

SAMPLE · THE FORMAT ONLY. THE JOB, THE CLIENT AND THE PHOTOGRAPHS ARE EXAMPLES.

MILE HIGH BLASTERS MOLD REMEDIATION REPORT

1510 S BROADWAY, DENVER

Basement mechanical room

REPORT

SAMPLE-001

DATE OF SERVICE

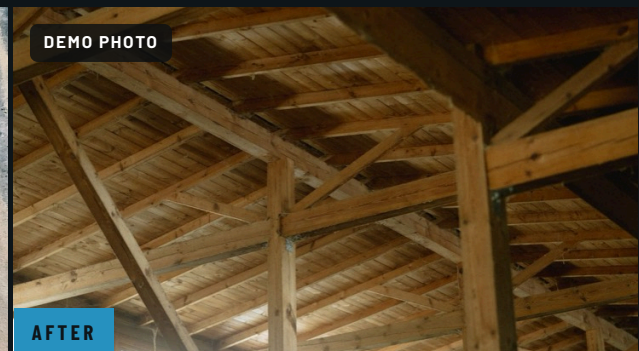
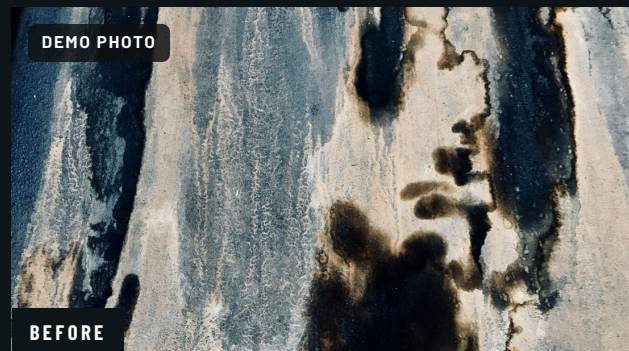
August 12, 2026

PREPARED FOR

Ortiz Holdings

TECHNICIAN

Thanh Vo



Likely moisture source: exterior grading or drainage directing water toward the foundation. Recommend correcting grade/downspouts at the marked wall.

CONDITION 3

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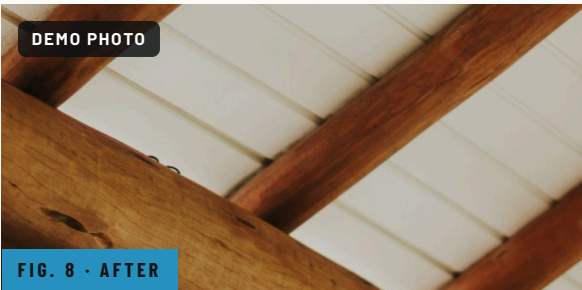
CONDITION 1

Growth present on arrival

Normal fungal ecology at completion

180sq ft AREA TREATED	4 MOISTURE READINGS	2 ELEVATED ON ARRIVAL	11 PHOTOGRAPHS
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01
BEFORE AND AFTER



Surface after dry ice blasting, same angle as the pre-work photo. Growth removed from the substrate without added water or chemicals.



Demo footage · from the walk-through · Growth lifting off the framing under the nozzle. The part a still photograph cannot show: the wood is not sanded, sealed or painted — it comes back bare.

This is a still frame. A printed or downloaded copy cannot play video — the moving version is in the online report at

milehighblasters.com/sample-report.html

02

MOISTURE
READINGS

Each reading is set against a dry standard taken from the same material, unaffected, nearby. A reading with no reference is reported as unjudged, not as acceptable.

INSTRUMENT		Delmhorst BD-2100, pin-type, %WME			
ATMOSPHERIC		68°F, 41% RH at completion			
STAGE	LOCATION	MATERIAL	READING	DRY STANDARD	ASSESSMENT
Pre-remediation	rim joist, NE corner	framing lumber (SPF)	24.1%	11.8%	Elevated +12.3
Pre-remediation	joist bay 4, above grade line	framing lumber (SPF)	19.8%	11.8%	Elevated +8.0
Post-remediation	rim joist, NE corner	framing lumber (SPF)	12.4%	11.8%	At reference +0.6
Post-remediation	joist bay 4, above grade line	framing lumber (SPF)	12.0%	11.8%	At reference +0.2

03

METHOD AND
CONTROLS

Dry ice blasting (solid CO₂ media), followed by HEPA vacuuming and waste removal. No water and no chemical biocides were introduced.

