BAKER Design Build

THE LANE GROUP INC

nMOTION ENGINEERING

Building Assessment Report

07/02/2025 “FINAL Submittal”

Old Chipley City Hall

Building Assessment Report

Old Chipley City Hall

Property Name and Location

Old Chipley City Hall

672 5th Street

Chipley, FL 32428

Prepared For

The City of Chipley

1442 Jackson Avenue

Chipley, FL 32428

PREPARED BY

Baker Design Build (Structural)

219 N. Newnan Street, 2nd Floor, Jacksonville, FL 32202

In Conjunction With

The Lane Group, Inc. (Architect)

1022 Park Street, Suite 209 Jacksonville, FL 32204

nMotion Engineering (MEP Engineering)

12574 Flagler Center Blvd Suite 101, Jacksonville, FL 32258

Final Submittal – July 2, 2025

BAKER Design Build

THE LANE GROUP INC

nMOTION ENGINEERING

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July 2, 2025

The City of Chipley

C/O: Heather Lopez
1442 Jackson Avenue
Chipley, FL 32428
director@visitcfla.com

Baker Consulting & Engineering LLC, dba, Baker Design Build (BDB) in conjunction with, The Lane Group, Inc., and nMotion Engineering is pleased to present this Building Assessment Report to you for your records for fulfilling the City of Chipley's contract to perform services related to the Division of Historical Resources grant through the State of Florida for inspection and creation of a plan for repairs and restoration of the Old Chipley City Hall, a historic structure.

We have evaluated our findings, and we present this report compiling our assessments and recommendations herein. The purpose of this assessment was to assess the structure located at 672 5th Street, Chipley, FL 32428 (Old Chipley City Hall), and develop an existing conditions plan for repair, restoration, and storm hardening of the Old Chipley City Hall.

The purpose of this assessment was not to determine if the condition of the existing building is in compliance with the FBC or the fire safety code. This assessment report is to outline our findings and develop a rehabilitation plan for repair, restoration, and storm hardening of the structure.

It should be noted that all the data contained within this report was deducted based on our observation only. No physical testing was performed, and no calculations have been made to determine the adequacy of the structural system or its compliance with accepted building code requirements. This report is to visually observe items that may

need to be addressed and repaired to ensure the on-going historical integrity of the structure.

This report does not express or imply any warranty of the structure but only addresses the condition of the portion which was included in the scope of work mentioned above. The opinions stated in the report are based on limited visual observations only. For the purposes of this report the following scale is used. Good, Fair, Poor. The photo documentation is numbered 1 – 54.

Should you need any additional information, please feel free to contact our team directly at (904) 356-8520.

Sincerely,

Tamara G. Baker, PE, SI, CGC, PhD
Structural Engineer
License Number 60000

I. INTRODUCTION

Baker Design Build was contracted by Heather Lopez on behalf of The City of Chipley, Florida to perform a Condition Assessment Report of The Old Chipley City Hall located at 672 5th Street, Chipley, FL 32428.

This assessment was conducted on March 7, 2025, and included an on-site assessment of the historic structure. The purpose of this assessment was to evaluate the existing conditions of the structure and plan for the restoration of the Old Chipley City Hall by producing an existing conditions assessment report, as-built architectural drawings, and developing a preservation and rehabilitation plan with treatment recommendations for the building.

The following services were conducted during our assessment in accordance with the signed contract with The City of Chipley.

I. Inspect for mold or other issues that may have developed since the storms due to damage

II. Inspect electrical and other wiring throughout the entire structure to ensure that it meets all modern safety and communications standards

III. Inspect Mechanical Systems

IV. Development of specific work recommendations. These recommendations will include selection and rationale for the most appropriate approach to treatment (preservation, rehabilitation, restoration, or reconstruction)

V. Prepare an existing condition survey (including exterior and interior mechanical and electrical systems, etc.)

VI. Make recommendations for improving accessibility while maintaining the historical integrity of the structure

II. PHYSICAL DESCRIPTION

The former City Hall Building in Chipley, Florida, at 672 5th Street, was designed in 1928 by Alvin R. Moore of Tallahassee in the Mediterranean Style. Completed in 1929, Buchanan Builders constructed the approximately 4,000 square-feet (sf) two-story, wood or masonry framed with brick veneer, diamond-shaped slate roof, and steel windows building. Parts of the building were constructed on-grade and other parts were off-grade. It is a historic structure listed on the National Register for Historic Places.

III. ASSESSMENT & FINDINGS

A. STRUCTURAL

Based on our visual assessment, we observed some signs of distress/settlement that included cracks in the interior plaster walls, windowsills, and finished floor. We also noted what appeared to be a water intrusion in the conference room on the second floor. When we observed the attic space at the addition, we observed the 2x sawn lumber roof framing. It was noted that the rafters did not appear to have proper hurricane ties to resist uplift. It was also unclear how the wood ledge was attached to the existing building and which indicates a lack of a continuous load path in high velocity wind conditions. Additionally, it was noted that the roof framing did not have solid blocking between rafters at the bearing points. This can lead to rotation of the roof members supporting the roof deck. When observing the attic space of the main building from the second floor, we noted several areas where water intrusion was evident. Water spots were observed in the existing lumber roof diaphragm which could lead to reduced capacity to resist high wind loads. Some of the rafters we observed appear to have water stains although it was unclear what degree of deterioration had occurred, if any. We were unable to identify if a continuous load path was present to resist uplift forces, but based on the construction of the addition, it is likely the proper hurricane ties are not present. When observing the exterior stairwell, extensive termite damage was noted in the baseboards. We were informed that the building had previously been treated for termites, and they were no

longer active.

See photos 1-54.

