposal does not include removal of sources of contamination that have not been identified at this time or items not addressed within this proposal. It is also suggested the end point testing be performed to receive final clearance prior to re-construction.



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Summary for Dwelling

Line Item Total

Total Tax(Rep-Maint)

Replacement Cost Value

Net Claim

[REDACTED]

Christopher Roussis

SCOPE OF WORK

Mold abatement at 97 Green St. Apartment #G21 Brooklyn, NY – See attached diagram in this document.

1. Cut demolish rooms 1, 2 and 3 as indicated. This includes walls and flooring to the concrete slab and remove ceilings. Remove ceiling tiles and discard any insulation above the ceiling where present. Clean any visible staining or visible mold growth on the wood deck above the ceiling. Wood framing should be cleaned except as noted in number 6 below
2. Remove the bathroom raised floor under the tub and hot water heater. This will require removal of the hot water heater and tub. Clean and save the tub and HW heater.
3. Remove the bathroom sheetrock wall shared with the kitchen. Inspect the wall cavity and the back of the cabinets.
4. Move and save the washer and dryer outside the bathroom. Remove the sheetrock wall from the floor to a height of 2 feet and inspect behind the washer and dryer.
5. In rooms 1 and 2 remove the sheetrock to the wall cavity and do not damage the neighbors side of the wall.
6. In room 2 remove the lower 4 feet of the wall shared with the common hallway.
7. In the hallway between rooms 3 and rooms 1 and 2 remove the ceiling. Clean the loft above the ceiling and remove insulation and clean visible staining or visible mold growth on the wood deck.
8. Cut four 2 by 2 ft. probes along the length of the wall into the living room wall shared with the neighbor into the wall cavity. Inspect for mold growth.
9. In the living room cut probes into the ceiling to the wood deck and inspect for mold.
10. At completion of the work service and clean the air handling unit.

GENERAL CONDITIONS

1. The contractor will be licensed by the New York State Department of Labor as a mold abatement contractor.
2. All workers will be certified mold abatement workers by the New York State Department of Labor.
3. The contractor shall inform employees of the potential health risk for Contractor's supervisors and workers during microbial remediation is exposure to or contact with massive concentrations of fungi. Risks include allergic respiratory disease (for example, asthma and hypersensitivity pneumonitis).

WORK AREA PROCEDURES

1. Remove all movable objects from each work area prior to beginning the work. Move and protect the washer and dryer, tub and HW heater.
2. The contractor shall construct containment barriers around each work area work area and over each door inside the work area. Plastic sheeting should be used to isolate and enclose the apartment. 6-mil flame retardant polyethylene sheeting should be secured to

Mold Abatement Scope of Work – 97 Green St. Apartment #G21 Brooklyn, NY

- existing structures using duct or other suitable specialty tape), spray adhesives, staples or any other combination thereof to ensure the integrity of the barrier for the duration
3. The contractor shall be responsible to provide employee fall protection to comply with OSHA construction standards when necessary when working in loft areas. Fall arrest equipment if used must comply with the most current ANSI standard.
 4. Floors, walls, and stationary non-colonized objects in the enclosed containment work area should be covered by polyethylene sheeting according to the professional judgment of the Remediation Contractor and Environmental Consultant.
 5. The HVAC systems serving the work areas shall be shut down and the duct outlets sealed with six mil plastic. The filters should be removed and disposed of.
 6. The contractor shall install and activate negative air filtration (AFDs) systems that provide four air changes per hour in each work area. The devices and work area set up will establish at a minimum, a negative air pressure differential of 0.02 inches of water inside the work area relative to areas outside the containment before remedial operations begin. This air pressure differential shall be maintained until the Environmental Consultant has determined that the work area has passed clearance inspections and testing. The Contractor shall provide sufficient filters for replacement as necessary or as required by applicable regulations.
 7. Use of detergent solution for damp wiping and for cleaning of dust is permitted. Surfaces to be cleaned should be damp wiped and cleaned to remove any visible mold.
 8. A HEPA filter vacuum cleaner should be used to collect any dust and debris. All floors and adjacent surfaces should be cleaned with a biocide solution as a final step.
 9. The Contractor shall utilize ground fault circuit interrupters for all electrical equipment including vacuum cleaners, lights, power tools, and negative air machines.
 10. As waste is removed, it must be placed into a disposal container promptly. Contaminated materials shall be disposed of in sealed 6 mil bags. All waste bags will be double bagged. Bags will be taped.
 11. Labels and all necessary signs are to be in accordance with OSHA regulations.
 12. The contractor will dispose of all waste as construction debris.
 13. During the actual remediation, the Contractor shall not leave debris in the yard or property, incinerate debris, dump waste by the road or in an unauthorized dumpster.
 14. The Contractor shall clean the work area to be free of all dust and debris, as specified, after removal work is complete and the Environmental Consultant has conducted and approved the visual inspections.
 15. After cleaning, the Contractor shall use a household detergent solution on non-porous interior surfaces by damp wiping and HEPA vacuu
 16. The Contractor shall remove the final containment barriers, as specified, after the Environmental Consultant approves the area, based on the inspection and clearance sampling of the containment area.

