



TCPDC

TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION

607.687.8260 | www.tiogacountyny.com | 56 Main St. Owego NY 13827

**Tioga County Property Development Corporation
Special Board of Directors
Wednesday, October 30, 2024, at 4:00 PM
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827
Economic Development Conference Room #109**

Agenda

1. Call to Order
2. Attendance
 - a. Roll Call: R. Kelsey, M. Baratta, H. Murray, M. Sauerbrey, S. Yetter, L. Pelotte, J. Whitmore, J. Case
 - b. Invited Guests: B. Woodburn, Sara Zubalsky-Peer, Sheila Neville
3. New Business
 - a. Construction Management Contracts – S. Neville
 - i. 247 Main Street, Owego
 - ii. 81 North Avenue, Owego
 - iii. 121 Providence Street, Waverly
4. Old Business
 - a. Status of NYS HCR – Land Bank Initiative (LBI) projects
 - i. LBI Phase 2 – capital improvement funds
 1. 121 Providence Street, Waverly
 - a. Kascon Proposal
 - b. O’Rourke Proposal
 2. 10 Watson Avenue, Newark Valley
 - a. Certificate of Occupancy and electrical inspection received
 - b. Release of Deed Restriction
 3. 247 Main Street, Owego
 - a. Amendment to Purchase Agreement
 - i. Request to extend deadline for completion of foundation repair and HVAC related work to January 15, 2025.
 - ii. Request to extend rehabilitation timeline to 18 months from closing date.
5. Chairman’s Remarks
6. Executive Session
7. Adjournment

A PARTNER OF

TEAM TIOGA



Construction Management Associates, LLC.

7 Thompson St
Binghamton, NY 13903

Sheila Neville

Project & Construction Manager
President & Founder
607.765.6422
sheilanev@yahoo.com

Jordan Mullins

Project & Construction Manager
Certified Aging in Place Specialist
607.444.2883
jordan@stcma.org

Tioga County Department of EC Development & Planning

Attn: Brittany Woodburn
Director
56 Main St
Owego, NY 13827
Subject: Construction Management
Phone: 607.687.8256
Email: woodburnb@tiogacountyny.gov

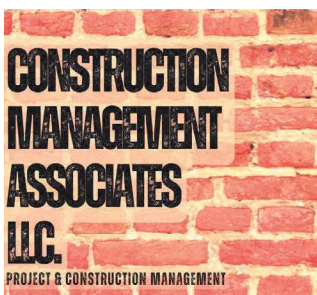
Dear Brittany & to whom it may concern,

Thank you for reaching out to inquire about Project & Construction Management Services through Construction Management Associates, LLC for your rehabilitation projects.

Construction Management Associates, LLC is a certified Women Owned Business (WBE) and we would be happy to provide services as an independent consultant to the Tioga County Department of EC Development & Planning

Our fee schedule has been calculated based upon the scope of services requested for each property discussed during our call on 10.23.24.

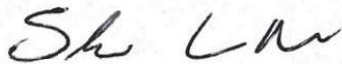
Property Address	Scope of Services	Fee	Additional Fees
247 Main St Owego, NY	<ul style="list-style-type: none">- One site visit every 4 weeks after start of construction through final completion. Progress photos & field report submitted after each visit	<p>\$750 per visit.</p> <ul style="list-style-type: none">- Invoice to be submitted with report after site visit.	If an additional site visit is requested during a 4 week period, and additional fee of \$750 will be incurred. Site visit will include progress photos & field report. Invoice to be sent with report after site visit.
81 North St Owego, NY	Construction Management Services to include: <ul style="list-style-type: none">- Review and approval of pay requisitions submitted by the General Contractor (GC)- Construction oversight from start to completion of rehabilitation including progress reports (progress photos & field reports)	<p>\$15,000</p> <ul style="list-style-type: none">- To be billed in increments throughout the course of the rehabilitation project. Invoices will be sent at the construction manager's discretion after a progress inspection or a pay requisition.	<p>\$125 / hour for the following:</p> <ul style="list-style-type: none">- Review and approval / denial of change order requests submitted by the GC requiring additional site visits and collaboration with an architect and / or engineer



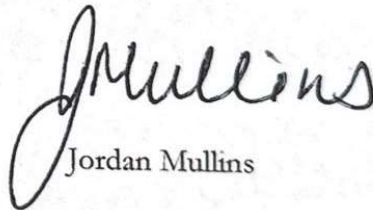
121 Providence Waverly, NY OPTION 1	Services to include: <ul style="list-style-type: none"> - Construction oversight of remediation & demo process through resale of property. - Site visits / progress inspections with photos & field reports submitted after each visit 	<p style="text-align: center;">\$750 per visit.</p> <ul style="list-style-type: none"> - Invoice to be submitted with report after site visit. 	<ul style="list-style-type: none"> - \$750; If needed, a final walkthrough with director and additional staff to determine condition & next steps for property. Invoice would be submitted with photos & final field report with determination made during walkthrough
121 Providence Waverly, NY OPTION 2	Construction Management Services to include: <ul style="list-style-type: none"> - Collaboration with all parties involved in project (director, department staff, architect(s), engineer(s), etc) - Assistance with bid process & review - Review and approval of pay requisitions submitted by the General Contractor (GC) - Construction oversight from start to completion of rehabilitation including progress reports (progress photos & field reports) 	<p style="text-align: center;">\$15,000</p> <p>To be billed in increments throughout the course of the rehabilitation project. Invoices will be sent at the construction manager's discretion after a progress inspection or a pay requisition.</p>	<p style="text-align: center;">\$125 / hour for the following:</p> <ul style="list-style-type: none"> - Review and approval / denial of change order requests submitted by the GC requiring additional site visits and collaboration with an architect and / or engineer

Thank you again for your interest in the services provided by Construction Management Associates, LLC. We hope to partner with you on your future projects.

Sincerely,



Sheila Neville



Jordan Mullins

7 Thompson St.
Binghamton, NY 13903

Cell (607) 765-6422
sheilanev@yahoo.com

Sheila L. Neville

Experience

2005-Present Construction Management Associates, LLC Binghamton, NY

President/Owner

Provides all phases of Construction Management and Rehabilitation Specialist services to Not for Profit Housing Companies and Rural Preservation companies in the Southern Tier of NY, including but not limited to:

- Initial, interim and final site inspections
- Work write-ups
- Cost estimates
- Construction monitoring
- Designing home modifications for accessibility needs
- Construction estimates for general contractors

1995-2005 Steuben Churchpeople Against Poverty, Inc. Bath, NY

Director of Building Development and Property Management

Steuben Churchpeople Against Poverty, Inc. (SCAP), a nonprofit organization located in the Southern Tier of New York, is dedicated to enhance the quality of life in the community by providing safe and affordable housing options and supportive services. SCAP also collaborates with the local community in revitalization efforts. In my position with SCAP, I had the following responsibilities:

- Implement and coordinate programs and development activities. Co-write federal, state, and private grant proposals. Responsible for obtaining funding for affordable housing for the development of single-family, multi-family, and persons with special needs. The agency receives in excess of \$1.7 million in grant funding per year. Responsible for new program development; meeting with funders for review processes, and grant approval.
- Manage and schedule agency construction projects and direct the activities of contractors. Conduct site inspections. Owner's Representative for projects values at \$3-4 million. Prepare bid packages, project specifications, and estimate projects utilizing Value Engineering. Conducts analysis of management and maintenance costs of long-range capital improvements.
- Supervisor of property asset management team for 100 units of affordable housing. Develop and execute budgets. Implement property management preventative maintenance program.
- Manage individuals involved in the execution of all construction programs and projects. Responsibilities include interviewing, hiring and training employees; planning, assigning and directing work; appraising performance; rewarding and disciplining employees; addressing complaints and resolving problems.
- As a member of the senior management team, responsible for developing operating policies and setting strategic direction for the agency.
- Develop, maintain, and monitor operational budgets for each division.

1993-1999 SLN Contracting Binghamton, NY

President/Owner

- Responsible for designing, building and remodeling additions, kitchens, bathrooms.
- Performed general contracting work.
- Developed estimates.

1990-1993 Harder Associates, Inc., and Farrell's Carpet Endicott, NY

Site Superintendent/Sales Representative

- Responsible for building, remodeling, and renovating commercial projects, such as the renovation of a retirement center.
- Responsible for estimating commercial flooring jobs.