SCOPE	Joist bays and rim joist at the NE corner, ~180 sq ft.
STANDARD	Work performed following the practices of ANSI/IICRC S520, the Standard for Professional Mold Remediation, which sets source removal as the objective and defines the Condition classifications used in this report.
CONTAINMENT	Containment established with 6-mil poly sheeting and zip-wall at the affected area. Negative air maintained for the duration of the work.
PRESSURE DIFFERENTIAL	-0.03 in. w.c.
CERTIFICATION	NOT RECORDED

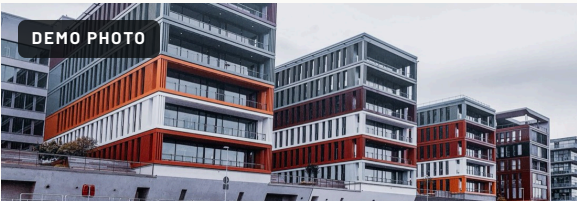


Fig. 1 · Property on arrival



Fig. 2 · Equipment staged on site



Fig. 3 · Containment and engineering controls



Fig. 4 · Containment and engineering controls



Fig. 9 · Waste removal and HEPA vacuuming



Fig. 10 · Moisture source observation

04
VERIFICATION

Visually clear of growth · No musty odor remaining

Same meter, same locations as the pre-remediation readings. Substrate returned to the reference range for this material.



Fig. 11 · Verification

WHAT THIS VERIFICATION IS, AND IS NOT

The verification recorded here is the remediation contractor's own visual and moisture check on completion.

It is not third-party clearance. No air or surface samples were collected and no laboratory analysis was performed.

Where independent clearance is required — by an insurer, a lender, a tenant dispute, or your own policy — engage an indoor environmental professional independent of this company to perform post-remediation verification.

05
WHAT HAPPENS
NEXT

Likely moisture source: exterior grading or drainage directing water toward the foundation. Recommend correcting grade/downspouts at the marked wall.

Property owner / manager

Where independent clearance is required — by an insurer, a lender, a tenant dispute, or your own policy — engage an indoor environmental professional independent of this company to perform post-remediation verification.

Property owner / manager

A 30-day check-in and a 12-month re-inspection are scheduled with this company.

Mile High Blasters

WHAT THIS REPORT PROMISES, AND WHAT IT DOES NOT

THE WATER IS THE JOB

Growth returns wherever moisture returns. Correcting the source named in this report is the client's responsibility, and the condition recorded here holds only for as long as that source stays corrected.

NO ONE CAN CERTIFY A BUILDING FREE OF MOLD

Spores exist in every building, indoors and out. What a remediation can honestly claim is that the growth found was removed and the area returned to a condition comparable to the unaffected parts of the same building. That is what this report records, and it is all it records.

- 1 This report covers only the areas and materials listed in the scope. Areas not listed were not inspected, and no opinion is offered on them.
- 3 No destructive investigation was performed. Conditions inside wall cavities, beneath flooring or above fixed ceilings were not observed unless specifically noted.
- 5 This company performs remediation. It does not provide medical opinions, and nothing here should be read as an assessment of health effects.
- 7 Photographs are representative of the conditions observed. They are not a complete record of every surface in the work area.
- 9 The work addresses growth and the surfaces it was found on. It does not correct the source of the water, and the result holds only while that source stays corrected.

WE REPORT WHAT WE COULD SEE AND REACH

No walls, floors or ceilings were opened. Conditions in places nobody could observe on the day of service are outside this report, and we offer no opinion on them.

THIS IS A RECORD, NOT A LABORATORY RESULT

The readings and observations here were taken by the technician with the instrument named in this report. No samples were collected and no laboratory analysis was performed. Where a third party requires laboratory clearance, an independent professional should be engaged.

- 2 Findings describe conditions observed on the date(s) of service. Building conditions change, and moisture can return whenever its source is not corrected.
- 4 No air or surface samples were collected and no laboratory analysis was performed as part of this work.
- 6 Determining the cause of a water intrusion may require a licensed plumber, roofer or engineer. Where a probable source is named here, it is the technician's field observation, not an engineering finding.
- 8 This report is prepared for the client named on it, for this property and this date of service. Anyone else who relies on it does so on their own judgement.

The observations and work recorded in this report were made and performed by the undersigned.

Thanh Vo

TECHNICIAN · MILE HIGH BLASTERS

08/12/2026

DATE