WORKER PROTECTION

1. All workers and supervisors shall have received medical approval to wear a respirator as per OSHA 29 CFR 1910.134. The Contractor shall provide workers with personally issued and marked full-face respiratory protection equipment approved by NIOSH/MSHA. As a minimum, respiratory protection shall consist of full-face air

Mold Abatement Scope of Work – 97 Green St. Apartment #G21 Brooklyn, NY

purifying respirators with high efficiency cartridges, and if required, acid gas (chlorine) cartridges, organic vapor(s) cartridges, or other respiratory protective equipment necessary to prevent inhalation or aerosolized disinfectant. Disposable respirators are not permitted.

2. The Contractor shall ensure that workers do not remove respirators to eat, drink, smoke, chew gum or tobacco, or apply cosmetics in the enclosed work areas. Facial hair interfering with the seal of the mask will not be permitted on any personnel working or entering the contaminated area.
3. The Contractor shall provide workers with sufficient sets of protective disposable clothing, consisting of full-body coveralls, head covers, gloves, and 18-inch high boot type covers in sizes to properly fit individual workers. All workers shall wear Tyvek suits with attached boots, or the equivalent. Gloves will include latex exam gloves or work gloves. Integral boot/head cover/coveralls are acceptable. All persons entering the enclosed work area shall don disposable clothing over street clothes before entering the enclosed work area.
4. The Contractor shall provide eye protection (for example, full-face respirator) and hard hats, as required by job conditions or by applicable safety regulations. Reusable equipment (for example, footwear, hard hats) shall be left in the contaminated enclosed work area until the end of the remedial work. At that time such items shall be decontaminated for reuse.
5. The Contractor shall provide authorized visitors with respiratory protection equipment, a set of suitable protective gloves, and footwear, sizes for proper fit, suitable protective disposable clothing, headgear, gloves, and footwear, sizes for proper fit, whenever they are required to enter the enclosed work area. The Contractor shall not under any circumstances permit any person to enter the work areas without the appropriate protective clothing and equipment.

CONTAINMENT EXITING PROCEDURES

1. Every time a worker leaves the work area, before leaving the air lock at the entrance to the work area, each worker shall HEPA vacuum all gross contamination and debris from outer layer of protective clothing.
2. Remove protective clothing (disposable coveralls, head cover, gloves, and footwear) in the work area and deposit the clothing in an impermeable bag or container.

INSPECTIONS

1. The Environmental Consultant shall conduct an initial inspection of the work area containment before remediation work commences.
2. The Environmental Consultant shall conduct inspections after cleanup is complete to determine if removal of visually contaminated and other scheduled materials is complete.
3. The contractor shall re-clean the work area, if it fails the Environmental Consultant's clearance inspection and testing. The Environmental Consultant shall then perform additional clearance inspections, and the Contractor shall re-clean if necessary until the work area passes inspections and testing.

4. The Client or Environmental Consultant shall have authority to stop work when any provision of these specifications are not followed or an unsafe condition exists. The stoppage of work shall continue until all deficiencies have been corrected. All work stoppages must be initiated in writing. Additional time and labor due to the work stoppage shall be at the Contractor's own expense. Recommencement of work shall not be initiated without written authorization from the Environmental Consultant or Client.

CLEARANCE TESTING

Each work area must pass a visual inspection by the building environmental consultant. Evidence of dampness, visible debris, or dust will require additional cleaning and drying. The environmental consultant will use settled dust sampling methods and direct microscopic exam of samples taken from work area surfaces.

At completion of all work and with the work area ready for reconstruction air sampling will be used to confirm that mold abatement is complete. All air testing will be done with the negative pressure systems shut down for at least 24 hours. If the work area airborne spore levels significantly exceed the outdoor levels or if the rank order of mold species inside does not reflect the outdoors the work area will be further cleaned. The presence of more than 2 spores of *Stachybotrys* or *Chaetomium* spores will be considered unacceptable. Air sampling for mold spore levels will be conducted using spore trap methods using treated microscope slides or an equivalent method such as air-o-cell cassettes. Sample volumes shall be taken in accordance with the published analytical method and in consultation with the microscopist. The samples will be analyzed by an experienced mycologist.