Photo 1

Photo 2

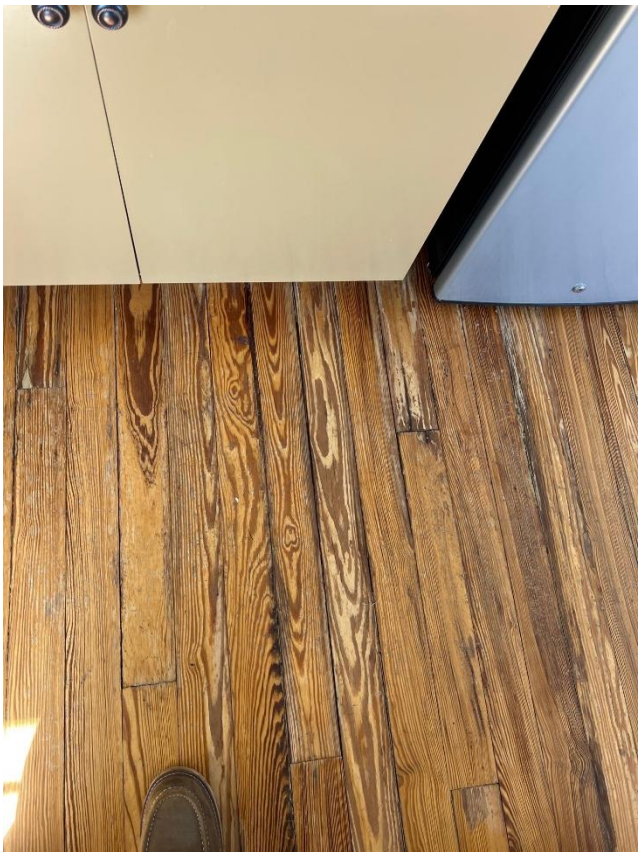

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

Photo 8

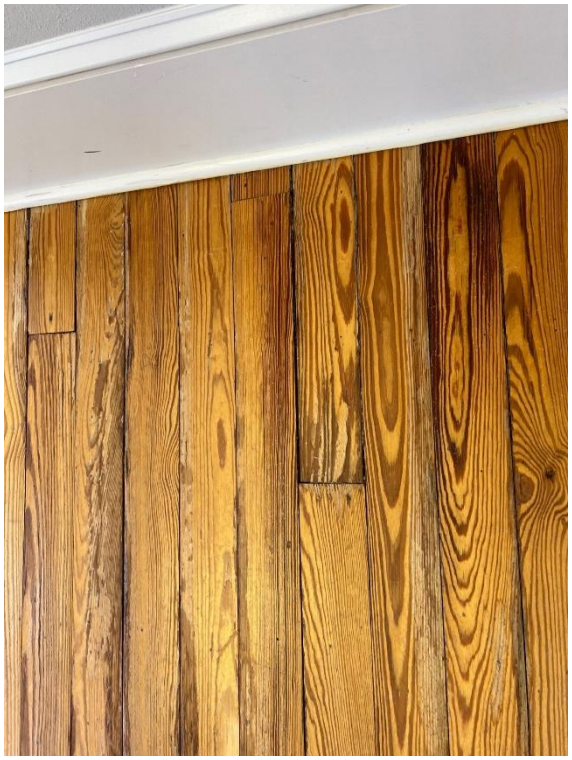

Photo 9

Photo 10

Photo 11

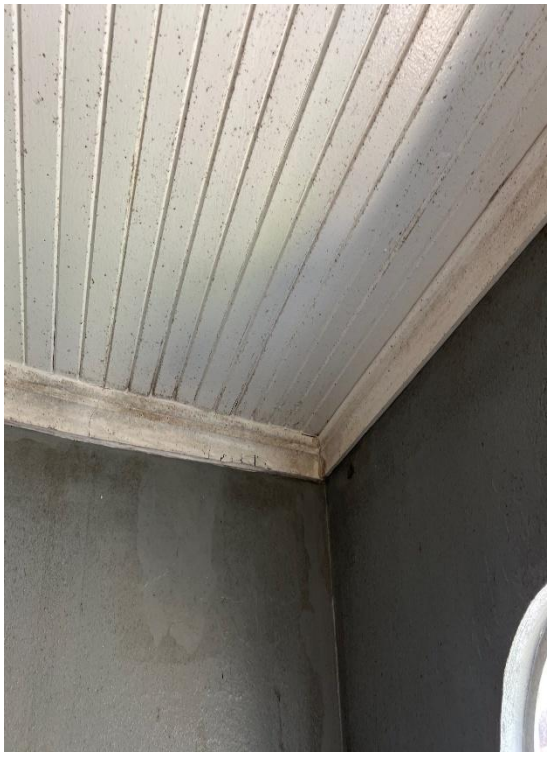

Photo 12

Photo 13

Photo 14

Photo 15

Photo 16

Photo 17

Photo 18

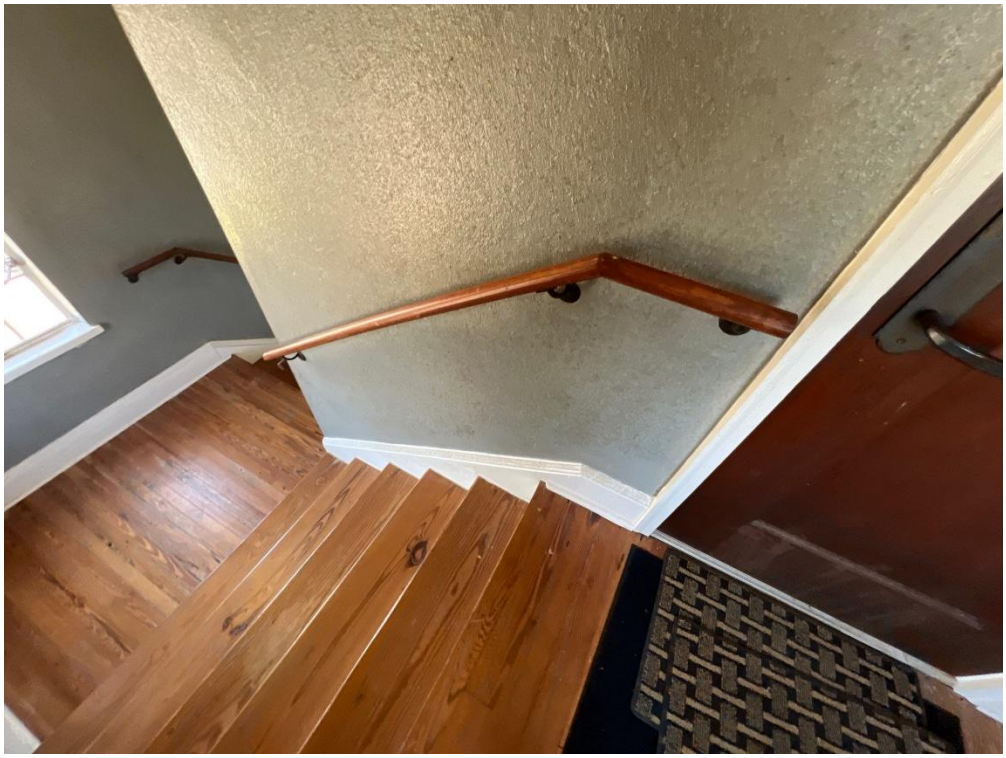

Photo 19

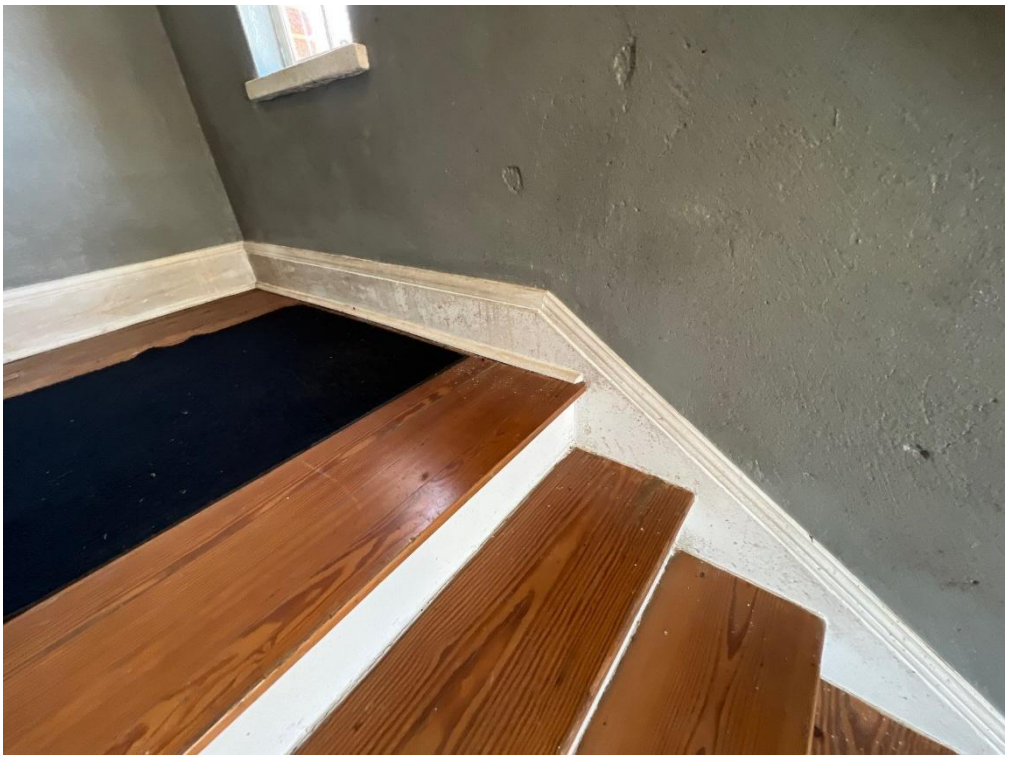

Photo 20

Photo 21

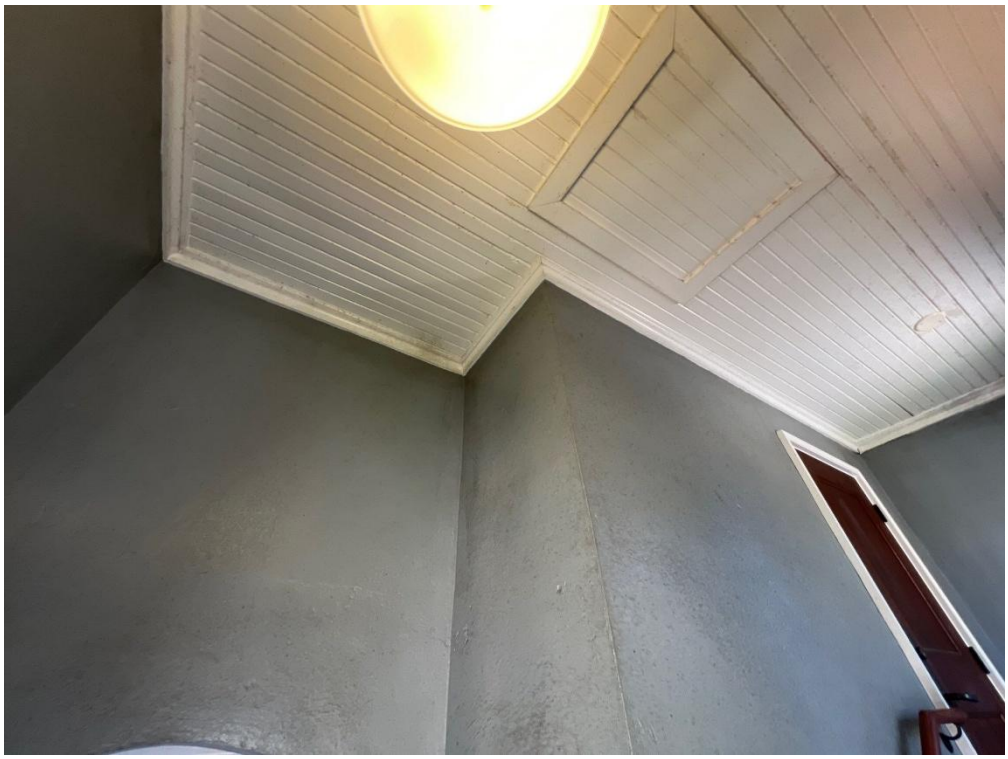

Photo 22

Photo 23

Photo 24

Photo 25

Photo 26

Photo 27

Photo 28

Photo 29

Photo 30

Photo 31

Photo 32

Photo 33

Photo 34

Photo 35

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Photo 41

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Photo 45

Photo 46

Photo 47

Photo 48

Photo 49

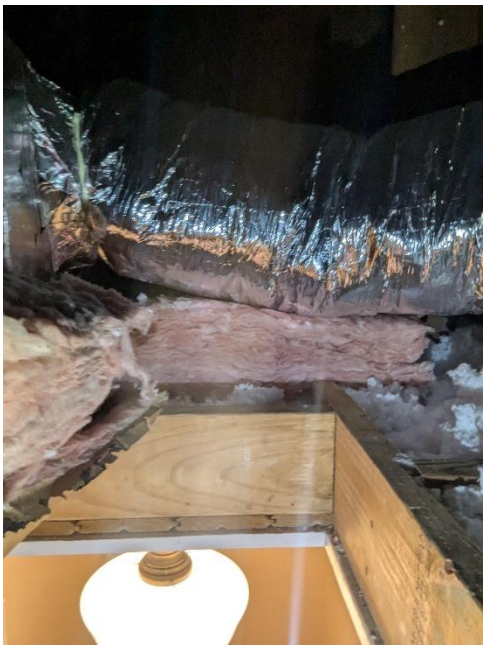

Photo 50

Photo 51

Photo 52

Photo 53

Photo 54

CONCLUSION AND RECOMMENDATIONS

The following represents the conclusions and structural recommendations by Baker Design Build. Additional recommendations can be found in the exhibits that follow this report.

1. In many locations there are minor cracks with loss of mortar in the exterior brick. These should be repointed.
2. Remove of portions of the damaged interior finishes and observe the structural load-bearing elements.
3. Remove the area of damaged brick and reinstall new brick.
4. Many window lintels appear corroded. These should be replaced in kind with hot-dipped galvanized lintels of the same size, with a minimum 4” bearing at each side of the lintel.
5. Control joints should be part of the brick system. If not present, they should be cut every 25 ft maximum.
6. Modify existing roof framing by providing missing elements i.e. hurricane ties, blocking.
7. Remove and replace deteriorated roof framing members and portions of roof diaphragm.
8. Stair-step cracking at a corner of a building could be repointed as a short-term solution, but the foundation may need underpinning as a long-term solution if the building is settling.
9. Investigate and ensure that a continuous load path is present from roof framing down to foundation.

Many of the recommendations are specialty items that should be performed by specialty contractors with years of experience in these services and that have experience with historic structures. We recommend that you carefully review each specialty subcontractor’s relevant experience.

Structurally, the building appears to be in Fair overall condition. The issues observed should be addressed in a timely manner, but do not appear to immediately pose life-safety issues to the occupants. While we recognize that the structure needs maintenance/repairs, it does not appear to be unstable.

I. EXHIBITS

ARCHITECTURAL ADA ASSESSMENT REPORT & PLANS
MECHANICAL & PLUMBING SYSTEM ASSESSMENT
ELECTRICAL SYSTEM ASSESSMENT
MOLD AND FUNGI INDOOR AIR QUALITY STUDY

The Old Chipley City Hall ADA Assessment

The Old Chipley City Hall

672 5th Street. Chipley, FL 32428

April 23, 2025

Prepared by:

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The Old Chipley City Hall

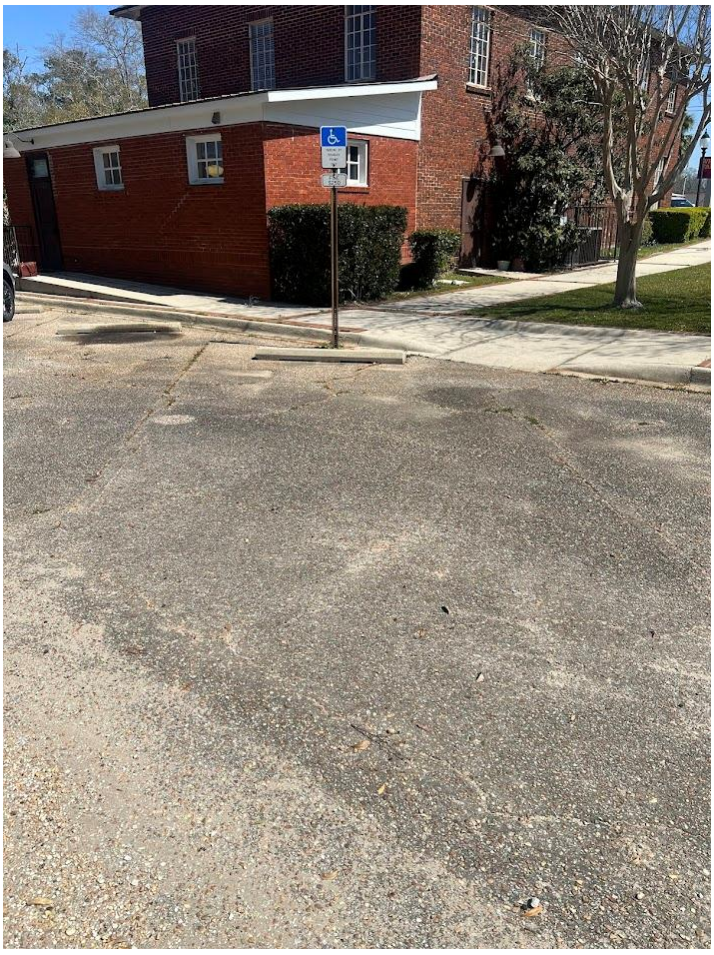
ADA Compliance Assessment

(April 23, 2025)

The Lane Group, Inc. is submitting the following assessment for the ADA Compliance of the first floor only of the Old Chipley City Hall with options/recommendations for improved accessibility. We are not including or making recommendations for vertical access to the 2nd floor of the facility due to the disproportional costs associated with suggesting an elevator be installed. The Bureau of Historic Preservation "Accessibility Requirements and Readily Achievable Barrier Removal for Historic Buildings and Facilities" was referenced during the preparation for this study. The field notes and photographs recorded during our March 7th, 2025, site visit help illustrate the existing conditions and our recommendations for compliance. Also, we are making additional recommendations to improve the use of the facility as the various agencies and services are currently utilizing it for the citizens of Washington County and the City of Chipley.

ADA PARKING

Re-stripping



Existing Conditions–

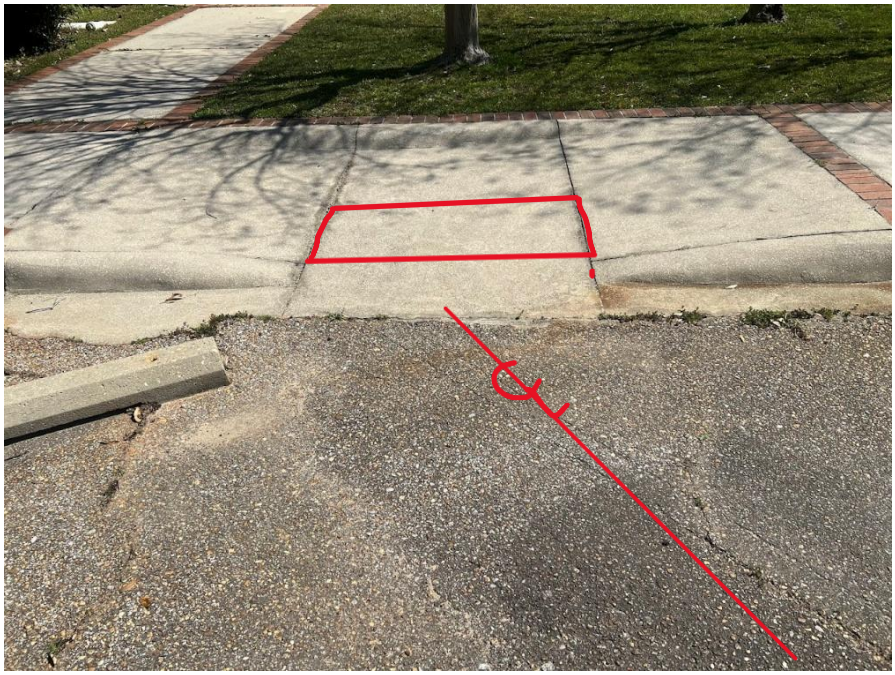
1. There is one accessible parking space located in the existing parking lot behind the building.
2. The number of Parking Spaces in the rear parking lot along Church Street and on both sides of 5th Street is (26). Therefore, (2) accessible spaces are required.

Recommendations –

1. Re-stripe and add the wheelchair decal to the existing parking space with the access aisle centered on the existing curb cut by FDOT Standards. See page # 4.
2. Relocate the FDOT Parking Sign to the center of the Parking Space and on to the sidewalk. See the following plan.
3. Adding another Accessible Parking Space at the front of the facility on 5th Street is recommended. See the following plan on page # 5.

ADA PARKING

Existing Curb Cut



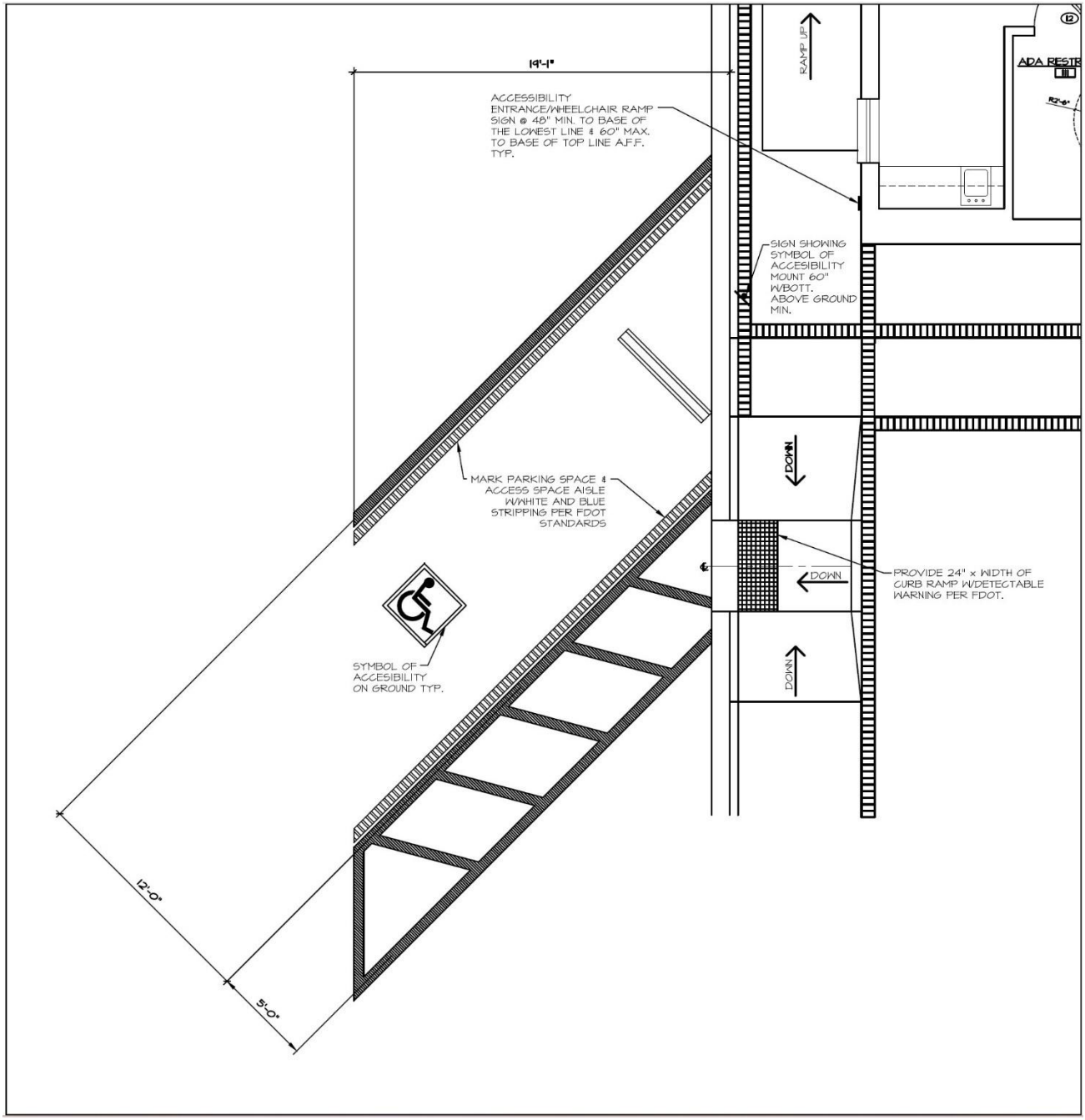
Existing Conditions–

1. Existing Curb Cut at rear parking.

Recommendations –

1. Center on the curb cut and mark the accessible aisle with white diagonal striping per FDOT Standards. Set the 12-foot parking space to the left of the access aisle per the following plan.
2. Provide 24” deep by the width of the curb cut ramp detectable warning per FDOT.

