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Request Changes



MARYLAND MOLD
AND WATERPROOFING

Estimate

2509-2408-7236

2025-09-24

Maryland Mold and Waterproofing
1230 Cronson Blvd
Unit A
Crofton MD 21114
info@marylandmoldandwaterproofing.com
410-858-0021

JEFF Sarsfield
10 Annapolis Street
Annapolis MD 21401
jpsarsfield@gmail.com
(717) 753-2615

10 Annapolis Street Mold
10 Annapolis Street, Annapolis, MD, 21401

Mold Remediation

Description	Unit Price	Quantity	Total
<u>Notes for Mold Remediation</u>	\$0.00	1.00	\$0.00

Items to Note mold remediation performed by Maryland Mold and Waterproofing:

MMW RECOMMENDS PRE AND POST TESTING

BASEMENT ONLY WITH THIS ESTIMATE

MMW NOT RESPONSIBLE FOR ANY ASBESTOS TILES

REBUILD COSTS NOT INCLUDED, TO BE PROVIDED UPON COMPLETION OF MOLD REMEDIATION

Homeowner is responsible for removal of all contents necessary unless otherwise discussed

All items must be either removed from the basement or moved 6' away from the walls and clear access to the exterior must remain for crews to remove all debris from the basement.

MMW does not provide electrical outlets where none are present, this will be an additional cost, MMW can coordinate with one of our subcontractors

All permanent items against walls should be removed and replaced if necessary to fully complete the work

MMW will not return and replace any of these items upon completion of the project unless otherwise agreed upon in a separate line item

MMW does everything possible to protect items in the basement of the house

All items in the basement must be moved 6' away from exterior walls so MMW can have a clean open work area

MMW can remove laundry appliances, small plumbing fixtures in order to perform work as needed, BUT MMW is not responsible for putting equipment back once work is completed.

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 Containment
 MMW will set up necessary containment and protection of
 belongings with 6mil plastic in proposed area(s).
 Request Changes
 @ bottom of basement stairs

MMW REQUESTS ACCESS THROUGH BASEMENT DOORS TO EXTERIOR

Tape/Staples will be used by MMW to fasten the 6mil plastic tight to the building material for proper containment, thus drywall and paint work may required after the job is complete. Costs associated with drywall and paint work will be the responsibility of the homeowner and not MMW. MMW will attempt to preserve the initial condition of the building material (i.e. drywall/paint) as best as possible, but there is no guarantee the wall will not be damaged.

IICRC S520:

12.1.1.1 Containments

During mold remediation projects, containments generally are separated into three basic types: source containment; local ("mini") containment; and full-scale containment. Expanding containments may be necessary when additional mold contamination is discovered.

12.1.1.2 Source Containment

Source containment may be used: To address relatively small or limited areas of mold growth, or it can be used in combination with other engineering controls to reduce the amount of spore release and dust generation; Alone when mold growth is limited to small visible controllable areas where hidden mold growth is not anticipated; and Within areas of more extensive mold growth in conjunction with other forms of containment. When there are small or limited areas of mold growth, and hidden mold growth is suspected, a more extensive containment should be used.

12.1.1.3 Local Containment

Local or "mini" containments may be used when moderate levels of fungal growth are visible or suspected. A structural enclosure can be built to contain a work area and separate it from the unaffected section of the room or structure. In a local containment HEPA-filtered air filtration devices (AFDs), when used as negative air machines (NAMs), are installed to create negative pressure differentials in relation to surrounding areas. In local containments, a HEPA vacuum cleaner can be substituted if it is able to create the necessary pressure differential. However, this works only if the vacuum canister is adequately sized and located outside the containment area.

12.1.1.4 Full-Scale Containment

Full-scale containments normally are used when significant or extensive mold growth is present or suspected, and where source and local containments cannot effectively control or eliminate cross-contamination. Critical barriers are established to separate unaffected from affected areas.

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 Negative Air Machine(s)/Personal Protection Equipment
 MMW will set up negative air machine(s) (NAMS) and don
 personal protective equipment (PPE) as necessary for proposed

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IICRC S520:

12.1.2

Contaminated areas should be negatively pressurized relative to unaffected or clean areas of the building to prevent cross-contamination. Generally, when pressure differentials are used, they should be created using HEPA-filtered air filtration devices (AFDs) used as a negative air machines (NAMs). Air exchanges are used to dilute airborne fungal concentrations in work or containment areas.