1986-1990 Snashall Construction, Inc. Binghamton, NY

Construction Manager

- Responsible for building high-end custom homes, including log homes. Also involved in building and remodeling commercial work.
- Responsible for estimating jobs.
- Functioned as the Purchasing agent and Job Site Supervisor.

Education

1980-1981 SUNY College of Environmental Science/Forestry, Wanakena, NY
Associate in Applied Science.

Training

Neighborworks of America (formally Neighborhood Reinvestment Corp.)

- Nuts & Bolts of Asset Management for Asset Managers
- Basic Budgeting & Accounting for Real Estate Managers
- Project Management
- Design Review for Project Managers
- Preserving the Stock of Affordable Housing in the Face of Market Competition & Expiring Use
- Cost estimating and Design Specification for Rehab Specialists
- Construction Rehab Management
- Commercial Real Estate Development
- The Complete Course of Facilities Management
- How to Manage Multiple Projects, Meet Deadlines & Achieve Objectives
- Lead Based Paint Trainings
- Rural Development 515 STAR Training

Additional Skills

- Experienced in using Microsoft Office suite
- Project budgeting and cost analysis with excellent background in estimating
- Negotiating real estate documents and consultant contracts
- Preparation of federal, state, and private grant proposals with a high rate of acceptance
- Developing community resources

Memberships

Board and Charter Member of Indoor Air Quality Coalition of Central NY

Member of the NYS Rural Housing Coalition

Member of the National Association of Women in Construction

Board Member NYS Rural Advocates

References

Available Upon Request

EEA
ENVIRONMENTAL EDUCATION ASSOCIATES
888 4 ENV EDU *environmentaleducation.com*

CORPORATE OFFICE
346 AUSTIN ST., BUFFALO, NY 14207
(888) 436 8338

This Certifies that on June 16, 2010

Sheila Neville

Attended and Successfully Completed the

Lead Wipe Sampling Technician

This Program Based on the EPA Model Course "Lead Sampling Technician".
Prepared in accordance with EPA's 402/404 regulations.

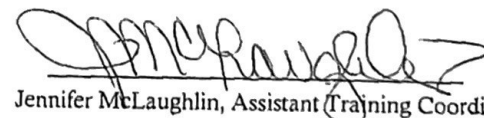
Certificate Number: LTI-100616-02

Examination Date: 06/16/10

Issue Date: 06/16/10



Andrew McLellan, President



Jennifer McLaughlin, Assistant Training Coordinator



BE Boston Environmental



This Certifies

Sheila Neville

Has Attended and Completed

The Tank Testing Program

with

Boston Environmental

One Harbour Place
Suite 410
Portsmouth, New Hampshire

**THIS COURSE IS
APPROVED FOR
3 ASHI®
MEMBERSHIP
RENEWAL CREDITS**

10/22/2015

Date

Mike Hatch

Training Director

CERTIFICATE OF COMPLETION

New York Onsite Wastewater Treatment Training Network, Inc. (Sponsored by SUNY Delhi)

This is to certify that

Sheila Neville

Has Successfully Completed the 7.50 hour Course

Inspection of Existing Residential Wastewater Treatment Systems

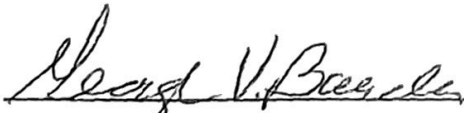
at Esperanza Mansion, Bluff Point, New York

*and is hereby granted this certificate
on this 7th day of April, 2010*

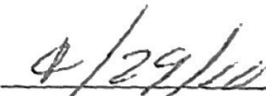
Earning 7.5 Contact Hours and .75 Continuing Education Units (CEU's)

DOS CICS #: 49-5336

OTN Training Number: X00004241



Instructor, New York Onsite Wastewater Treatment Training Network, Inc.



Date

United States Environmental Protection Agency

This is to certify that



Sheila L Neville

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Supervisor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires December 11, 2025

LBP-S-I208693-2

Certification #

October 25, 2022

Issued On



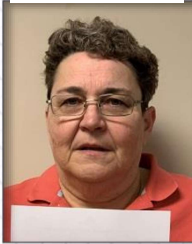
A handwritten signature in black ink that reads "Ben Conetta".

Ben Conetta, Chief

Chemicals and Multimedia Programs Branch



460 State St., Ste 200
Rochester, NY 14608
(585) 319-3625



**CERTIFICATE OF ATTENDANCE
AND SUCCESSFUL COMPLETION**

LEAD RENOVATOR INITIAL – ENGLISH

PER 40 CFR 745.225

Sheila L. Neville
7 Thompson Street
Binghamton, NY 13903
ID#: R-I-19131-24-00149

COURSE DATE: 5/29/2024
EXAM DATE: 5/29/2024
EXPIRATION DATE: 5/29/2029

Darren Yehl 5/29/2024
TRAINING MANAGER DATE

Cornerstone Training Institute is a division of Yehl Environmental, Inc.



460 State St., Ste. 200
Rochester, NY 14608
(585) 319-3625

Certificate of Attendance and Successful Completion

LEAD RENOVATOR INITIAL – ENGLISH

PER 40 CFR PART 745.225

Sheila L. Neville

Certificate #: R-I-19131-24-00149



Sheila L. Neville
7 Thompson Street
Binghamton, NY 13903
Course date: 5/29/2024
Exam date: 5/29/2024
Expiration date: 5/29/2029

Darren Yehl

5/29/2024

TRAINING MANAGER

DATE



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
WASHINGTON, D.C. 20460

October 25, 2022

Sheila Neville

7 Thompson St
Binghamton, NY 13903

OFFICE OF CHEMICAL SAFETY
AND POLLUTION PREVENTION

Dear Sheila Neville:

Thank you for applying to the U.S. Environmental Protection Agency (EPA) for certification to conduct Lead-based Paint Activities in target housing and child-occupied facilities. I am pleased to inform you that, pursuant to 40 CFR Part 745, Subpart L, you are certified as an EPA **Supervisor in All EPA Administered States, Tribes, and Territories**. Your certificate is enclosed and serves as your proof of certification (Please note: EPA no longer issues individual identification cards for certified individuals).

This certification **expires on December 11, 2025 and is valid in All EPA Administered States, Tribes, and Territories**. However, if any State, Territory, or Indian Tribe obtains program authorization at any time during the term of your accreditation, your accreditation will no longer be valid in the newly authorized jurisdiction.

Your EPA individual certification is subject to the following:

- 1) Certification pertains only to the specific discipline, jurisdiction, and individual listed above that performs or offers to perform the associated lead-based paint activities within the scope of the discipline described in 40 CFR 745.223 and 40 CFR 745.227 pursuant to Section 402 of the Toxic Substances Control Act (TSCA)(15 U.S.C. 2682).
- 2) EPA certification does not mean that a State, Territory or Indian Tribe with its own certification program must accept or recognize an EPA certification. Individual States, Territories, and Indian Tribes, whether authorized or not, have the right to accept or reject any certification under their own authority. Please be aware that your EPA certification does not relieve you of any obligations that you may otherwise have to any authorized or unauthorized State, Territory, or Indian Tribe to obtain licensure or certification from that State or Indian Tribe under its statutory or regulatory requirements relating to lead-based paint activities.
- 3) The EPA may conduct audits and/or inspections to ensure continued compliance with its regulatory standards.

If you have questions or need assistance, please contact the Regional Lead Coordinator, Tracy Truesdale, of the EPA Region 2 staff at 732-906-6855 and refer to **Application ID number I824707**. Congratulations, and thank you for your interest in being certified to conduct lead-based paint services.

Sincerely,

A handwritten signature in black ink that reads "Ben Conetta".

Ben Conetta, Chief
Chemicals and Multimedia Programs Branch

Enclosures

Department of State

Division of Licensing Services ▶ **Licensee Search**

ID Number: 16000032562

Name: NEVILLE SHEILA L

Business Name: CONSTRUCTION MANAGEMENT ASSOCIATES, LLC

Business Address: 7 THOMPSON ST

County: BROOME

License Type: HOME INSPECTION

Expires: 12/21/2025

[[Name Search](#)] [[Business Name Search](#)] [[ID Search](#)]
[[Licensee Search Menu](#)]

Department of State

[Accessibility](#)

[Contact](#)

[Disclaimer](#)

[Language Access](#)

[Privacy Policy](#)





**Division of Minority
and Women's
Business Development**

633 Third Avenue New York New York 10017 Tel (212) 803 2414
Web Site: www.esd.ny.gov/MWBE/html

February 13, 2024

File ID: 53241

Ms. Sheila Neville
Construction Management Associates LLC
7 Thompson Street
Binghamton, NY 13903

Dear Ms. Sheila Neville:

The New York State Department of Economic Development, Division of Minority and Women's Business Development (DMWBD) has determined that your firm, **Construction Management Associates LLC**, continues to meet eligibility requirements for certification, pursuant to Executive Law, Article 15-A and 5NYCRR Section 140 through 145 of the Regulations.