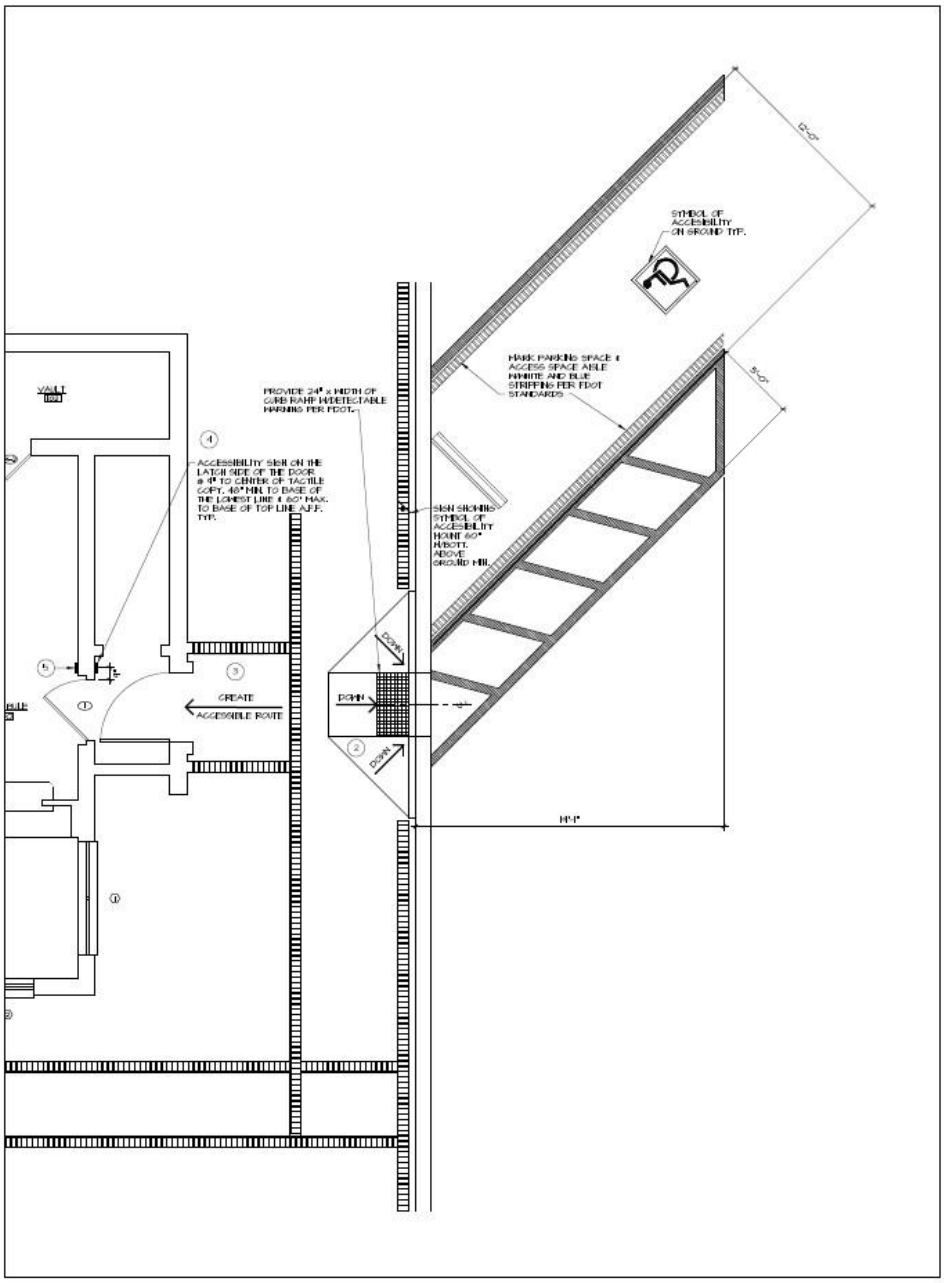
EXISTING ADA PARKING ON REAR OF BUILDING



Recommendations –

1. Re-stripe the Accessible Parking Space and access aisle.
2. Add Accessible Route & Wheelchair Ramp Sign onto the corner of the building.

RECOMMENDED ADA PARKING SPACE BE ADDED TO 5th STREET



Recommendations –

1. Add an accessible standard or Van parking Space with the corresponding access aisle with white diagonal striping, accessibility ground symbol, blue stripes etc. per FDOT Standards. Locate the accessible parking space on site in the most advantageous location relative to the accessible route to the facility's front door on 5th Street.
2. Create a new curb cut to correspond to the access aisle.
3. Create an accessible route over the existing sidewalk to the front door.

Cont.

4. Add “Accessible Entrance” Sign adjacent to the latch side of the existing door @ 9” to center of tactile copy. Locate or mount 48” minimum to base of the lowest line and 60” maximum to base of top line.
5. Add “Accessible “Exit” sign adjacent to the latch side inside of the existing door. Mount 48” minimum to base of the lowest line and 60” maximum to base of top line.
6. Add a door closer and provide an ADA Compliant Threshold not exceeding ¼”. Adjust the door closer and door operating pressure to meet the code requirement
7. Add an accessible standard or Van parking Space with the corresponding access aisle with white diagonal striping, accessibility ground symbol, blue stripes etc. per FDOT Standards. Locate the accessible parking space on site in the most advantageous location relative to the accessible route to the facility's front door on 5th Street.
8. Create a new curb cut to correspond to the access aisle.
9. Create an accessible route over the existing sidewalk to the front door.
10. Add “Accessible Entrance” Sign adjacent to the latch side of the existing door @ 9” to center of tactile copy. Locate or mount 48” minimum to base of the lowest line and 60” maximum to base of top line.
11. Add “Accessible “Exit” sign adjacent to the latch side inside of the existing door. Mount 48” minimum to base of the lowest line and 60” maximum to base of top line.
12. Add a door closer and provide an ADA Compliant Threshold not exceeding ¼”. Adjust the door closer and door operating pressure to meet the code requirement

EXISTING RAILING AND ENTRY DOOR

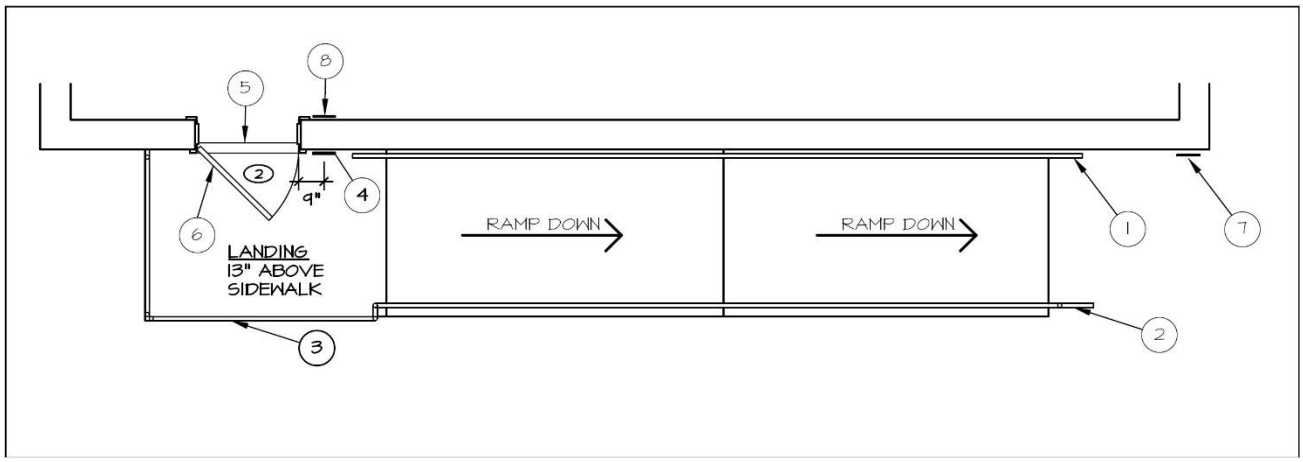
Existing Conditions –

1. Railing does not extend the full length of the Ramp.
2. Out swinging door has a round knob.
3. There is no signage to identify this entrance as an accessible entrance.

Recommendations –

See the following page.

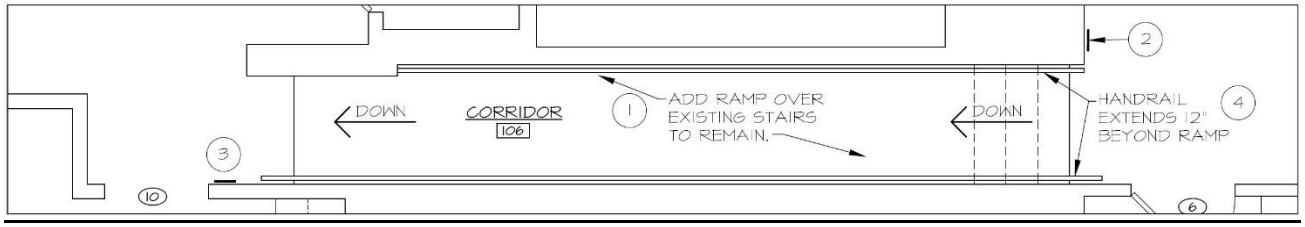
ADD HANDRAILS AND SIGNAGE TO EXISTING RAMP



Recommendations –

1. Add Handrail to the existing Brick Wall with 12” extensions beyond the ramp at each end. The top of the rail mounted between 34” -38”.
2. Add a handrail outside of the ramp with a 12” extension at the bottom beyond the ramp. Mount @ 34” – 38”. The Ramp is part of the egress path and therefore must maintain a minimum of 44” wide.
3. Add Handrail on the outside vertical face of the landing to maintain the 60” clear space on top. Mount top of the rail @ 34” – 38”.
4. Add “Accessible Entrance” sign on the latch side of door @ 9” to center of tactile copy. 48” minimum to base of lowest line and 60” maximum to base of top line.
5. Change threshold to meet ADA Requirements.
6. The door was locked due to damage, so we could not check the operating pressure to open it or the closer delay. Also, the round knob needs to be changed to a lever handle.
7. Add a sign “Accessible Entrance”.
8. Add “Exit” sign on the latch side of door @ 9” to center of tactile copy. 48” minimum to base of lowest line and 60” maximum to base of top line.

INTERIOR RAMP



Recommendations –

1. Add a new wooden ramp with commercial carpet finish. The existing historic steps will remain, and the new ramp will be built over them.
2. Mount sign “Accessible Restroom Down Ramp”.
3. Mount Sign “Accessible Exit Up Ramp”.
4. Add Handrails on both sides, mounted between 34” – 38” above ramp. Maintain 36” minimum clear between railings.

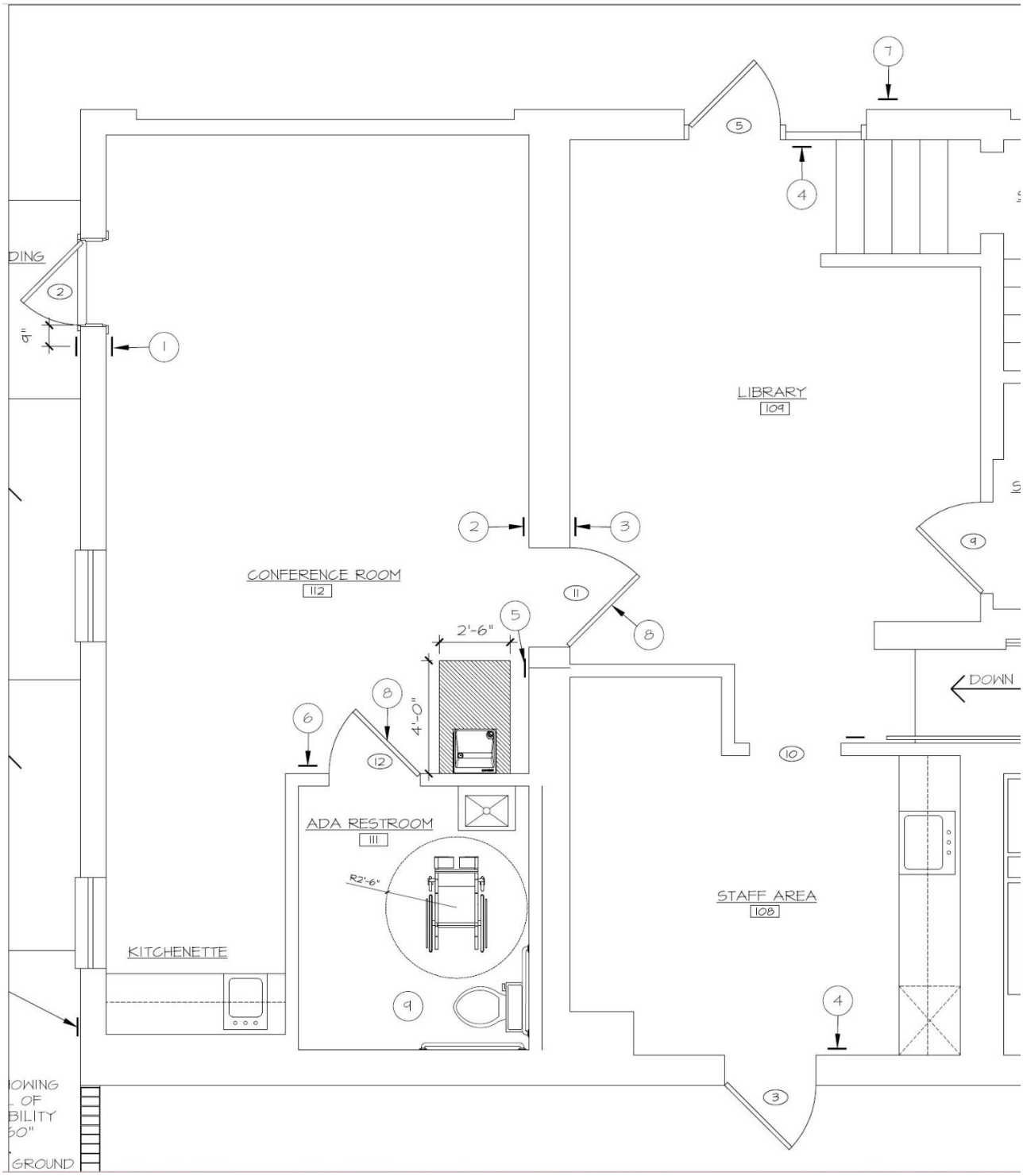
SIGNAGE AND ADA RESTROOM

The following notes are keyed to the plan on page # 10.