12.1.3

This helps reduce worker exposure and facilitates the clean-up effort. Airflow direction should be from clean to contaminated areas. Industrial hygiene practices recommend a minimum of four air changes per hour for contaminant ventilation and dilution.

12.2.5

Remediators shall wear appropriate PPE when working in areas where there is mold contamination and other potential hazards, for worker safety. 29 CFR 1910.132 employers shall provide their employees with the necessary PPE to reduce the risk of exposure to chemical, physical, or biological hazards.

8.3.2

Employers shall provide dermal and respiratory protection for employees entering a containment area where microbial contamination is present and remediation is being performed. The selection of PPE depends on the anticipated exposure, types of microbial contamination, activities to be completed, and potential hazards of chemicals that may be used in the remediation process.

Filter Change (Air Scrubbers)

\$350.00

2.00

\$700.00

Filter change for air scrubber-1 scrubber (if retest is required, additional \$350 per air scrubber will be applied)

Demolition for Mold Removal

\$350.00

5.00

\$1,750.00

MMW will remove all (but not limited to) necessary drywall, insulation, baseboard, trim, flooring, framing material, etc. from affected area (two feet beyond identified affected areas as a preventative measure per industry standard) and dispose of (REBUILD NOT INCLUDED).

HR

ALL CARPET TO BE REMOVED, ALL SHELVEING AND ITEMS TO BE REMOVED AND DISPOSED OF, small area of drywall at base of stairs to be removed

IICRC S520:

"Physically removing mold contamination is the primary means of remediation. Mold contamination should be physically removed from the structure, systems and contents to return them to Condition 1. Attempts to kill, encapsulate or inhibit mold instead of proper source removal generally are not adequate."

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 Basement Ceiling Mold Remediation (no ins) \$6.75 735.00 \$4,961.25
 MMW will set up containment from main floors. Use negative air machines (separate line item) MMW will hepa-vacuum all joists
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 MMW will remove mold (HEPA Sand as necessary), treat all joists and subfloor with anti microbial solution, and wipe down all pipes, tanks and wires with anti microbial solution. MMW will then coat necessary framing in antimicrobial fungicidal coating (white in color) for future protection of framing.

Miscellaneous

Description	Unit Price	Quantity	Total
<u>Disposal Fee</u>	\$375.00	1.00	\$375.00
MMW will haul and remove all debris from the job site and properly dispose of all debris.			

Total \$9,511.25

Compensation. Client shall pay as set forth above. Price is subject to change, with customer's approval.

Invoicing & Payment. Maryland Mold & Waterproofing requires a 1/3 deposit at contract ratification, a 1/3 payment due 1 week prior to start of the project and final (1/3) payment immediately upon completion of the project. Client shall also pay a late charge of 1-1/2% per month on all balances unpaid 10 days after the invoice date. Invoices past 30 days, Client shall be sent to debt collection agency on all balances unpaid 30 days after the invoice date.

Every home improvement contract shall contain a notice that gives the telephone number and website of MHIC, and states that "each contractor must hold a current MHIC license, and anyone can ask MHIC about a contractor." The correct address for MHIC is 500 North Calvert Street, Baltimore, Maryland 21202. The telephone numbers are 410-230-6309 and 1-888-218-5925. MHIC regulations require that the contract contain the following notice:

The Maryland Home Improvement Commission administers the Guaranty Fund, which may compensate homeowners for certain actual losses caused by acts or omissions of licensed contractors; and A homeowner has the right to purchase a performance bond for additional protection against losses not covered by the Guaranty Fund.

Maryland Mold and Waterproofing LLC MHIC LIC #106376

If funds from a secured loan or lien are being used for financing the above listed project the homeowner has the right to rescind this contract within three business days after the date you sign it by notifying the contractor in writing that you are rescinding the contract. Under Maryland Law the property owner has five (seven if over age 65) business days from the time of signing to cancel the Agreement.

Signature _____ Date _____

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