Therefore, we are pleased to inform you that your firm has been granted status as a **Women Business Enterprise (WBE)**. Your business will continue to be listed in the New York State Directory of Certified Firms with the codes listed on the following page.

This Certification remains in effect for a period of generally five (5) years from the date of this letter dated **Women Business Enterprise (WBE)** or until such time as you are notified by DMWBD for re-certification.

Any changes in your business that affect ownership, managerial and/or operational control, must be reported to the DMWBD within thirty (30) days of such changes; including changes to company name, business address, email address, telephone numbers, principal products/services and bonding capacity.

The Certification status is not intended to imply that New York State guarantees your company's capability to perform on contracts, nor does it imply that your company is guaranteed any State business.

If your certification is questioned by any public or private entity, please direct the inquiry to DMWBD for clarification at (212) 803-2414 or MWBEcertification@esd.ny.gov.

Thank you for your cooperation. On behalf of the State of New York, I wish you success in your business endeavors.

Sincerely,

Raymond Emmanuel
Director of Certification Operations

Construction Management Associates LLC will be listed in the State's Directory of Certified Businesses with the following list of codes for products and services:

NAICS 541350: HOME INSPECTION SERVICES

NAICS 541350: PREPURCHASE HOME INSPECTION SERVICES

NIGP 90903: ADMINISTRATION OF CONTRACTS: SUMMARY OF WORK, QUALITY CONTROL, PROJECT CLOSEOUT, ETC.

NIGP 91825: COMPLIANCE CONSULTING, INCLUDING AMERICAN DISABILITIES ACT (ADA)



NSPIRE for Housing Choice Voucher

This is to certify that:

Sheila Neville
completed the seminar

5/2/2024 5:00:00 PM

Seminar Completion Date

A handwritten signature in black ink that reads 'Nan McKay'.

Nan McKay, President

Seminar Location: Online

Delivery Method: Group Live

Continuing Professional Education Units: 21.90

Field of Study: Specialized Knowledge



Nan McKay & Associates has been reviewed and approved as an Authorized Provider by the International Association of Continuing Education and Training. (IACET), 8405 Greensboro Drive, Suite 800, McLean, VA 22102.



Nan McKay & Associates is registered with the National Association of State Boards of Accountancy (NASBA) as a sponsor of continuing professional education on the National Registry of CPE Sponsors. State boards of accountancy have final authority on the acceptance of individual courses for CPE credit. Complaints regarding registered sponsors may be addressed to the National Registry of CPE Sponsors, 150 Fourth Avenue North, Suite 700, Nashville, TN, 37219-2417. Web site: www.nasbaregistry.org. In accordance with the standards of the National Registry of CPE Sponsors, CPE credits have been granted based on a 50-minute hour. CPE Sponsor ID# 101539



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/21/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Automatic Data Processing Insurance Agency, Inc. 1 Adp Boulevard Roseland NJ 07068		CONTACT NAME: Automatic Data Processing Insurance Agency, Inc. PHONE (A/C. No. Ext): 1-800-524-7024 FAX (A/C. No.): E-MAIL ADDRESS:	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Hartford Accident and Indemnity Company	
		NAIC # 22357	
INSURED CONSTRUCTION MANAGEMENT ASSOCIATES, LLC 7 Thompson Street Binghamton NY 13903		INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

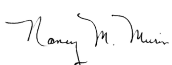
COVERAGES**CERTIFICATE NUMBER:** 3804191**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	N	76WEGBE3HD8	04/01/2024	04/01/2025 <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Construction management associates, LLC, Attn: Sheila Neville 7 Thompson St Bing NY 13903	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	--

© 1988-2015 ACORD CORPORATION. All rights reserved.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/05/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Ryan Agency 57 Broadway Mall	CONTACT NAME: Hannah Clements, Chris Brizzee, Wendy Freeland
	PHONE (A/C, No, Ext): (607)324-7500 FAX (A/C, No): 607-324-5694
	E-MAIL ADDRESS: coi@ryanagency.com
	INSURER(S) AFFORDING COVERAGE
Homeell NY 14843	INSURER A : Erie Insurance Company NAIC # 26263
INSURED Construction Management Associates, LLC 7 Thompson St Binghamton NY 13903-2424	INSURER B :
	INSURER C :
	INSURER D :
	INSURER E :
	INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL SUBRI	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		Q610236333	11/29/2023	11/29/2024	EACH OCCURRENCE \$ 1000000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1000000 MED EXP (Any one person) \$ 5000 PERSONAL & ADV INJURY \$ 1000000 GENERAL AGGREGATE \$ 2000000 PRODUCTS - COMP/OP AGG \$ 2000000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below					PER STATUTE <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Evidence of Insurance Only

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Chris Brizzee</i>



October 21, 2024

Brittany Woodburn
Tioga County Land Bank
56 Main Street
Owego, NY 13827

Re: Initial Mold Assessment
Residential Building @ 121 Providence Street - Waverly, NY

Dear Ms. Woodburn:

O'Rourke Incorporated was contacted by Brittany Woodburn, Executive Director for the Tioga County Land Bank (Owner), to perform an initial Mold Assessment at the Residential Building located at 121 Providence Street in Waverly, NY. These services were performed in response to extensive water damage which occurred at this building. This service was performed by Mr. Steve Tiffany, a NYS-DOL Licensed Mold Assessor, on October 15 & 21, 2024. This letter and attachments constitute our report.

1. METHODOLOGY

A. Visual Observation

Building Materials (e.g. Ceiling Tiles, Wood Paneling, Flooring, etc.) were observed for evidence of water damage and/or mold contamination.

B. Moisture Testing

A non-penetrating moisture meter (i.e. Tramex Moisture Encounter Plus) was used to evaluate moisture levels in porous and semi-porous building materials.

C. Temperature and Relative Humidity

A Protmex Digital Temperature & Humidity Meter was used to measure air temperature and relative humidity.

D. Tape-Lift Surface Sampling

The assessor performed Tape-Lift Surface Sampling to determine fungal types and concentrations of various surfaces within the building.

E. Mold Air-O-Cell Air Sampling

The assessor performed Air-O-Cell Air Sampling in various Rooms/Spaces, to determine airborne fungal spore types and concentrations within the building.

2. DISCUSSION

A. Background

The Residential Building located at 121 Providence Street in Waverly, NY is a two-story wood framed structure constructed on a partial basement. According to Visual Observations, the source of the water infiltration was a hole in the rear roof which allowed water to infiltrate the building for an unknown period of time.

The roof was recently completely replaced and the water infiltration as ceased. Now that the source of water infiltration has been corrected, the extent of subsequent water damage must be determined and corrected, as well as any potential mold growth.

B. Visual Observations

The assessor arrived on-site and noted the conditions of the subject area(s). Table #1 below lists affected rooms/spaces, and observations recorded in each:

Table #1: Visual Observations

Room/Space	Visual Observations
Basement	Dark, wet, some visible openings to exterior @ Crawlspace
BF/1F Stairs	Soiled Carpet Flooring
1F – Dining Room	Soiled Carpet Flooring, visible mold growth on Carpet Floor
1F – Living Room	Delaminated Adhered Ceiling Tiles, Soiled Carpet Flooring
1F – Bedroom	Water stain on Ceiling, partially delaminated Wood Wall Paneling, Soiled Carpet Floor
1F – Bedroom Closet	Water staining on Ceiling Board, Water staining on Wood Wall Paneling, Soiled Carpet Floor
1F – Laundry Room	Missing/damaged Ceiling Tiles, some with Mold Growth, Delaminated Wood Wall Paneling, some with Mold Growth, Linoleum Floor delaminated in spots, Floor is spongy ~50% of Room
1F - Bathroom	Missing/damaged Ceiling Tiles, some with Mold Growth, Water staining on Wood Wall Paneling, Linoleum Floor delaminated in spots, Floor is spongy in ~50% of Room
1F - Kitchen	Missing/Delaminated Adhered Ceiling Tiles, Soiled Appliances, Soiled Cabinetry, Soiled Linoleum Floor
1F/2F Stairs Rooms/Spaces	Soiled Carpet Flooring
2F – Hallway	Soiled Carpet Flooring
2F – Rear Bedroom	Soiled Carpet Flooring
2F – Bathroom	Soiled Carpet Flooring
2F – Front West Bedroom	Soiled Carpet Flooring
2F – Front West Bedroom Closet	Evidence of Past Water Damage @ Ceiling, hole in Plaster Ceiling, possible mold growth on Ceiling Tiles, fallen Ceiling Tiles, roof tear off debris, Soiled Carpet Floor
2F – Front East Bedroom	Soiled Carpet Flooring, Old Chimney in tiny Cubby, minimal evidence of moisture staining.