1. “Accessible Exit” sign set on latch of door typical U.N.O.
2. “Accessible Entrance” Foyer.
3. “Accessible Entrance” sign for Conference Room.
4. “Not an Accessible Exit” sign.
5. “Water Fountain” sign. The existing water fountain meets ADA compliance standards.
6. “Unisex Accessible Restroom” sign.
7. “Not Accessible Entrance”
8. Change knob door handle to lever handle.
9. Regarding the existing restroom, please note the following:
   A. Mirror is at 42” AFF, it needs to be lowered such that the bottom edge of the reflecting surface is at a maximum of 40” AFF.
   B. Top of Lavatory is 34-1/2” AFF. The maximum height by code is 34” AFF.
   C. Paper Towel Dispenser is at 49” AFF. It needs to be lowered to 48” AFF to the paper itself.
   D. Soap Dispenser is at 44-1/2” to top. The maximum height by the ADA Code is 44” AFF.
   E. The Side Grab Bar adjacent to the toilet is 3” from the corner. The grab bar needs to be mounted 12” from the corner.
   F. The Grab Bar behind the toilet is mounted at 7” from the corner. Relocate grab bar at 6” from corner.
   G. Toilet Paper Holder should be mounted at a height of 7” minimum to 9” maximum to the center line of the dispenser in front of the toilet. The height is 15” AFF to the bottom up to 48” AFF.

SIGNAGE AND ADA RESTROOM

(Floor Plan-Lower Section First Floor)



ADA COMPLIANT SIGNAGE

ADA COMPLIANT SIGNAGE

ADA COMPLIANT SIGNAGE

CONCLUSION

The following recommendations are submitted to improve the facilities compliance with the ADA for the Historic Old Chipley City Hall.

1. Accessible Parking – Restripe the existing Accessible parking space in the rear of the building and add another space in the front off 5th Street. The new front accesible parking space can be a "Van" Size and can be the first space in the existing parking area close to Church Street.

2. Accessible Entrances – The existing front door off of 5th Street shall be made into an Accessible Entrance and identified with signage. The existing entrance doors threshold at the front and back of the building, shall be checked for compliance as well as adding the required door closer. The existing rear ramp and accessible entrance shall be improved with the addition of ADA signage, lever handle, correcting the threshold, and providing the proper railings on both sides of the ramp.

3. Interior Ramp – We are recommending adding an interior ramp in the corridor over the existing steps that will remain. This ramp will allow access to all the services provided on the first floor regardless which accessible entrance is utilized. The accessible restroom and (2) means of accessible egress can now be provided.

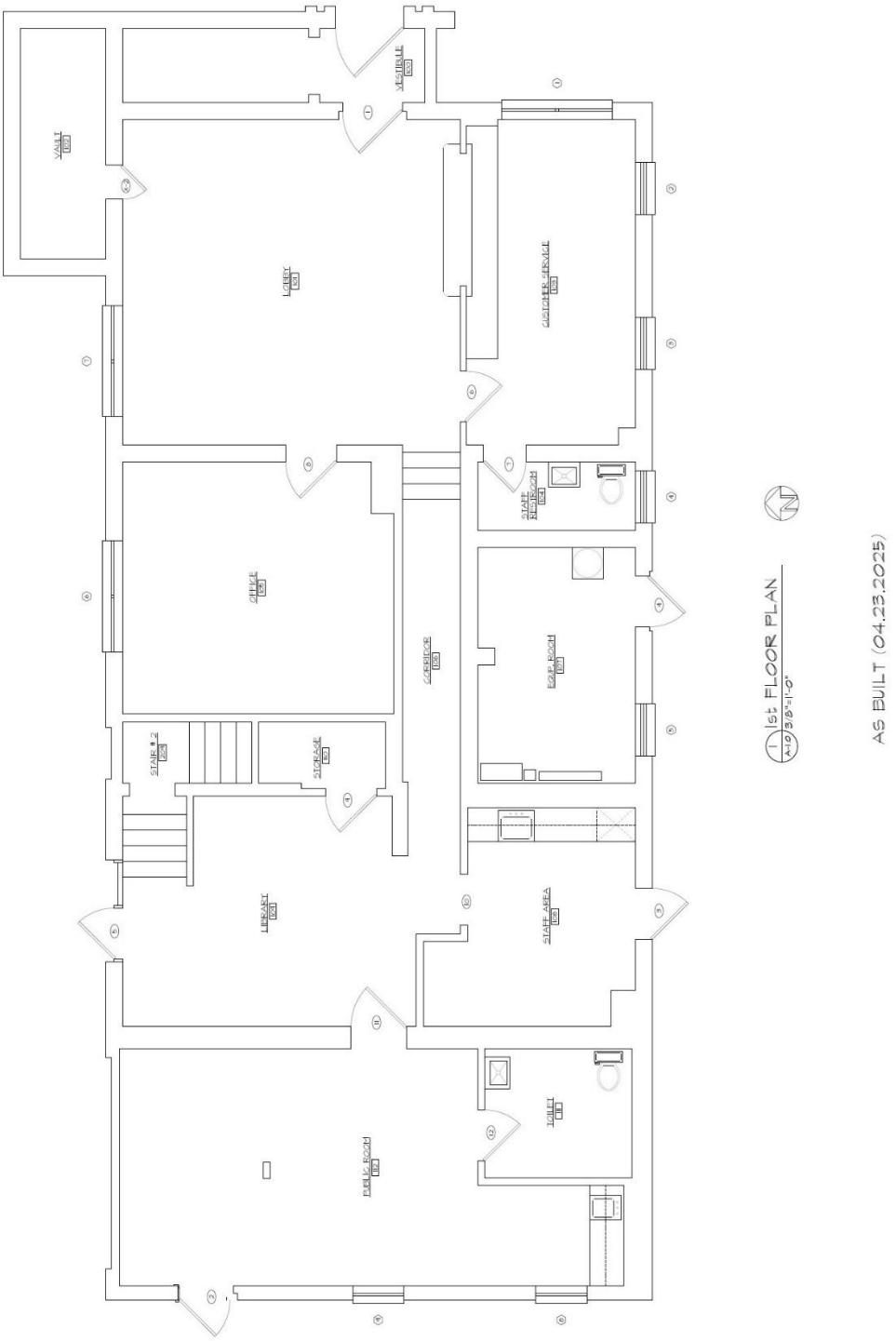
4. Signage – The addition of signage is important to improve the use and safety of visitors. We are recommending locations with signage to assist visual impared visitors to navigate and access the services of the Historic City Hall.

5. Accessible Restroom – We have recorded several items that require minor mounting heights that need to be correctd.

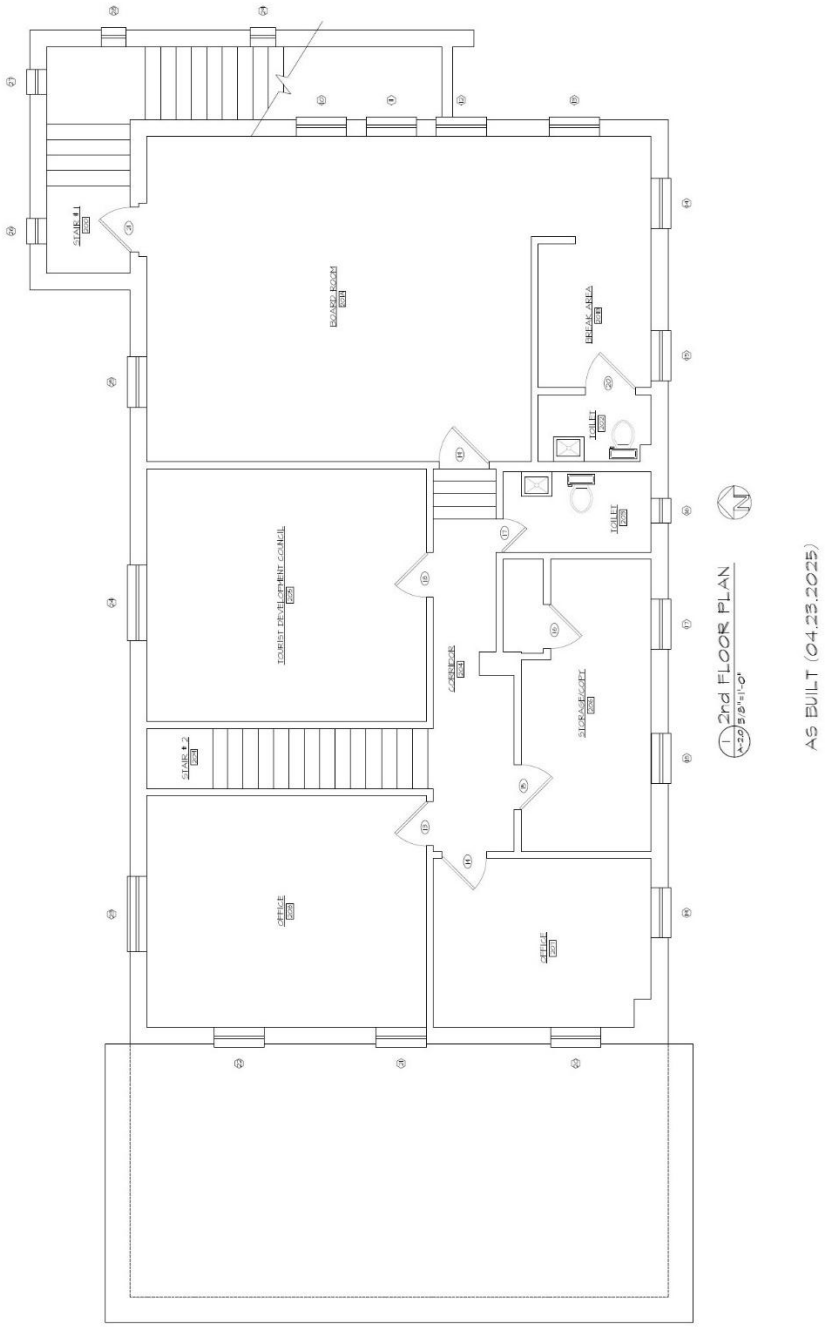
6. Doors – All doors with knob handles shall be replaced with lever handles. The (2) entry doors shall be provided with accessible thresholds, door operational pressures checked and door closers operated per the code requirements. The accessible restroom door shall also have a door closer, along with the lever handles as noted above.

END OF REPORT

AS BUILT 1st FLOOR PLAN
(04.23.2025)

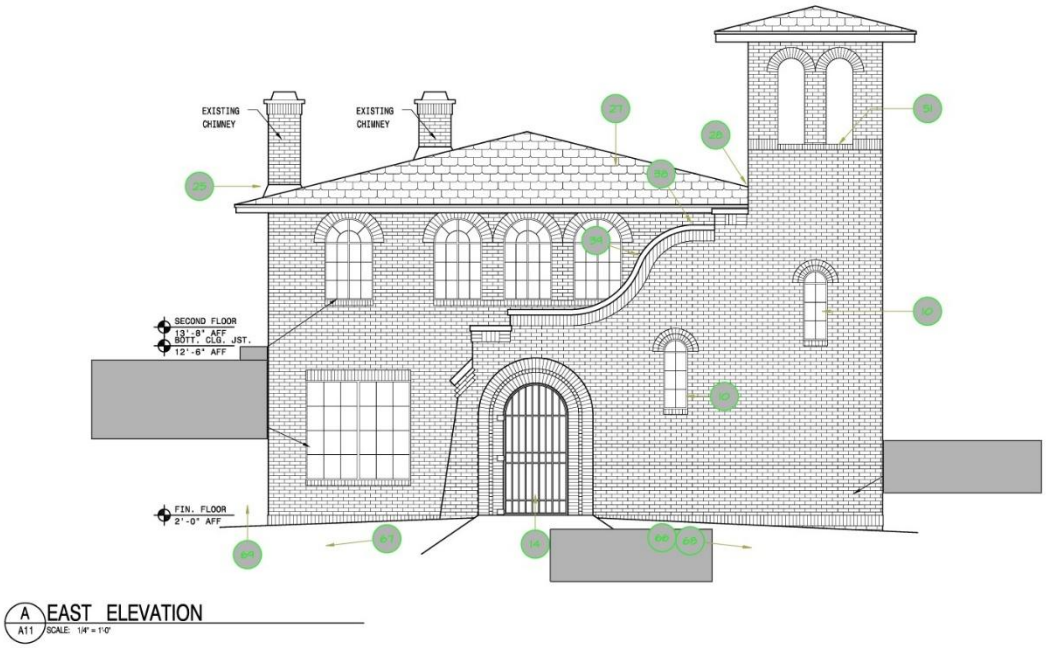


AS BUILT 2ND FLOOR PLAN
(04.23.2025)



AS BUILT NORTH AND WEST ELEVATION
(04.23.2025)

AS BUILT SOUTH AND EAST ELEVATION
(04.23.2025)



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Mechanical & Plumbing System Assessment
Chipley Old City Hall
672 5th St. Chipley, FL 32428

Part I – Summary of Existing Conditions

A. General

The two-story building is currently occupied by the Washington County Chamber - Commerce. The building is comprised of office areas, restrooms, conference rooms, electrical/mechanical room, storage rooms, etc. The site visit was performed on March 7th, 2025.

B. Mechanical Assessment:

The building is currently air conditioned by two heat pump split systems. The first floor is being served by a 5-ton split system. The air handler is in an electrical/mechanical room on the first floor which is accessible through an exterior door. The second floor is being served by a 4-ton split system. The air handler is in a closet on the second floor. Both heat pump units are located outdoors, next to each other. Portions of the refrigerant line insulations are worn out and damaged. It was noted that each restroom had an exhaust grille.

The air handler and heat pump serving the first floor are past its life expectancy and is showing signs of major wear and tear. The electrical wiring inside the heat pump is exposed and zip tied. See Figures 1 & 2.

The air handler and heat pump serving the second floor are approximately 5 years old. See Figures 3 & 4.

The ductwork shows major wear and tear and is past its life expectancy. According to the building representative, portions of the ductwork on the second floor have been replaced due to leaks and mold issues. Most of the air distribution devices seem to have been replaced at some point. Some air distribution devices currently have black spots on them which suggests mold growth. See Figure 5 for a sample location. The building representative has stated that there were mold issues previously. See new mold report by others. A missing grille was noted in the 1st floor restroom, next to the conference room, see Figure 6.

The corridor of both the 1st and 2nd floor is being used as a return air plenum which is not permitted per the current Florida Mechanical Code, See Figure 7. The return duct back to AHU-1 was not properly sealed. It is unclear if the return plenum box under AHU-1 is properly connected to the return duct and sidewall return grille. There is a beehive in the wall cap behind the exterior heat pump units, which need to be removed & cleaned.

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Figure 1 – Air Handling Unit (AHU-1)

Figure 2 – Heat Pump Unit (HPU-1)

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Figure 3 – Air Handling Unit (AHU-2)

Figure 4 - Heat Pump Unit (HPU-2)

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Figure 5 – Air Distribution Device

Figure 6 – Missing Ceiling Grille

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Figure 7 – Sidewall Return Grille in Corridor

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C. Plumbing Assessment:

The building currently has a total of four restrooms. Two restrooms are on the first floor and the other two restrooms are on the second floor. Each restroom consists of one water closet and one lavatory, see Figure 8. Plumbing fixtures were operational at the time of the site visit. Faucets were the two handle types and operational at the time of the site visit. Some of the sinks were missing P-trap covers. The water drainage in some of the sinks took a long time to drain. This could possibly be due to having a high flow faucet with a small bowl sink and possible small drain size, see Figure 9. This could also be due to clogs or undersized piping systems. A single water cooler was noted, see Figure 10. See Architectural report for ADA requirements.

There was an existing 20-gallon electric tank water heater. The water heater is approximately 18 years old and past its life expectancy, see Figure 11.

The domestic water system and sanitary systems were in normal operations at the time of the site visit. There was a disconnected and/or abandoned pipe noted at the exterior of the building, See Figure 12. There was also exposed PVC piping on the other side of the building which could suggest that some of the plumbing systems have been replaced at some point or re-routed. See Figure 13.

The sanitary and domestic water systems and piping are expected to be past its life expectancy. Portions of the plumbing piping were not adequately supported or insulated. The water meter cover outside was empty and there was no shut off valve observed, See Figure 14.

Water sterilization testing & report shall be performed by others to determine the quality of the water. The testing company shall specialize in testing domestic water systems and be approved by the state.

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Figure 8 – Typical Restroom

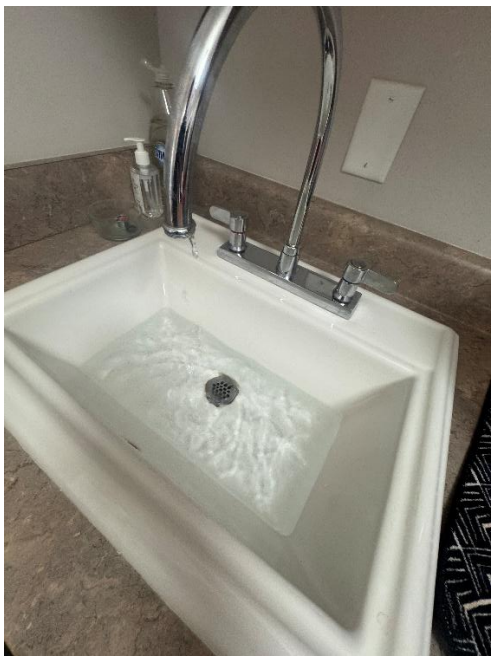

Figure 9 – Break Room Sink

Figure 10 – Water Cooler

Figure 11 – Electric Tank Water Heater

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Figure 12 – Disconnected and/or Abandoned Pipe

Figure 13 – Exposed Piping on Exterior of Building

Figure 14 – Exterior Cover

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Part II – Recommendations

A. Mechanical

It is recommended to remove and replace all existing ductwork, air distribution devices, exhaust fans & grilles, accessories, etc. It is also recommended to remove and replace AHU-1 & HPU-1 (serving 1st floor). Other than AHU-2 and HPU-2 (serving 2nd floor), the mechanical equipment is past its life expectancy and most items do not meet the current Florida Mechanical Code requirements. It is recommended that AHU-2 and HPU-2 be thoroughly cleaned, disinfected, sanitized and maintained. It is recommended to replace the air handler filter as well. Wear and tear items are evident throughout the mechanical systems. The refrigerant lines & condensate lines shall be properly supported & insulated. See new mold report by others.

B. Plumbing

It is recommended to replace the sanitary, vent and domestic water piping throughout the building. The plumbing fixtures are in good condition. P-trap covers should be added where necessary. The faucets shall have the water flow adjusted as required. Due to the age and wear and tear to the existing water heater, it is recommended to replace the electric tank water heater and accessories. All plumbing lines shall be properly supported and insulated as required. See Architectural report for ADA requirements.

Water sterilization testing & report shall be performed by others to determine the quality of the water. The testing company shall specialize in testing domestic water systems and be approved by the state. All plumbing lines shall be scoped to determine the integrity of the plumbing systems.

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Electrical System Assessment
Chipley Old City Hall
672 5th St. Chipley, FL 32428

Part I – Summary of Existing Conditions

A. General

The two-story building is currently occupied by the Washington County Chamber - Commerce. The building is comprised of office areas, restrooms, conference rooms, electrical/mechanical room, storage rooms, etc. The site visit was performed on March 7th, 2025.

B. Power Distribution Assessment:

The existing building electrical service is provided by the local electrical utility that comes underground to the building. The service is being fed from an exterior junction box that feeds a single slot electrical meter as shown in (Figure 1). The electrical meter feeds an interior disconnect box that feeds an electrical panel in the electrical room, behind the electrical meter. The electrical panel 'A' is rated as 400Amps main circuit breaker, 240/120Volts, single phase as shown (Figure 2 and 3). Electrical panel 'A' feeds the whole building electrical load. The disconnect switch by the electrical panel 'A' acts as a junction box that feeds the electrical panel 'A' power. Electrical Panel 'A' had unlabeled circuits and missing conduit gaps as shown in (Figure 7). Electrical panel 'A' also had abandoned cables as shown in (Figure 5).

Figure 1 – Exterior Electrical Meter and Service Junction Box

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Figure 2 – Electrical Panel A

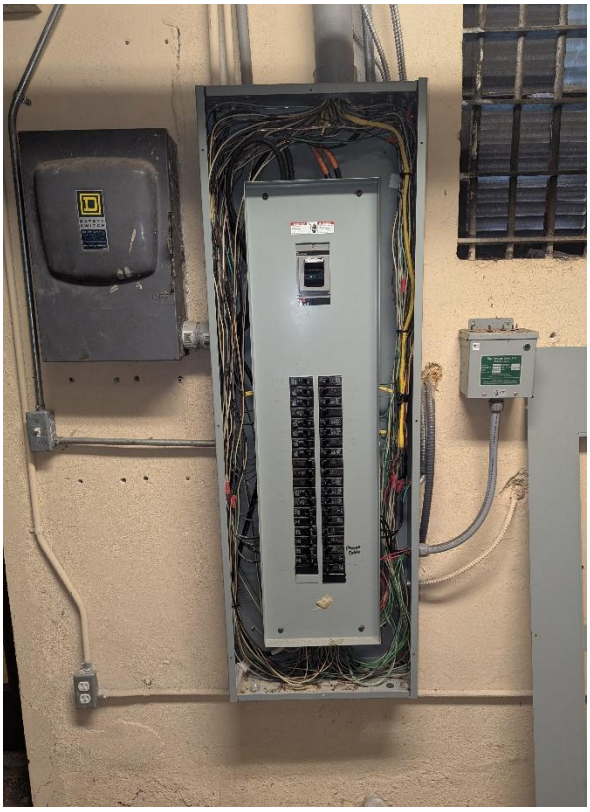

Figure 3 – Electrical Panel A

C. General Electrical Assessment:

Interior:
The building consists of general electrical outlets distributed throughout, of which some that were not operational. Above the ceiling there are multiple open junction boxes, abandoned wiring, and exposed wiring. Many of the circuits were unlabeled or unknown of which branch circuit breaker they were fed from as shown on (Figure 4 and 5).

Exterior:
The electrical meter on the outside of the electrical room is not completely sealed, refer to (Figure 6). There is also no clearance in front of the electrical equipment outside as the A/C units sit in front of it as shown in (Figure 1).
Some of the existing exterior outlets were missing weatherproof protection and were damaged.

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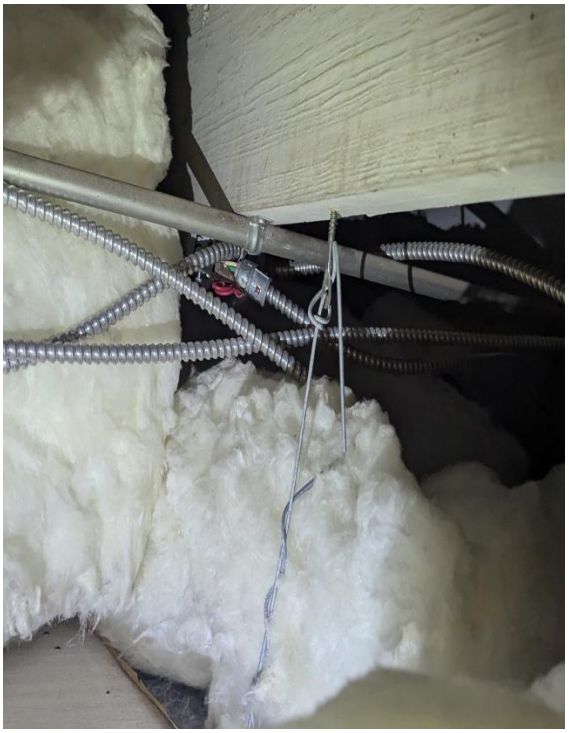

Figure 4: Exposed Wires from MC Type Sheathing

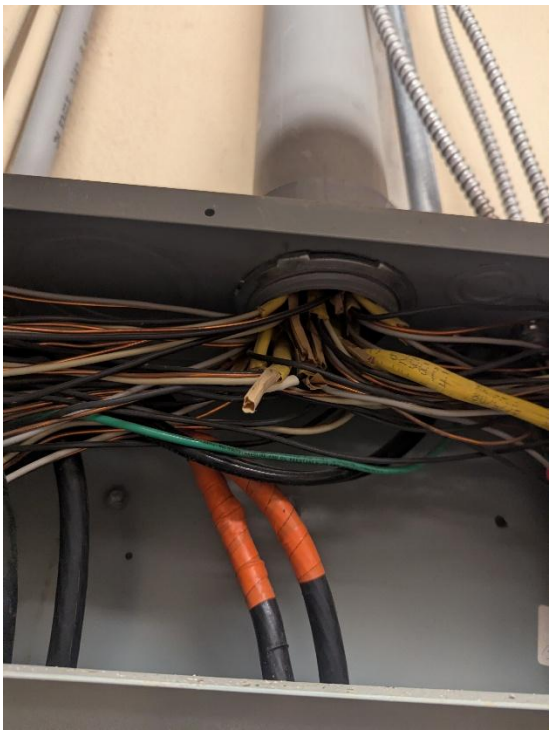

Figure 5: Abondened cabling

Figure 6: Exposed Electrical Meter

Figure 7: Exposed Electrical Gap

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D. Communications Assessment:

The main telecommunication components located in the electrical room as shown in (Figure 8). It is fed from the exterior telecommunication components as shown in (Figure 1). There are some telephone blocks that are abandoned. There are also unused and abandoned cabling that are not terminated.

The facility consisted of data/telephone outlets and TV type coaxial cables. A few of the communication outlet locations were abandoned and non-terminated as shown in (Figure 9).

Figure 8 – Communication System

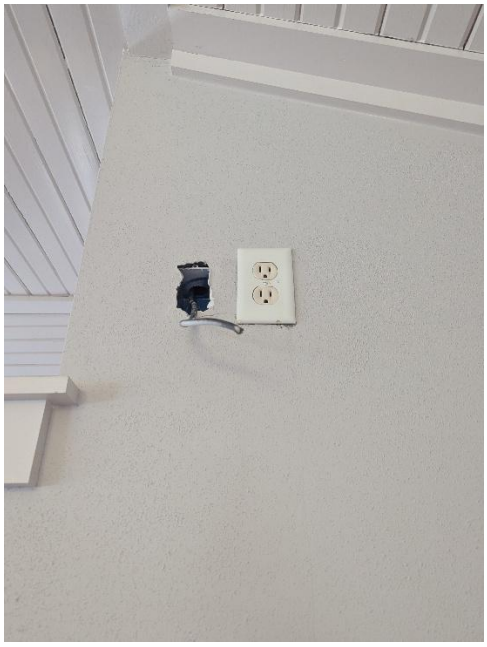

Figure 9 – Abandoned Telecommunication/TV Outlet

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E. Lighting Assessment:

Office, conference and restroom spaces consisted of surface mounted type down-light fixture as shown in (Figure 10). Some of those lights had battery as an emergency backup. A few of the lights were not operating as shown in (Figure 11). The building consisted of light fixtures with single pole switches control and no motion sensors. The building also consisted of exit signs for egress locations.

Building exterior lights consisted of wall mounted type fixtures and decorative entrance lighting. Refer to (Figure 12).