C. Moisture Testing

Various locations and surfaces were tested to determine the moisture content. The Assessor started at the source of the water infiltration in the 1F Laundry Room, and continued out from there. The moisture content of every surface in the Storage Room was pegged at >30% WME. Adjacent to that space, floors were around 20-25% WME, and walls were only above 15% at the lower foot. Once out of the adjacent rooms, moisture content of was around 5-10% for remaining ceilings, walls and floors.

D. Temperature and Relative Humidity

The exterior ambient temperature and relative humidity was recorded upon arrival, as well as readings in the 1F Laundry Room, 1F Living Room, and 2F Hallway. A measurement was collected from the Basement but was not recorded.

Table #2 below reveals the conditions within these spaces during the Assessment:

Table #2: Temperature & Relative Humidity Readings

Location	Temperature (°F)	Relative Humidity (%)
Exterior (Arrival)	48.8 °F	66.0%
Basement	NOT RECORDED	NOT RECORDED
1F Laundry Room	49.6 °F	75.5%
1F Living Room	50.3 °F	72.5%
2F Hallway	50.5 °F	71.5%

Ideal indoor Relative Humidity should be between 30-50%. Based on these readings, conditions within the building are suitable for mold growth - all interior rooms/spaces still have humidity levels that encourage mold growth.

E. Tape-Lift Surface Sampling

Tape-Lift Surface Sampling was performed by the Assessor on October 15, 2024. Tape-Lift Sampling is the most common technique used to test surfaces for mold during a mold assessment. It provides valuable information such as: the species of mold, the relative degree of contamination, and the potential for airborne spore production. The "Tape-Lift" slide is a sampling device designed for the rapid collection and analysis of a wide range of airborne aerosols. These include fungal spores, pollen, insect parts, skin cell fragments, fibers, and inorganic particulates.

All samples were analyzed by EMSL Analytical, Inc. located at 2975 Brighton Henrietta Town Line Road, 100 Suite 130 in Rochester, NY. EMSL Analytical, Inc. is certified by the NYSDOH and accredited by the American Industrial Hygiene Association. A complete copy of all analytical results and Laboratory Certifications are attached.

Based on visual observations, moisture testing, a total of two (2) Tape-Lift Surface samples were collected from two (2) locations for this Investigation. Table #3 below identifies the spores and concentrations identified on each sample. A complete laboratory report is located in the attachments.

Table #3: Tape Lift Surface Sampling Results

Spore Type	Sample #	TL-01	TL-02
		1F - Laundry Room	1F - Dining Room
<i>Acremonium</i>		*High*	-
<i>Ascospores</i>		-	Rare
<i>Aspergillus</i>		*Low*	*High*
<i>Basidiospores</i>		-	Rare
<i>Bispora</i>		-	Rare
<i>Cladosporium</i>		Rare	Rare
<i>Monodictys</i>		-	Rare
<i>Stachybotrys/Memnoniella</i>		*High*	-

Count/per area analyzed
 Rare = 1-10 Spores
 Low = 11-100 Spores
 Medium = 101-1000 Spores
 High = >1001 Spores

*** ___ * = Sample contains fruiting structures and/or hyphae associated with the spores identified.**

Based on these results, there are confirmed fungal concentrations of *Acremonium*, *Ascospores*, *Aspergillus*, *Basidiospores*, *Bispora*, *Cladosporium*, *Monodictys*, and *Stachybotrys/Memnoniella*.

With the presence of Hyphal Fragment (fruiting structures) in both samples, the mold that is present is viable (reproduce and spread). This is indicative of a current mold issue in these spaces and remediation work is recommended, as mold spores are abundant. These spores/hyphae will continue to exist unless remediation of mold impacted building materials is performed.

F. Air-O-Cell Mold Air Sampling/Analysis

The Assessor performed Air-O-Cell Mold Air Sampling at this Residential Building. The Air-O-Cell Air Sampling cassette is a sampling device designed for the rapid collection and analysis of a wide range of airborne aerosols. These include fungal spores, pollen, insect parts, skin cell fragments, fibers, and inorganic particulates. Air enters the cassette, the particles become impacted on the sampling substrate, and the air leaves through the exit orifice. The airflow and patented cassette housing is designed in such a way that the particulates are distributed and deposited equally on a special glass slide contained in the cassette housing. Limitations of the Air-O-Cell method include;

- Mold cannot be fully speciated with this method. For example, *Aspergillus* (sp.) and *Penicillium* (sp.) are normally reported together due to the similarities in spore morphology.
- Spore viability cannot be assessed.

All samples were analyzed EMSL Analytical Inc., located at 2975 Brighton Henrietta Town Line Road, 100 Suite 130 in Rochester, NY. EMSL Analytical, Inc. is accredited by the American Industrial Hygiene Association (AIHA) for Environmental Microbiology. Complete copies of all Certifications/Accreditations are attached.

Air-O-Cell samples collected the Interior and Exterior of the Residence, identified the presence of the following spore types: *Alternaria (Ulocladium)*, *Arthrospores*, *Ascospores*, *Aspergillus / Penicillium*, *Basidiospores*, *Botrytis*, *Chaetomium*, *Cladosporium*, *Curvularia*, *Ganoderma*, *Myxomycetes*, *Myxotrichum*, *Oidiodendron*, *Paecilomyces*, *Pestalotia*, *Pithomyces*, *Scopulariopsis/Microascus*, *Stachybotrys/Memnoniella*, and *Torula*.

Results from the Exterior Control sample are used as a baseline to compare the interior sample locations. Any interior sample with results higher than the exterior control sample, are considered elevated. From there, we look at the degree of magnitude from which the elevated result is, compared to the exterior control, to help identify problem areas.


Table #4 below outline the results from the Air-O-Cell Sampling. This table only includes fungal spore types and counts which were identified on each sample. Complete copies of all Laboratory Reports are attached.



Table #4: Summary of Air -O-Cell Mold Air Sampling Results

Spore Type \ Sample Location	1 - Exterior Control (Arrival)	2 - Exterior Control (Departure)	3 - 1F Laundry Room	4 - 1F Kitchen / Dining Room	5 - 1F Living Room / Bedroom	6 - 2F Rear Bedroom / Hallway	7 - 2F Front West Bedroom	8 - Basement (Center)
Alternaria (Ulocladium)	-	-	1	1	-	1	1	-
Arthrospores	-	-	2	-	3	-	-	12
Ascospores	12	11	12	5	14	25	34	9
Aspergillus/Penicillium	8	17	1560	3120	2890	3280	710	1660
Basidiospores	116	116	93	64	56	54	67	26
Chaetomium	-	-	-	1	-	18	1	-
Cladosporium	2	12	15	40	55	18	28	16
Curvularia	-	-	1	-	-	-	1	-
Ganoderma	1	1	-	1	2	2	12	1
Myxomycetes	-	1	1	1	3	3	4	2
Myxotrichum	-	-	-	-	-	-	-	1
Oidiodendron	-	-	-	4	7	4	-	24
Paecilomyces	-	-	5	-	-	-	-	-
Pestalotia	-	-	-	1	-	-	-	-
Pithomyces	-	-	-	-	-	1	-	-
Scopulariopsis/Microascus	-	-	5	-	-	-	3	6
Stachybotrys/Memnoniella	-	-	-	-	2	1	1	6
Torula	-	-	-	-	-	1	-	-
Total Spores	141	158	1696	3239	3032	3408	862	1764

All results reported as Raw Spore Count

 Highlighted Cells indicate spore counts that are elevated when compared the results from the Exterior Control sample

Based on the Laboratory's results, all Interior sampling locations had elevated fungal spore counts of *Alternaria (Ulocladium)*, *Arthrospores*, *Ascospores*, *Aspergillus/Penicillium*, *Chaetomium*, *Cladosporium*, *Curvularia*, *Ganoderma*, *Myxomycetes*, *Myxotrichum*, *Oidiodendron*, *Paecilomyces*, *Pestalotia*, *Pithomyces*, *Scopulariopsis/Microascus*, *Stachybotrys/Memnoniella*, and *Torula*, when compared to the spore types and counts on the exterior control samples.