Figure 10 – Light Fixture (Down-Light)

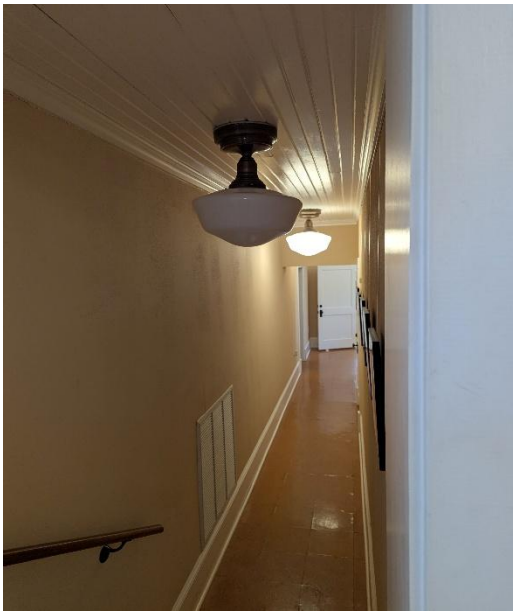

Figure 11 – Light Fixture (Down-Light)

Figure 12 – Exterior Light Fixture (Wall Mounted)

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F. Emergency Power Distribution Assessment:

The facility does not currently have any emergency power infrastructure.

G. Fire Alarm System Assessment:

The facility does not currently have any fire alarm system infrastructure.

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Part II – Recommendations

A. Power Distribution/General Electrical:

There are some conduits and cables that are abandoned. Some junction boxes and cables were exposed which could cause a fire hazard.

Building Representative Comments:
Some electrical outlets in the kitchen and conference room area do not operate.

Recommendations:

- Replace main power distribution system.
- Fix or replace all exposed wires, electrical terminations, loose wires, and/or provide new wiring for all electrical circuits. (For the entire building.)
- Replace all the wiring that fails insulation testing.
- Fix or replace all exposed electrical junction boxes and terminations.
- Organize and support all pathways and cables.
- Fix or replace any damaged and exposed outlets. Fix wiring for nonoperational outlets.
- Remove all abandoned cabling and its associated pathway.
- Remove any abandoned circuits that are no longer in use.
- Provide updated circuit labels.

B. Communications:

Main telecommunication system has some abandoned cabling and unused communication blocks.

Recommendations:

- Remove all telephone and data cabling that is abandoned. (Interior and exterior locations).
- Remove all outdated and abandoned telephone blocks.
- Provide a small communication rack for all the telecommunication wiring and components.
- Repair all damaged communication outlets.

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C. Lighting:

The interior light fixtures consisted of outdated type light fixtures with toggle type switching and no motion sensor. It is unknown if the battery backup in the egress locations lights is operational. The exterior light fixtures consisted of wall mounted type fixtures that are outdated and partially damaged.

Building Representative Comments:
One of the light fixtures in the hallway was not operating correctly. An electrician looked at it and noticed that the wire was exposed and could have been a fire hazard. Another light fixture in the restroom is also not operating correctly where it sometimes works and sometimes it doesn't.

Recommendations:

- Replace all the lighting with new LED lighting.
- Provide motion sensor and low voltage light switching controls.
- Provide emergency battery backup wall pack for egress pathway locations where required.
- Test all exit signs for battery operation. Replace with new if battery fails.

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109 AZALEA POINT DRIVE SOUTH • PONTE VEDRA BEACH • FLORIDA • 32082

April 3, 2025

Mr. Eli Jensen, President
Jensafe Environmental, Incorporated
610-4 North Lane Avenue
Jacksonville, Florida 32254

Reference: Mold and Fungi Indoor Air Quality Study – One Two Story Building
627 5th Street
Chipley, Florida 32428

Dear Mr. Jensen:

Pursuant to your request an Indoor Air Quality Study was initiated on March 7, 2025 at the referenced property. One (1) hand held instruments was used on site to collect moisture measurements and readings during the onsite inspection. Fifteen (15) air samples were collected and sent to the laboratory. The ceilings and walls were inspected visually for mold and fungi growth. Visual mold or fungi growth was found to be present inside the building. Visible mold/fungi growth was present on the interior wall system and the interior surfaces. Two swab samples were obtained and sent to the laboratory for mold and fungi analysis.

The interior finishes were inspected for moisture using a nondestructive testing meter. A moisture meter was used to check the interior finishes to determine the moisture content. The interior surfaces were checked at elevations of approximately 1', 2' and 4' from the floor. A nondestructive moisture reading of 170 or greater on a scale of 1000 is generally considered to be at a level that would support mold and fungi growth. No moisture readings at or above 170 were found on the interior surfaces at the time of the inspection. The interior surfaces had moisture readings that were below 170 at the time of the inspection.

The interior surfaces were also inspected for moisture using a destructive testing meter. A destructive moisture meter was used to check the interior surfaces to determine the moisture content. The interior surfaces were checked at elevations of approximately 1', 2' and 4' from the floor. A nondestructive moisture reading of 17.0% or greater on a scale of 100.0% is generally considered to be at a level that would support mold and fungi growth. No moisture readings above 17.0% were found at the time of the inspection on the interior surfaces. Moisture readings of 7-12.5% were found in the interior surfaces of the building.

(904) 665-0100 (904) 612-1456 • MOBILE (904) 665-0101• FAX

Fifteen (15) air-o-cell cassettes were used to collect an indoor air quality samples for comparison with the outdoor air. Significant quantities of fungi spores were not found to be present in the building air when compared to the outside air. The air-o-cell cassette data is provided by enclosure (1). The outside air had 80, 120 and 370 Counts/M^3 of mold/fungi spores as compared to the inside air which had 120-3,300 Counts/M^3 of mold/fungi spores. The first floor mechanical room had the highest reading of 3,300 Counts/M^3 of mold/fungi spores. The first floor mechanical room is not a conditioned air space.

The outside air normally varies up from 100 to 4,000 Counts/M^3 on a routine basis. The air samples were obtained on March 7, 2025.

Water stains were limited to two roof leaks and two locations with condensation issues. Two (2) water stains were visually present on the interior ceiling and floor of the second floor conference room. These leaks were most likely from leaks in the roof system. The roof needs to be replaced. Swab sample, S-1, was obtained from the west ceiling leak area. Visible black mold/fungi was present on the ceiling drywall system in both of the second floor bathrooms around the air conditioning diffuser. The condensation was most likely from hot moist air coming in through the front door and rising up to the metal air conditioning diffuser and condensing on the surface when temperature was lower than the dew point of the exterior air. Swab sample, S-2, was obtained from the black mold/fungi growing around the center second floor air conditioning diffuser.

No water was dripping from the ceiling in the conference room at the time of the inspection.

Two swab samples was obtained and sent to the laboratory for mold and fungi analysis. The samples were obtained from the second floor conference room ceiling and the center bathroom ceiling. No mold/fungi was found on the conference room ceiling sample S-1. The swab sample, S-2. was found to have Chlamydospores, Cladosporium and Hyphae present.

The inspector detected noticeable odors at the time of the site visit and inspection of the referenced property. The only room that smelled musty and moldy was the first floor mechanical room that was the old jail.

CONCLUSIONS:

The air quality inside the building was tested as part of the inspection. There was visible mold/fungi growth present inside the first floor mechanical room, exterior enclosed stairs and the two second floor bathroom ceiling systems at the time of the inspection. The interior surfaces were dry at the time of the inspection. The recommendations need to be followed to bring the building into normal operating parameters.

RECOMMENDATIONS:

- Replace the building roof.
- Cap the chimneys if they are not already capped.
- Replace the rotten wood on the enclosed exterior stairs.
- Seal the electrical switches and receptacle openings to prevent crawl space air from entering the interior work space.
- Sterilize, clean and seal the interior surface of the walls and ceiling in the first floor mechanical room, exterior enclosed stairs and the two second floor bathroom ceiling systems.
- Repair the water damage to the second floor conference room ceiling and floor at the location of the two water leaks.
- Install a small rotating wall fan to circulate the upper air in the two second floor bathrooms.
- Clean the second floor A/C diffusers one every six months.
- Hire a Florida Licensed Mold/Fungi Abatement Contractor to do the removal work.
- Complete a visual inspection and clearance air samples after the Florida Licensed Mold/Fungi Abatement Contractor has finished abatement work.
- Follow the Mold/Fungi Abatement Plans and Specifications as prepared by ENVIRONEERING, Inc. and submitted under separate cover letter for the above work.

I can be reached at (904) 665-0100 or mobile 612-1456 if you should have any questions.

Sincerely,

TW Rudolph

Timothy W. Rudolph, P.E., L.A.C., L.M.R.S.A.
Environmental Engineer
President
State of Florida Mold Related Services Assessor MRSA1621

4-3-2025

<JENSAFE-IAQ-8562.doc >

ROUTINE FIVE (5) DAY TAT	CHAIN OF CUSTODY FORM	JON 8562

ENVIRONEERING, INC., 109 Azalea Point Drive South, Ponte Vedra Beach, Florida 32082

To Laboratory:

310951576

ROUTINE FIVE (5) DAY TURN AROUND TIME

Customer Information

Company Name: ENVIRONEERING, INC.
Address: 109 Azalea Point Drive South
City, State, Zip: Ponte Vedra Beach, FL 32082
Contact: Mr. Tim Rudolph

Date: 3/7/2025
Phone: (904) 665-0100
Owner JENSAFE Environmental, LLC
Project 627 5th Street
Chipley, Florida 32428

<COC-AMERISCI-8081-AIROCELL-1.XLS>

	Cassette Number	Sample Number	Sample Location/Description	TIME (MINUTES)	LITERS/COLOR
1.	3882-3360	A	OUTSIDE	5.00	73.4
2.	3882-3324	1	LOBBY	5.00	73.4
3.	3908-8870	2	SERVICE OFFICE	5.00	73.4
4.	3882-3325	3	OFFICE	5.00	73.4
5.	3882-3348	4	COMMON AREA	5.00	73.4
6.	3906-8875	5	CONFERENCE ROOM	5.00	73.4
7.	3882-3339	6	MECHANICAL ROOM	5.00	73.4
8.	3906-8873	B	OUTSIDE	5.00	73.4
9.	3906-8895	7	CONFERENCE ROOM (2ND FLR)	5.00	73.4
10.	3906-8851	8	OFFICE (2ND FLR)	5.00	73.4
11.	3906-8867	9	BATHROOM (2ND FLR)	5.00	73.4
12.	3906-8556	10	UTILITY ROOM (2ND FLR)	5.00	73.4
13.	3906-8880	11	OFFICE EAST (2ND FLR)	5.00	73.4
14.	3906-8883	12	OFFICE WEST (2ND FLR)	10.00	146.70
15.	3906-8869	C	OUTSIDE	5.00	73.40
	N/A	S-1	CONFERENCE CEILING - LEAK	N/A	N/A
	N/A	S-2	BATHROOM CENTER – CEILING	N/A	N/A

*

AIL.COM

FLOW RATE = 14.67 lpm

AIROCELL CASSETTE - (Read Darkest Part of Sample)

TODY

CHECK # - 15819

Received by: AE Date: 3.11.25
Prepared by: MP Date: 3/12/25
Analyzed by: MP Date: 3/12/25
Released by: Date: 3/12/25

Date/Time	Released by:
3/10/2025 - 12:00	

ENCLOSURE (1)
ENVIRONEERING, Inc. Ltr Dtd – 04/03/2025

c:\program files\microsoft office\office\mervin\COC1

Tim Rudolph - (904) 663-0100 - Samples: 17
Date Received: 03/11/25 02:49 PM

PRIORITYLAB
3301 N.W. 55TH ST., FT. LAUDERDALE, FL 33309
888-854-0477

PREPARED FOR: ENVIRONEERING, INC.

TEST ADDRESS: 627 5TH STREET CHIPLEY, FL 32428

Accredited Laboratory
Lab ID # 102988

CERTIFICATE OF MOLD ANALYSIS

PREPARED FOR

ENVIRONEERING, INC.

PHONE NUMBER: (904) 665-0100

EMAIL: ENVIRONEERINGINC@GMAIL.COM

TEST LOCATION:

JON 8562 JENSAFE ENVIRONMENTAL, LLC

627 5TH STREET

CHIPLEY, FL 32428

CHAIN OF CUSTODY # 52943636

COLLECTED: MON MARCH 10, 2025

RECEIVED: TUE MARCH 11, 2025

REPORTED: FRI MARCH 28, 2025

APPROVED BY:

John D. Shane PhD
Laboratory Manager

VERSION: 1.0 (A VERSION NUMBER GREATER THAN ONE (1) INDICATES THAT THE DATA IN THIS REPORT HAS BEEN AMENDED)

EPA regulations or standards for airborne or surface mold concentrations have not been established. There are also no EPA regulations or standards for evaluating health effects due to mold exposure. Information about mold can be found at www.epa.gov/mold.

All samples were received in an acceptable condition for analysis unless noted specifically in the Comments section under a particular sample. All results relate only to the samples submitted for analysis and apply to the samples as received by the laboratory. Volumes, flowrates, areas or other information are supplied by the customer. This information can affect the validity of the results. Results have not been adjusted for field or laboratory unless otherwise noted. PriorityLab bears no responsibility for sample collection activities or analytical method limitations. No warranty is either express or implied and PriorityLab assumes no responsibility or liability for errors in public information utilized, statements from sources other than PriorityLab, or developments resulting from situations outside the scope of this analysis, nor for the purpose for which the client uses the analysis. The determinations in this report are outside the scope of the AIHA LAP, LLC scope of accreditation. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation or remediation deemed necessary. PriorityLab liability is limited to the cost of the sample analysis and may not exceed the amount of the fee paid by the client.

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PREPARED FOR: ENVIRONEERING, INC.

TEST ADDRESS: 627 5TH STREET CHIPLEY, FL 32428

Detailed Mold Analysis

Analysis Method	Air Analysis	Air Analysis	Air Analysis	Air Analysis
Lab Sample #	52943636-1	52943636-2	52943636-3	52943636-4
Sample Identification	38823360	38823324	39068870	38823325
Sample Location	OUTSIDE (A)	LOBBY	SERVICE OFFICE	OFFICE
Sample Type / Metric	Air-O-Cell/75L	Air-O-Cell/75L	Air-O-Cell/75L	Air-O-Cell/75L
Analysis Date	Wed March 12, 2025	Wed March 12, 2025	Wed March 12, 2025	Wed March 12, 2025

Fungal Types Identified	Raw Count	Spores / m^3	% of Total	Raw Count	Spores / m^3	% of Total	Raw Count	Spores / m^3	% of Total	Raw Count	Spores / m^3	% of Total
Alternaria	---	---	---	3	40	6	---	---	---	1	13	4
Ascospores	1	13	16	1	13	2	3	40	18	1	13	4
Basidiospores	3	40	50	6	80	13	2	27	12	3	40	12
Cercospora	---	---	---	1	13	2	---	---	---	---	---	---
Chaetomium	---	---	---	---	---	---	1	13	6	---	---	---
Cladosporium	2	27	33	18	239	41	6	80	37	8	106	33
Curvularia	---	---	---	6	80	13	---	---	---	1	13	4
Epicoccum	---	---	---	---	---	---	1	13	6	---	---	---
Nigrospora	---	---	---	---	---	---	---	---	---	1	13	4
Pestalotia(opsis)	---	---	---	1	13	2	---	---	---	---	---	---
Pithomyces	---	---	---	2	27	4	---	---	---	1	13	4
Smut/Myxomycetes	---	---	---	3	40	6	1	13	6	2	27	8
Stachybotrys	---	---	---	---	---	---	---	---	---	2	27	8
Unclassified Pigmented Spores	---	---	---	2	27	4	2	27	12	4	53	16
Total Spore Count#	6	80	100	43	570	100	16	210	100	24	320	100
Minimum Detection Limit	14			14			14			14		

Definitions
Raw Count: Actual number of spores observed and counted.
Spores/m^3: Spores per cubic meter.
% of Total: Percentage of a particular spore in relation to total number of spores.
Present = growth observed.
---: Spore type was not observed.
✳ : Indicates to look above at the names in red under "indoor problem fungi".

INTENTIONALLY BLANK | INTENTIONALLY BLANK | INTENTIONALLY BLANK | INTENTIONALLY BLANK

Spore types not listed in this report were not observed.
Background debris estimates the amount of non-spore particles. Increasing amount of debris will affect the accuracy of the spore counts. Total percent may not equal 100% due to rounding.
#**Total Spore Counts** are reported to 2 significant figures.

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888-854-0477

PREPARED FOR: ENVIRONEERING, INC.

TEST ADDRESS: 627 5TH STREET CHIPLEY, FL 32428

Detailed Mold Analysis

Analysis Method	Air Analysis	Air Analysis	Air Analysis	Air Analysis
Lab Sample #	52943636-5	52943636-6	52943636-7	52943636-8
Sample Identification	38823348	39068875	38823339	39068873
Sample Location	COMMON AREA	CONFERENCE ROOM	MECHANICAL ROOM	OUTSIDE (B)
Sample Type / Metric	Air-O-Cell/75L	Air-O-Cell/75L	Air-O-Cell/75L	Air-O-Cell/75L
Analysis Date	Wed March 12, 2025	Wed March 12, 2025	Wed March 12, 2025	Wed March 12, 2025

Fungal Types Identified	Raw Count	Spores / m^3	% of Total	Raw Count	Spores / m^3	% of Total	Raw Count	Spores / m^3	% of Total	Raw Count	Spores / m^3	% of Total
Ascospores	---	---	---	5	67	33	7	93	2	1	13	10
Basidiospores	1	13	10	2	27	13	13	173	5	5	67	55
Chaetomium	---	---	---	---	---	---	6	80	2	---	---	---
Cladosporium	3	40	33	3	40	20	86	1,144	35	2	27	22
Curvularia	---	---	---	1	13	6	5	67	2	---	---	---
Epicoccum	2	27	22	---	---	---	1	13	<1	---	---	---
Gliomastix	---	---	---	---	---	---	49	652	20	---	---	---
Nigrospora	---	---	---	---	---	---	4	53	1	---	---	---
Penicillium/Aspergillus	---	---	---	---	---	---	10	133	4	---	---	---
Pithomyces	1	13	10	---	---	---	---	---	---	---	---	---
Smut/Myxomycetes	1	13	10	---	---	---	8	106	3	---	---	---
Stachybotrys	---	---	---	---	---	---	40	532	16	---	---	---
Torula	---	---	---	1	13	6	---	---	---	---	---	---
Trichocladium	---	---	---	---	---	---	6	80	2	---	---	---
Unclassified Colorless Spores	---	---	---	---	---	---	3	40	1	---	---	---
Unclassified Pigmented Spores	1	13	10	3	40	20	7	93	2	1	13	10
Total Spore Count#	9	120	100	15	200	100	250	3,300	100	9	120	100
Minimum Detection Limit	14			14			14			14		

Definitions
Raw Count: Actual number of spores observed and counted.
Spores/m^3: Spores per cubic meter.
% of Total: Percentage of a particular spore in relation to total number of spores.
Present = growth observed.
---: Spore type was not observed.
✳ : Indicates to look above at the names in red under "indoor problem fungi".

INTENTIONALLY BLANK | INTENTIONALLY BLANK | INTENTIONALLY BLANK | INTENTIONALLY BLANK

Spore types not listed in this report were not observed.
Background debris estimates the amount of non-spore particles. Increasing amount of debris will affect the accuracy of the spore counts. Total percent may not equal 100% due to rounding.
#**Total Spore Counts** are reported to 2 significant figures.

PRIORITYLAB
3301 N.W. 55TH ST., FT. LAUDERDALE, FL 33309
888-854-0477

PREPARED FOR: ENVIRONEERING, INC.

TEST ADDRESS: 627 5TH STREET CHIPLEY, FL 32428

Detailed Mold Analysis

Analysis Method	Air Analysis	Air Analysis	Air Analysis	Air Analysis
Lab Sample #	52943636-9	52943636-10	52943636-11	52943636-12
Sample Identification	39068895	39068851	39068867	39068856
Sample Location	CONFERENCE ROOM 2nd FLOOR	OFFICE 2ndFLOOR	BATHROOM 2nd FLOOR	UTILITY ROOM 2nd ROOM
Sample Type / Metric	Air-O-Cell/75L	Air-O-Cell/75L	Air-O-Cell/75L	Air-O-Cell/75L
Analysis Date	Wed March 12, 2025	Wed March 12, 2025	Wed March 12, 2025	Wed March 12, 2025

Fungal Types Identified	Raw Count	Spores / m^3	% of Total	Raw Count	Spores / m^3	% of Total	Raw Count	Spores / m^3	% of Total	Raw Count	Spores / m^3	% of Total
Alternaria	1	13	2	---	---	---	---	---	---	---	---	---
Ascospores	6	80	15	---	---	---	2	27	5	3	40	25
Basidiospores	3	40	7	3	40	14	5	67	13	1	13	8
Bipolaris/Drechslera	---	---	---	---	---	---	1	13	2	---	---	---
Cladosporium	13	173	32	7	93	34	28	372	75	3	40	25
Curvularia	4	53	9	2	27	10	1	13	2	---	---	---
Epicoccum	7	93	17	2	27	10	---	---	---	1	13	8
Nigrospora	1	13	2	1	13	4	---	---	---	1	13	8
Penicillium/Aspergillus	---	---	---	1	13	4	---	---	---	---	---	---
Pestalotia(opsis)	---	---	---	---	---	---	---	---	---	1	13	8
Smut/Myxomycetes	2	27	5	2	27	10	---	---	---	---	---	---
Unclassified Pigmented Spores	3	40	7	2	27	10	---	---	---	2	27	16
Total Spore Count#	40	530	100	20	270	100	37	490	100	12	160	100
Minimum Detection Limit	14			14			14			14		

Definitions
Raw Count: Actual number of spores observed and counted.
Spores/m^3: Spores per cubic meter.
% of Total: Percentage of a particular spore in relation to total number of spores.
Present = growth observed.
---: Spore type was not observed.
✳ : Indicates to look above at the names in red under "indoor problem fungi".

INTENTIONALLY BLANK | INTENTIONALLY BLANK | INTENTIONALLY BLANK | INTENTIONALLY BLANK

Spore types not listed in this report were not observed.
Background debris estimates the amount of non-spore particles. Increasing amount of debris will affect the accuracy of the spore counts. Total percent may not equal 100% due to rounding.
#**Total Spore Counts** are reported to 2 significant figures.

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888-854-0477

PREPARED FOR: ENVIRONEERING, INC.

TEST ADDRESS: 627 5TH STREET CHIPLEY, FL 32428

Detailed Mold Analysis

Analysis Method	Air Analysis	Air Analysis	Air Analysis	Surface Analysis
Lab Sample #	52943636-13	52943636-14	52943636-15	52943636-16
Sample Identification	39068880	39068883	39068859	SWAB 1
Sample Location	OFFICE EAST 2nd FLOOR	OFFICE WEST 2nd FLOOR	OUTSIDE (C)	CONFERENCE CEILING - LEAK
Sample Type / Metric	Air-O-Cell/75L	Air-O-Cell/150L	Air-O-Cell/75L	Swab
Analysis Date	Wed March 12, 2025	Wed March 12, 2025	Wed March 12, 2025	Wed March 12, 2025

Fungal Types Identified	Raw Count	Spores / m^3	% of Total	Raw Count	Spores / m^3	% of Total	Raw Count	Spores / m^3	% of Total		Mold Present	
Ascospores	4	53	14	14	94	11	2	27	7		---	
Basidiospores	8	106	28	20	134	16	6	80	21		---	
Chaetomium	---	---	---	2	13	1	---	---	---		---	
Cladosporium	5	67	18	41	275	34	9	120	32		---	
Curvularia	1	13	3	2	13	1	---	---	---		---	
Epicoccum	---	---	---	4	27	3	---	---	---		---	
Nigrospora	---	---	---	2	13	1	1	13	3		---	
Penicillium/Aspergillus	6	80	21	13	87	10	---	---	---		---	
Pestalotia(opsis)	---	---	---	1	7	<1	---	---	---		---	
Pithomyces	---	---	---	3	20	2	1	13	3		---	
Pyricularia	---	---	---	---	---	---	1	13	3		---	
Smut/Myxomycetes	1	13	3	9	60	7	6	80	21		---	
Stachybotrys	---	---	---	3	20	2	---	---	---		---	
Unclassified Pigmented Spores	3	40	10	5	34	4	2	27	7		---	
Total Spore Count#	28	370	100	120	800	100	28	370	100		NA	
Minimum Detection Limit	14			7			14				1	

Definitions
Raw Count: Actual number of spores observed and counted.
Spores/m^3: Spores per cubic meter.
% of Total: Percentage of a particular spore in relation to total number of spores.
Present = growth observed.
---: Spore type was not observed.
✳ : Indicates to look above at the names in red under "indoor problem fungi".

INTENTIONALLY BLANK | INTENTIONALLY BLANK | INTENTIONALLY BLANK | INTENTIONALLY BLANK

Spore types not listed in this report were not observed.
Background debris estimates the amount of non-spore particles. Increasing amount of debris will affect the accuracy of the spore counts. Total percent may not equal 100% due to rounding.
#Total Spore Counts are reported to 2 significant figures.

PRIORITYLAB
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888-854-0477

PREPARED FOR: ENVIRONEERING, INC.

TEST ADDRESS: 627 5TH STREET CHIPLEY, FL 32428

Detailed Mold Analysis

Analysis Method	Surface Analysis	Intentionally Blank	Intentionally Blank	Intentionally Blank
Lab Sample #	52943636-17			
Sample Identification	SWAB 2			
Sample Location	BATHROOM CENTER - CEILING			
Sample Type / Metric	Swab			
Analysis Date	Wed March 12, 2025			

Fungal Types Identified	Mold Present				
Chlamydospores	**Present**				
Cladosporium	**Present**				
Hyphae	**Present**				
Total Spore Count#	NA				
Minimum Detection Limit	1				
Definitions **Raw Count:** Actual number of spores observed and counted. **Spores/m³:** Spores per cubic meter. **% of Total:** Percentage of a particular spore in relation to total number of spores. **Present** = growth observed. **---:** Spore type was not observed. ✳ : Indicates to look above at the names in red under "indoor problem fungi".	INTENTIONALLY BLANK	INTENTIONALLY BLANK	INTENTIONALLY BLANK	INTENTIONALLY BLANK	

ROUTINE FIVE (5) DAY TAT	CHAIN OF CUSTODY FORM	JON 8562

ENVIRONEERING, INC., 109 Azalea Point Drive South, Ponte Vedra Beach, Florida 32082

To Laboratory:

310951576

ROUTINE FIVE (5) DAY TURN AROUND TIME

Customer Information

Company Name: ENVIRONEERING, INC.
Address: 109 Azalea Point Drive South
City, State, Zip: Ponte Vedra Beach, FL 32082
Contact: Mr. Tim Rudolph

Date: 3/7/2025
Phone: (904) 665-0100
Owner JENSAFE Environmental, LLC
Project 627 5th Street
Chipley, Florida 32428

<COC-AMERISCI-8081-AIROCELL-1.XLS>

	Cassette Number	Sample Number	Sample Location/Description	TIME (MINUTES)	LITERS/COLOR
1.	3882-3360	A	OUTSIDE	5.00	73.4
2.	3882-3324	1	LOBBY	5.00	73.4
3	3908-8870	2	SERVICE OFFICE	5.00	73.4
4	3882-3325	3	OFFICE	5.00	73.4
5	3882-3348	4	COMMON AREA	5.00	73.4
6	3906-8875	5	CONFERENCE ROOM	5.00	73.4
7	3882-3339	6	MECHANICAL ROOM	5.00	73.4
8	3906-8873	B	OUTSIDE	5.00	73.4
9	3906-8895	7	CONFERENCE ROOM (2ND FLR)	5.00	73.4
10	3906-8851	8	OFFICE (2ND FLR)	5.00	73.4
11	3906-8867	9	BATHROOM (2ND FLR)	5.00	73.4
12	3906-8556	10	UTILITY ROOM (2ND FLR)	5.00	73.4
13	3906-8880	11	OFFICE EAST (2ND FLR)	5.00	73.4
14	3906-8883	12	OFFICE WEST (2ND FLR)	10.00	146.70
15	3906-8869	C	OUTSIDE	5.00	73.40
	N/A	S-1	CONFERENCE CEILING - LEAK	N/A	N/A
	N/A	S-2	BATHROOM CENTER – CEILING	N/A	N/A

*

AIL.COM

FLOW RATE = 14.67 lpm

AIROCELL CASSETTE - (Read Darkest Part of Sample)

Received by: AC Date: 3.11.25
Prepared by: AC Date: 3/12/25
Analyzed by: MMR Date: 3/12/25
Released by: Date: 3/12/25