With counts that are elevated above the exterior control level, or types not present on an exterior control sample, it is likely that these concentrations of spores are negatively impacting Indoor Air Quality.

Furthermore, at these counts, there is a significant mold issue present within the building.

The "Other Findings," which are reported by the Laboratory for each Air-O-Cell sample, provides additional data beyond fungal spore type and count. These parameters include: Hyphal Fragments, Insect Fragments, Pollen, Moss/Fern Spores, Skin Fragments, and Fibrous Particulate.

Table #5 below outlines the results from these "Other Findings" from the Air-O-Cell Sampling. This table only includes these "Other Findings" which were identified on each sample. Complete copies of all Laboratory Reports are attached.

Hyphal Fragments, Insect Fragments, Pollen, and Moss/Fern Spores are reported by Raw Count of Spores. Skin Fragments and Fibrous Particulate is reported on Scale of 1-4, with 1 equating (1-25% view obscured) and 4 equating (76-100% view obscured).

Table #5: Summary of Air -O-Cell Mold Air Sampling Results (Other Findings)

Sample Location \ Other Findings	Hyphal Fragment	Insect Fragment	Pollen	Moss/Fern Spores	Skin Fragments	Fibrous Particulate
1 – Exterior Control (Arrival)	-	-	-	-	1	1
2 – Exterior Control (Departure)	1	-	-	-	1	1
3 – 1F Laundry Room	11	1	1	-	1	1
4 – 1F Kitchen / Dining Room	17	1	-	-	1	1
5 – 1F Living Room / Bedroom	31	3	-	-	1	1
6 – 2F Rear Bedroom / Hallway	19	5	-	-	2	1
7 – 2F Front West Bedroom	18	3	-	-	1	3
8 – Basement	13	4	2	-	1	1

All results reported as Raw Count



3. CONCLUSIONS/RECOMMENDATIONS

At the time of the assessment, visible mold growth was present in the subject spaces mentioned throughout this report.

Mold is inappropriate in any occupied structure and exposure to mold, whether actively growing, dormant, or non-viable, and may cause adverse health effects or exacerbate pre-existing medical conditions. Therefore, mold observed on the aforementioned surfaces and water damaged materials should be removed or otherwise remediated.

Specifically, O'Rourke Incorporated recommends the following:

- Removal/Decontamination of Water Damaged/Mold Contaminated:
 - Wood Trim
 - Ceiling Tiles
 - Drywall Ceilings
 - Plaster Ceilings
 - Wood Paneling
 - Drywall Walls
 - Plaster Walls
 - Carpeting/Flooring
- Any remaining insulation behind removed ceiling/wall board should also be removed. This includes the area above ceilings, and behind walls.
- Wood studs and sheathing where drywall and insulation has been removed, should be treated with a biocide/anti-microbial agent which will kill any active fungal spores.
- Wet Wipe and HEPA Vacuum all affected surfaces within the Residence, and allow building materials time to adequately dry.
- Clearance Air Sampling in the remediation area (and exterior control sample for comparison) to verify the remediation project was effective and the area is safe for re-occupancy.

If water damaged materials are to be removed, exposed building components should be treated with an effective biocide and sealed with an anti-microbial coating. All of these processes should be done only using appropriate work practices under controlled conditions to prevent worker and occupant exposure and to prevent the spread of the mold and fungi to other areas within the building.

Controlled conditions would include, but not limited to, establishment of a containment area, sealing of HVAC ducting and installation of engineering controls to create negative pressure within the work area. Appropriate work practices, including worker and work area decontamination, proper disposal of removed materials, use of cleaning equipment such as HEPA vacuums, methods of biocide and antimicrobial paint application and the use of appropriate personal protective equipment.

It is also recommended that all remaining surfaces (ceiling, walls, floors, and furnishings) be wiped down and HEPA vacuumed, and any upholstered materials and fabrics be washed, cleaned, and/or disposed of.

Upon completion of the remediation, the Assessor should return to complete a Post-Remediation Clearance Assessment **before the Work Area containment is dismantled**. This clearance assessment verifies that the remediation has been successfully completed based on visual inspection and air sampling results. This includes verifying that mold contamination has been



O'ROURKE INC.

removed, an appropriate biocide has been applied, and porous and semi-porous surfaces have been treated with an antimicrobial paint/coating.

O'Rourke Incorporated appreciates the opportunity to provide you with fungal assessment services. Please contact me at your convenience if you have any questions or need additional information.

Sincerely,

O'ROURKE INCORPORATED

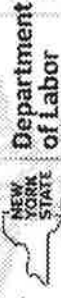
Steve Tiffany

Steve Tiffany, NYS-DOL Licensed Mold Assessor (Certification # 24-6SFVY-SHMO)

Attachments: Company License, Assessor License, Laboratory Certificate, Lab Results, Chain of Custodies, Photograph Log



WE ARE YOUR DOL



DIVISION OF SAFETY AND HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BUILDING 12, ALBANY, NY 12226

MOLD ASSESSMENT CONTRACTOR LICENSE

O'Rourke Incorporated
193 Sulphur Springs Road
Owego, New York 13827

License Number: 24-6AC1Q-SHMO
Date of Issue: 2024-06-06
Expiration Date: 2026-02-28

(This license is valid only for the contractor named above)

For the Commissioner of Labor

Amy Phillips, Director
Division of Safety and Health

EXCELSIOR



STATE OF NEW YORK - DEPARTMENT OF LABOR
MOLD ASSESSOR



STEPHEN M TIFFANY



EXPIRES: 03/20

CERT# 24-6SPVY-SHMO
DMVA 771263457

ADMINISTRATIVE



01213 087201968 05

IF FOUND, RETURN TO:
NYSOL - L&C UNIT
ROOM 161A BUILDING 12
STATE OFFICE CAMPUS
ALBANY NY 12226



AIHA Laboratory Accreditation Programs, LLC

acknowledges that

EMSL Analytical, Inc.

2975 Brighton Henrietta Town Line Rd., Bldg 100, Ste 130 Rochester, NY 14623-2787

Laboratory ID: LAP-284534

along with all premises from which key activities are performed, as listed above, has fulfilled the requirements of the AIHA Laboratory Accreditation Programs, LLC (AIHA LAP) accreditation to the ISO/IEC 17025:2017 international standard, General Requirements for the Competence of Testing and Calibration Laboratories in the following:

LABORATORY ACCREDITATION PROGRAMS

- INDUSTRIAL HYGIENE Accreditation Expires:
- ENVIRONMENTAL LEAD Accreditation Expires:
- ENVIRONMENTAL MICROBIOLOGY Accreditation Expires: September 01, 2026
- FOOD Accreditation Expires:
- UNIQUE SCOPES Accreditation Expires:
- BE FIELD/MOBILE Accreditation Expires:

Specific Field(s) of Testing/Method(s) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached Scope of Accreditation. Continued accreditation is contingent upon successful on-going compliance with ISO/IEC 17025:2017 and AIHA LAP requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA LAP website (www.aihaaccreditedlabs.org) for the most current Scope.

Cheryl O Morton
Managing Director, AIHA Laboratory Accreditation Programs, LLC



AIHA Laboratory Accreditation Programs, LLC SCOPE OF ACCREDITATION

EMSL Analytical, Inc.

Laboratory ID: LAP-284534

2975 Brighton Henrietta Town Line Rd., Bldg 100, Ste
130 Rochester, NY 14623-2787

Issue Date: 09/01/2024
Expire Date: 09/01/2026

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

Environmental Microbiology Laboratory Accreditation Program (EMLAP)

Initial Accreditation Date: 04/01/2022

EMLAP Scope Category	Field of Testing (FOT)	Component, parameter, characteristic, material, or product tested	Method	Method Description <i>(for internal methods only)</i>
Fungal	Air - Direct Examination	Spore Trap	MICRO-SOP-201	Standard Operating Procedure for the Analysis of Airborne Fungal Spores, Hyphal Fragments, Pollen, Insect Fragments, Skin Fragments and Fibrous Particulate by Optical Microscopy of Spore Trap Samples
Fungal	Bulk - Direct Examination	Bulk (Liquids & Solids)	MICRO-SOP-200	Standard Operating Procedure for the Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, Pollen, Insect Fragments, and Fibrous Particulate from Surface Samples
Fungal	Surface - Direct Examination	Swab or Tape Lift	MICRO-SOP-200	Standard Operating Procedure for the Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, Pollen, Insect Fragments, and Fibrous Particulate from Surface Samples

A complete listing of currently accredited EMLAP laboratories is available on the AIHA LAP, LLC website at:
<http://www.aihaaccreditedlabs.org>



EMSL Analytical, Inc.

2975 Brighton Henrietta Town Line Rd ,100 Ste 130 Rochester, NY 14623
Tel/Fax: (585) 957-9436 / (585) 957-9437
<http://www.EMSL.com> / rochesterlab@EMSL.com

EMSL Order: 532402188
Customer ID: ORKE42
Customer PO:
Project ID:

Attention: Steve Tiffany
O'Rourke Incorporated
193 Sulphur Springs Road
Owego, NY 13827
Phone: (607) 687-1234
Fax:
Collected Date: 10/15/2024
Received Date: 10/16/2024
Analyzed Date: 10/17/2024
Project: Tioga County Land Bank, Project 24-099, Initial Mold Assessment, 121 Providence St., Waverly, NY

Test Report: Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Tape Samples (EMSL Method MICRO-SOP-200)

Lab Sample Number:	532402188-0001	532402188-0002		
Client Sample ID:	TL-01	TL-02		
Sample Location:	1F - Back Room	1F - Dining Room		
Spore Types	Category	Category		
Alternaria (Ulocladium)	-	-		
Ascospores	-	Rare		
Aspergillus/Penicillium++	-	-		
Basidiospores	-	Rare		
Bipolaris++	-	-		
Chaetomium++	-	-		
Cladosporium	Rare	Rare		
Curvularia	-	-		
Epicoccum	-	-		
Fusarium++	-	-		
Ganoderma	-	-		
Myxomycetes++	-	-		
Pithomyces++	-	-		
Rust	-	-		
Scopulariopsis/Microascus	-	-		
Stachybotrys/Memnoniella	*High*	-		
Unidentifiable Spores	-	-		
Zygomycetes	-	-		
Acremonium++	*High*	-		
Aspergillus	*Low*	*High*		
Bispora	-	Rare		
Monodictys	-	Rare		
Hyphal Fragment	-	Rare		
Insect Fragment	-	Low		
Pollen	-	-		
Fibrous Particulate	Rare	-		

Category: Count/per area analyzed - Rare: 1 to 10 Low: 11 to 100 Medium: 101 to 1000 High: >1000
- Denotes Not Detected.
++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.
* = Sample contains fruiting structures and/or hyphae associated with the spores.

Melissa Hartwig
Melissa Hartwig, Microbiology Supervisor
or other Approved Signatory

No discernable field blank was submitted with this group of samples.

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.

Samples analyzed by EMSL Analytical, Inc. Rochester, NY AIHA LAP, LLC-EMLAP Accredited #284534

Initial report from: 10/18/2024 08:05 AM

For information on the fungi listed in this report, please visit the Resources section at www.emsl.com

532402188

Client: Toga County Land Bank Bulk Sampling Log / Chain of Custody
 O'Rourke Incorporated
 193 Sulphur Springs Road
 Owego, New York 13827
 Phone: 607-687-7434 Fax: 607-687-7445

PAGE# 1 of 1

Project Number: 24-099 Project Supervisor: _____
 Sampling Date: 10/15/24

Project Name: Initial Mold Assessment Email Results to: stiffany@orourkeinc.com
 Turn-Around Time: 3 day TAT

Project Location: 121 Providence St. Waverly, NY Fax Results to: _____
 Positive Stop for Homogenous Areas: N/A

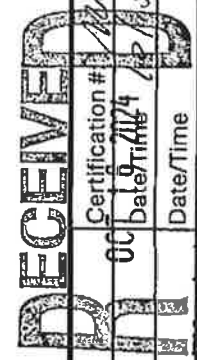
Sample #	Material Description	Location	Number of Containers					Analysis Requested
			1	2	3	4	5	
TL-01	Suspect Mold on Ceiling Tile	1F-Back Room				X		
TL-02	Suspect Mold on Carpeting	1F-Dining Room				X		

Field Notes:

Analysis Requested

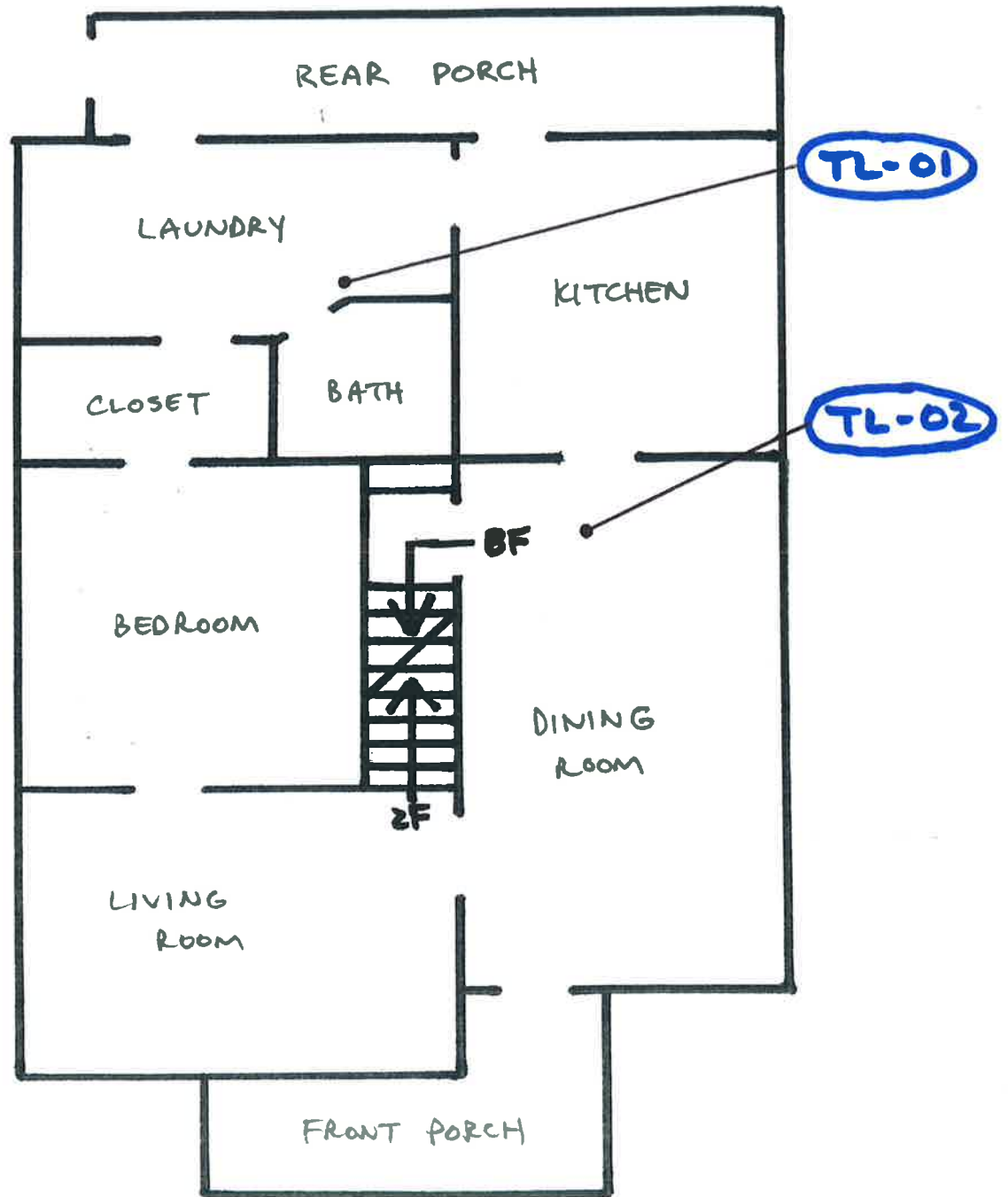
1	198.1 (Asbestos - Friable)
2	198.4/196.6 (Asbestos - NOB)
3	Tape Lift - Surface
4	
5	

Technicians Name: S. T. Ham
 Relinquished By: S. T. Ham
 Received By: _____
 Certification # 19-01272
 Date/Time 10/15/24
 Date/Time 10/25





SAMPLE LOCATION DRAWING



Date: 10/15/24
Sample Type: Mold Tape Lift Sampling Locations
Address: 121 Providence Street - Waverly, NY
Floor/Level: 1 ST FLOOR



EMSL Analytical, Inc.