TODY

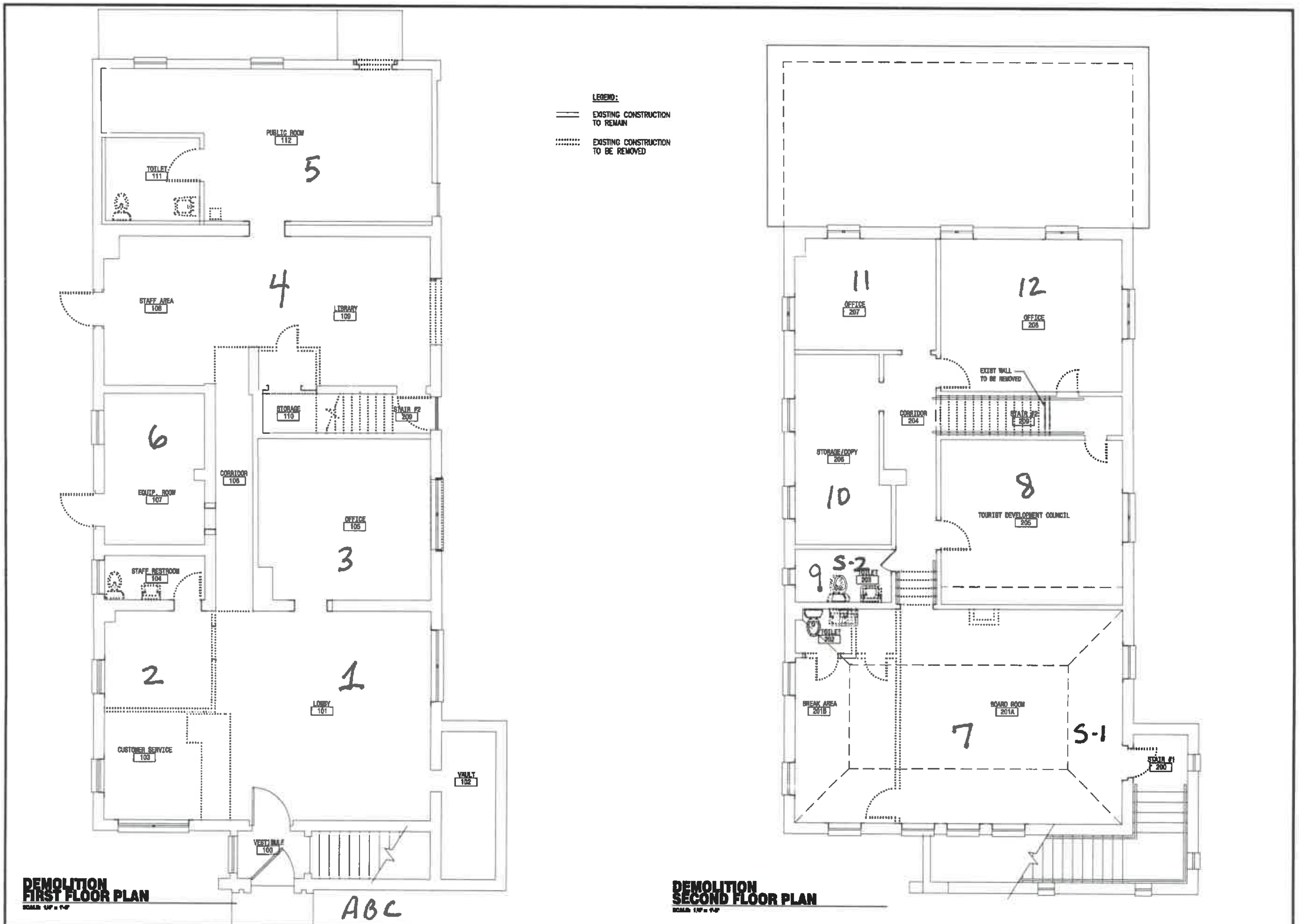
CHECK # - 15819

Date/Time	Released by:	D
3/10/2025 - 12:00		

52943636

Environeering, Inc.
Tim Rudolph - (904) 665-0100 - Samples: 17
Date Received: 03/11/25 02:49 PM

c:\program files\microsoft office\office\mervin\COC1



ENVIRONEERING, INC IAQ SAMPLES 3/7/2025.

Cert. of Auth. No. CA-361 AA-C001343

CHIPLEY OLD TOWN HALL INTERIOR RENOVATIONS

CHIPLEY, FLORIDA

POLYENGINEERING OF FLORIDA, INC.
ARCHITECTURE, ENGINEERING, SOLUTIONS
Post Office Box 841
60 Second Street Suite 701
Shalimar, Florida 32579
850-609-1100
WWW.POLYENGINEERING.COM

Revisions			
Key	Drawn By	Apprvd. By	Date
1			
2			
3			
4			

Field Book No.

Drawn By: J.Com / SKB — Apprvd. By: JDC

Date: JULY, 2007

Project No.: 28-241

Sheet title: DEMOLITION PLAN

Sheet No: **AD1** X OF X

Jensafe Environmental, LLC
610-4 North Lane Avenue
Jacksonville, Florida 32254
April 3, 2025

ENVIRONEERING, INC.
109 Azalea Point Drive South
Ponte Vedra Beach, FL 32082

MOLD AND FUNGI REMOVAL SPECIFICATION

FOR

627 5th Street
Chipley, Florida

SCOPE – This specification and enclosed drawing are for the mold and fungi abatement at 627 5th Street in Chipley, Florida. The work prior to and after the mold and fungi abatement is not covered by this specification.

PREWORK ACTIVITIES BY OTHERS – The general contractor or abatement contractor shall remove any item of value that is to be reused prior to the start of mold and fungi abatement activities. The work area shall be wiped down with the disinfectant listed in this specification.

A/C DUCT CLEANING – The duct work will not be cleaned under this specification. HEPA vacuum vents and diffusers at the end of the project. Sterilize after HEPA vacuuming is done with Fiberlock Shockwave ™, IAQ 2000™ or 2500 ™ or approved equal.

QUALIFICATIONS – The mold and fungi abatement contractor shall have a respiratory management program and personnel trained in mold and fungi remediation. Personnel to be used on this project shall have written medical approval by a doctor to wear a respirator and shall have passed a respirator fit test. The mold and fungi abatement contractor shall also be a Florida Licensed Mold/Fungi Abatement Contractor. The contractor selected to complete the work shall be approved by ENVIRONEERING, Inc.

PREWORK SUBMITTAL – Submit a copy of the written medical opinion by the doctor for each employee who is to work in the regulated area. Submit a copy of the respiratory fit tests for each employee. Submit cut sheets for the respirators, HEPA cartridges, suits, gloves, boots and HEPA negative air machines to be used on the job. Submit a copy of insurance for general liability and workman's compensation. Submit a copy of contractor's mold/fungi abatement license. Submittal shall be sent to ENVIRONEERING, Inc. for approval (1) business days prior to the start of the abatement work.

PREWORK – Install scaffolding or ladder to access ceiling work area. Install HEPA negative air machines in the work areas; first floor mechanical room, exterior enclosed stairs and the two second floor bathroom ceiling systems. One HEPA negative air machine with a 600-2,000 CFM rating should be installed for each work area. Run electrical power as required from existing temporary or permanent service. It is recommended that the A/C units be turned off during the mold/fungi abatement. It is

ENCLOSURE (2)
ENVIRONEERING, Inc. Ltr Dtd – 04/03/2025

recommended that the supply and return diffusers be sealed with two players of 6-mil polyethylene sheeting for critical barrier protection.

WORK –. HEPA vacuum work surface first in each work area; first floor mechanical room, exterior enclosed stairs and the two second floor bathroom ceiling systems. Clean mold/fungi from surfaces using a solution of Fiberlock Shockwave™, IAQ 2000™ or 2500™ or approved equal. Wipe surface clean. Use Scotch Brite™ pads as manufactured by 3M Corporation or equal as needed to remove surface mold/fungi growth. Double bag waste in two layers of six-mil polyethylene sheeting. Areas on the drywall ceiling with visible black mold/fungi growth shall have the drywall removed a minimum of two (2") foot from the visible growth to the center of the nearest support. The drywall board shall be free from visible mold/fungi growth at the end of the cut, if not additional drywall shall be removed until no visible mold/fungi growth is present at the end of the cut. Spray the entire work area with Fiberlock IAQ 6100™ Clear 100% Acrylic mold resistant coating or approved equal. Clean and HEPA vacuum floor area. The abatement contractor shall maintain a sign in/sign out logbook at the decontamination unit. Daily logs shall be written by the abatement contractor. Remove mold and fungi damaged drywall.

Decontaminate entire work area with a solution of quaternary ammonium chloride suitable for porous surfaces in accordance with the manufacturer directions. Acceptable products are Fiberlock Shockwave™, IAQ 2000™ or 2500™ or approved equal.

The rusty metal corners on the drywall shall be sanded to white metal with 220 dry grit sand paper and primed with IAQ 4000™ or approved equal.

Spray the entire work area with Fiberlock IAQ 6100™ Clear 100% Acrylic mold resistant coating or approved equal. The work area is defined as the surface with visible mold/fungi growth.

Replace the A/C unit air filters.

Once the work area is decontaminated request a visual inspection from ENVIRONEERING, Incorporated at (904) 665.0100.

Clearance samples will be obtained by ENVIRONEERING, Incorporated using Air-o-cell cassettes. The clearance criteria will be that work area will be equal to or less than the outside readings for mold and fungi. A minimum of one sample per indoor room and one exterior sample will be obtained and analyzed.

The abatement contractor shall maintain the work site in a professional, safe and clean manner at all times. The floor shall be protected from additional damage throughout this project.

DISPOSAL – Solid waste shall be sent to a permitted class I landfill for disposal.

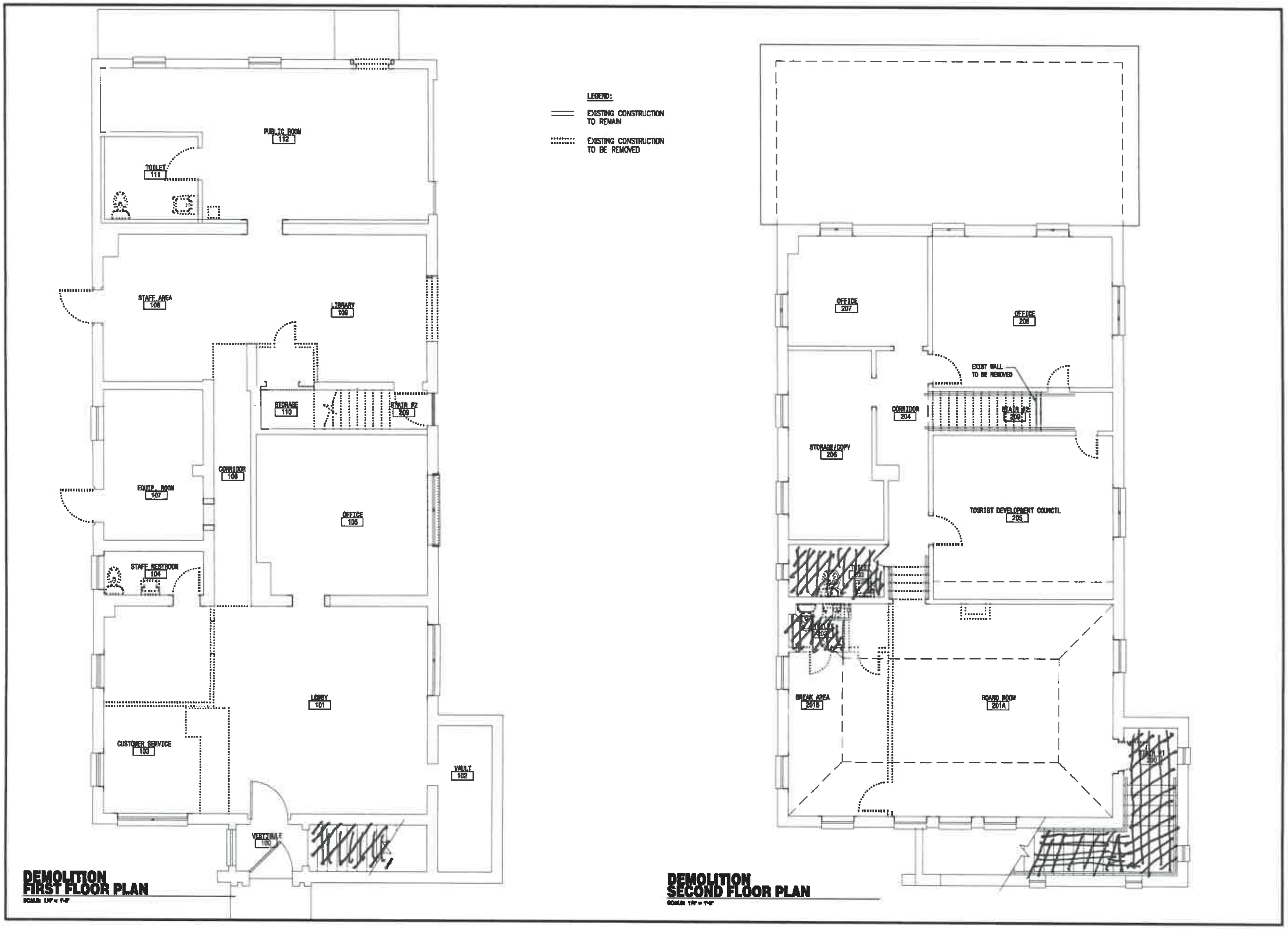
POST WORK – The abatement contractor shall submit a copy of the daily log, sign in/sign out sheets and waste disposal manifest with the invoice for payment. A copy of the post work submittal shall also be provided to ENVIRONEERING, Incorporated.

Prepared By:

TW Rudolph

Timothy W. Rudolph, P.E.
Florida Engineering License No. 39617
ENVIRONEERING, INC
State of Florida Mold Related Services Assessor MRSA1621
<JENSAFE-8562-IAQ-FUNGI-SPECIFICATION-1.doc>

4/3/2025



Cert. of Auth. No. CA-361 AA-C001543

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CHIPLEY OLD TOWN HALL INTERIOR RENOVATIONS

CHIPLEY, FLORIDA

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Shalimar, Florida 32579
850-609-1100
www.polyengineering.com

Revisions

Key	Drawn By	Apprvd. By	Date

Field Book No.

Drawn By: JCom / BCB — Apprvd. By: JDC

Date: JULY, 2007

Project No. 28-241

Sheet title: DEMOLITION PLAN

Sheet No: **AD1** X OF X

ENVIRONEERING, INC IAQ ABATEMENT AREAS 3/7/2025.

▨ – ABATEMENT AREA.