2975 Brighton Henrietta Town Line Rd, 100 Ste 130 Rochester, NY 14623
Tel/Fax: (585) 957-9436 / (585) 957-9437
<http://www.EMSL.com/rochesterlab@EMSL.com>

EMSL Order: 532402187
Customer ID: ORKE42
Customer PO:
Project ID:

Attention: Steve Tiffany
O'Rourke Incorporated
193 Sulphur Springs Road
Owego, NY 13827
Phone: (607) 744-7824
Fax:
Collected Date: 10/15/2024
Received Date: 10/16/2024 11:10 AM
Analyzed Date: 10/17/2024
Project: Tioga Land Bank, Project 24-099, 121 Providence Street, Waverly, NY

Test Report: Air-O-Cell™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number: Client Sample ID: Volume (L): Sample Location:	532402187-0001			532402187-0002			532402187-0003		
	1	2	3	75	75	75	75	75	75
Spore Types	Exterior Control - Arrival			Exterior Control - Departure			1F - Back Room		
	Raw Count†	Count/m³	% of Total	Raw Count†	Count/m³	% of Total	Raw Count†	Count/m³	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-	1	40	0.1
Ascospores	12	530	8.5	11	490	7.1	12	530	0.7
Aspergillus/Penicillium++	8	400	6.4	17	750	10.8	142(1560)	68900	92.1
Basidiospores	105(116)	5130	82.1	105(116)	5130	73.8	93	4100	5.5
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	2	90	1.4	12	530	7.6	15	660	0.9
Curvularia	-	-	-	-	-	-	1	10*	0
Epicoccum	-	-	-	-	-	-	-	-	-
Ganoderma	1	10*	0.2	1	40	0.6	-	-	-
Myxomycetes++	-	-	-	1	10*	0.1	1	40	0.1
Pithomyces++	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	5	200	0.3
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	2	90	1.4	-	-	-	1	40	0.1
Arthrospores	-	-	-	-	-	-	2	90	0.1
Myxotrichum++	-	-	-	-	-	-	-	-	-
Oidiodendron	-	-	-	-	-	-	-	-	-
Paecilomyces++	-	-	-	-	-	-	5	200	0.3
Pestalotia++	-	-	-	-	-	-	-	-	-
Torula++	-	-	-	-	-	-	-	-	-
Total Fungi	141	6250	100	158	6950	100	1696	74810	100
Hyphal Fragment	-	-	-	1	40	-	11	490	-
Insect Fragment	-	-	-	-	-	-	1	40	-
Pollen	-	-	-	-	-	-	1	10*	-
Analyt. Sensitivity 600x	-	44	-	-	44	-	-	44	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	1	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	1	-	-	1	-	-	2	-

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.
++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

Melissa Hartwig, Microbiology Supervisor
or other Approved Signatory

No discernable field blank was submitted with this group of samples.

EMSL Analytical, Inc. maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL Analytical, Inc. EMSL Analytical, Inc. bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. Skin Fragment and Fibrous Particulate ratings are based on the percent of non-fungal material they represent: 1 (1-25%), 2 (26-50%), 3 (51-75%), 4 (76-99%), or 5 (100%, overloaded). High levels of background particulate can obscure spores and other particulates, leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "*" Denotes particles found at 300X. "-" Denotes not detected. Due to method stopping rules, raw counts >= 100 are extrapolated based on the percentage analyzed.
Samples analyzed by EMSL Analytical, Inc. Rochester, NY AIHA LAP, LLC-EMLAP Accredited #284534

Initial report from: 10/21/2024 10:48 AM

For information on the fungi listed in this report, please visit the Resources section at www.emsl.com



EMSL Analytical, Inc.

2975 Brighton Henrietta Town Line Rd, 100 Ste 130 Rochester, NY 14623
Tel/Fax: (585) 957-9436 / (585) 957-9437
<http://www.EMSL.com / rochesterlab@EMSL.com>

EMSL Order: 532402187
Customer ID: ORKE42
Customer PO:
Project ID:

Attention: Steve Tiffany
O'Rourke Incorporated
193 Sulphur Springs Road
Owego, NY 13827

Phone: (607) 744-7824
Fax:
Collected Date: 10/15/2024
Received Date: 10/16/2024 11:10 AM
Analyzed Date: 10/17/2024

Project: Tioga Land Bank, Project 24-099, 121 Providence Street, Waverly, NY

Test Report: Air-O-Cell™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number: Client Sample ID: Volume (L): Sample Location:	532402187-0004			532402187-0005			532402187-0006		
	Raw Count†	Count/m³	% of Total	Raw Count†	Count/m³	% of Total	Raw Count†	Count/m³	% of Total
	1F - Kitchen / Dining			1F - Living Room / Bedroom			2F - Rear Bedroom / Hall		
Spore Types									
Alternaria (Ulocladium)	1	40	0	-	-	-	1	10*	0
Ascospores	5	200	0.1	14	620	0.5	25	1100	0.7
Aspergillus/Penicillium++	142(3120)	138000	96.4	263(2890)	128000	95.4	149(3280)	145000	96.3
Basidiospores	64	2800	2	56	2500	1.9	54	2400	1.6
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	1	10*	0	-	-	-	18	800	0.5
Cladosporium	40	1800	1.3	55	2400	1.8	18	800	0.5
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	-	-	-
Ganoderma	1	40	0	2	90	0.1	2	90	0.1
Myxomycetes++	1	40	0	3	100	0.1	3	100	0.1
Pithomyces++	-	-	-	-	-	-	1	40	0
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	2	90	0.1	1	40	0
Unidentifiable Spores	1	40	0	-	-	-	-	-	-
Arthrospores	-	-	-	3	100	0.1	-	-	-
Myxotrichum++	-	-	-	-	-	-	-	-	-
Oidiodendron	4	200	0.1	7	300	0.2	4	200	0.1
Paecilomyces++	-	-	-	-	-	-	-	-	-
Pestalotia++	1	10*	0	-	-	-	-	-	-
Torula++	-	-	-	-	-	-	1	40	0
Total Fungi	3239	143180	100	3032	134200	100	3408	150620	100
Hyphal Fragment	17	750	-	31	1400	-	19	840	-
Insect Fragment	1	40	-	3	100	-	5	200	-
Pollen	-	-	-	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	44	-	-	44	-	-	44	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	1	-	-	1	-	-	2	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	1	-	-	3	-	-	4	-

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

Melissa Hartwig, Microbiology Supervisor
or other Approved Signatory

No discernable field blank was submitted with this group of samples.

EMSL Analytical, Inc. maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL Analytical, Inc. EMSL Analytical, Inc. bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. Skin Fragment and Fibrous Particulate ratings are based on the percent of non-fungal material they represent: 1 (1-25%), 2 (26-50%), 3 (51-75%), or 4 (76-100%). Background ratings are based on the total area covered by non-fungal particles: 1 (1-25%), 2 (26-50%), 3 (51-75%), 4 (76-99%), or 5 (100%; overloaded). High levels of background particulate can obscure spores and other particulates, leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. *** Denotes particles found at 300X. "-" Denotes not detected. Due to method stopping rules, raw counts >= 100 are extrapolated based on the percentage analyzed.

Samples analyzed by EMSL Analytical, Inc. Rochester, NY AIHA LAP, LLC-EMLAP Accredited #284534

Initial report from: 10/21/2024 10:48 AM

For information on the fungi listed in this report, please visit the Resources section at www.emsl.com

Printed: 10/21/2024 10:48 AM



EMSL Analytical, Inc.

2975 Brighton Henrietta Town Line Rd ,100 Ste 130 Rochester, NY 14623
Tel/Fax: (585) 957-9436 / (585) 957-9437
<http://www.EMSL.com> / rochesterlab@EMSL.com

EMSL Order: 532402187
Customer ID: ORKE42
Customer PO:
Project ID:

Attention: Steve Tiffany
O'Rourke Incorporated
193 Sulphur Springs Road
Owego, NY 13827
Phone: (607) 744-7824
Fax:
Collected Date: 10/15/2024
Received Date: 10/16/2024 11:10 AM
Analyzed Date: 10/17/2024
Project: Tioga Land Bank, Project 24-099, 121 Providence Street, Waverly, NY

532402187-0004 - Aspergillus conidiophores present in sample.
532402187-0006 - Aspergillus conidiophores present in sample.

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.
++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category

**Melissa Hartwig, Microbiology Supervisor
or other Approved Signatory**

No discernable field blank was submitted with this group of samples.

EMSL Analytical, Inc. maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL Analytical, Inc. EMSL Analytical, Inc. bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. Skin Fragment and Fibrous Particulate ratings are based on the percent of non-fungal material they represent: 1 (1-25%), 2 (26-50%), 3 (51-75%), or 4 (76-100%). Background ratings are based on the total area covered by non-fungal particulates: 1 (1-25%), 2 (26-50%), 3 (51-75%), 4 (76-99%), or 5 (100%; overloaded). High levels of background particulate can obscure spores and other particulates, leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. *** Denotes particles found at 300X. "-" Denotes not detected. Due to method stopping rules, raw counts >= 100 are extrapolated based on the percentage analyzed.
Samples analyzed by EMSL Analytical, Inc. Rochester, NY AIHA LAP, LLC-EMLAP Accredited #284534

Initial report from: 10/21/2024 10:48 AM

For information on the fungi listed in this report, please visit the Resources section at www.emsl.com



EMSL Analytical, Inc.

2975 Brighton Henrietta Town Line Rd ,100 Ste 130 Rochester, NY 14623
Tel/Fax: (585) 957-9436 / (585) 957-9437
<http://www.EMSL.com / rochesterlab@EMSL.com>

EMSL Order: 532402187
Customer ID: ORKE42
Customer PO:
Project ID:

Attention: Steve Tiffany
O'Rourke Incorporated
193 Sulphur Springs Road
Owego, NY 13827

Phone: (607) 744-7824
Fax:
Collected Date: 10/15/2024
Received Date: 10/16/2024 11:10 AM
Analyzed Date: 10/17/2024

Project: Tioga Land Bank, Project 24-099, 121 Providence Street, Waverly, NY

Test Report: Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	532402187-0007			532402187-0008		
	Client Sample ID:	7		8		
Volume (L):	75			75		
Sample Location:	2F - Front Bedroom			BF - Center		
Spore Types	Raw Count†	Count/m ³	% of Total	Raw Count†	Count/m ³	% of Total
Alternaria (Ulocladium)	1	40	0.1	-	-	-
Ascospores	34	1500	3.9	9	400	0.5
Aspergillus/Penicillium++	129(710)	31400	82.5	113(1660)	73400	94
Basidiospores	67	3000	7.9	26	1100	1.4
Bipolaris++	-	-	-	-	-	-
Chaetomium++	1	40	0.1	-	-	-
Cladosporium	28	1200	3.2	16	710	0.9
Curvularia	1	10*	0	-	-	-
Epicoccum	-	-	-	-	-	-
Ganoderma	12	530	1.4	1	40	0.1
Myxomycetes++	4	200	0.5	2	90	0.1
Pithomyces++	-	-	-	-	-	-
Scopulariopsis/Microascus	3	100	0.3	6	300	0.4
Stachybotrys/Memnoniella	1	40	0.1	6	300	0.4
Unidentifiable Spores	-	-	-	1	40	0.1
Arthrospores	-	-	-	12	530	0.7
Myxotrichum++	-	-	-	1	40	0.1
Oidiodendron	-	-	-	24	1100	1.4
Paecilomyces++	-	-	-	-	-	-
Pestalotia++	-	-	-	-	-	-
Torula++	-	-	-	-	-	-
Total Fungi	862	38060	100	1764	78050	100
Hyphal Fragment	18	800	-	13	570	-
Insect Fragment	3	100	-	4	200	-
Pollen	-	-	-	2	30*	-
Analyt. Sensitivity 600x	-	44	-	-	44	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	3	-	-	1	-
Background (1-5)	-	4	-	-	3	-

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.
++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

**Melissa Hartwig, Microbiology Supervisor
or other Approved Signatory**

No discernable field blank was submitted with this group of samples.

EMSL Analytical, Inc. maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL Analytical, Inc. EMSL Analytical, Inc. bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. Skin Fragment and Fibrous Particulate ratings are based on the percent of non-fungal material they represent: 1 (1-25%), 2 (26-50%), 3 (51-75%), or 4 (76-100%). Background ratings are based on the total area covered by non-fungal particles: 1 (1-25%), 2 (26-50%), 3 (51-75%), 4 (76-99%), or 5 (100%, overloaded). High levels of background particulate can obscure spores and other particulates, leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. *** Denotes particles found at 300X. *- Denotes not detected. Due to method stopping rules, raw counts >= 100 are extrapolated based on the percentage analyzed.

Samples analyzed by EMSL Analytical, Inc. Rochester, NY AIHA LAP, LLC-EMLAP Accredited #284534

Initial report from: 10/21/2024 10:48 AM

For information on the fungi listed in this report, please visit the Resources section at www.emsl.com



EMSL Analytical, Inc.

2975 Brighton Henrietta Town Line Rd , 100 Ste 130 Rochester, NY 14623
Tel/Fax: (585) 957-9436 / (585) 957-9437
<http://www.EMSL.com> / rochesterlab@EMSL.com

EMSL Order: 532402187
Customer ID: ORKE42
Customer PO:
Project ID:

Attention: Steve Tiffany
O'Rourke Incorporated
193 Sulphur Springs Road
Owego, NY 13827
Phone: (607) 744-7824
Fax:
Collected Date: 10/15/2024
Received Date: 10/16/2024 11:10 AM
Analyzed Date: 10/17/2024
Project: Tioga Land Bank, Project 24-099, 121 Providence Street, Waverly, NY

532402187-0007 - Aspergillus conidiophores present in sample.
532402187-0008 - Stachybotrys/Memnoniella conidiophores present in sample.

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.
++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category

Melissa Hartwig, Microbiology Supervisor
or other Approved Signatory

No discernable field blank was submitted with this group of samples.

EMSL Analytical, Inc. maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL Analytical, Inc. EMSL Analytical, Inc. bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. Skin Fragment and Fibrous Particulate ratings are based on the percent of non-fungal material they represent: 1 (1-25%), 2 (26-50%), 3 (51-75%), or 4 (76-100%). Background ratings are based on the total area covered by non-fungal particles: 1 (1-25%), 2 (26-50%), 3 (51-75%), or 5 (100%; overloaded). High levels of background particulate can obscure spores and other particulates, leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. *** Denotes particles found at 300X. -* Denotes not detected. Due to method stopping rules, raw counts >= 100 are extrapolated based on the percentage analyzed.
Samples analyzed by EMSL Analytical, Inc. Rochester, NY AIHA LAP, LLC-EMLAP Accredited #264534

Initial report from: 10/21/2024 10:48 AM

For information on the fungi listed in this report, please visit the Resources section at www.emsl.com

532402187

Air Monitoring Log / Chain of Custody Form

Client: Tioga County Land Bank

O'Rourke Inc. - 193 Sulphur Springs Road - Owego, NY 13827

Project Number: 24-079

Abatement Contractor: 121 Providence Street

Project Address: Warwick, NY

Rotometer ID: 101524

Retrometer Calibration Date: 10/15/24

Sampling Date: 10/15/24

Turn-Around Time: 3 day TAT

Sample Type: Mold Air-cell

Work Area:

Sample ID	Start Time	End Time	Total Time (min)	Flow Rate (l/min)		Total Volume	Sampling Location	Result
				Pre	Post			
1	1015	1020	5	15	15	75 L	Exterior Control - Arrival	
2	1108	1113	5	15	15	75 L	" " - Departure	
3	1022	1027	5	15	15	75 L	1F-Back Room	
4	1029	1034	5	15	15	75 L	" Kitchen / Dining	
5	1035	1040	5	15	15	75 L	1F-Living Room / Bedroom	
6	1042	1047	5	15	15	75 L	2F-Rear Bedroom / Hall	
7	1049	1054	5	15	15	75 L	2F-Front Bedroom	
8	1059	1104	5	15	15	75 L	BF-Center	

Field Notes:

Technicians Name: S. Tiffany

Asbestos Certificate # MAD0272

Signature: SAT

Relinquished By: SAT

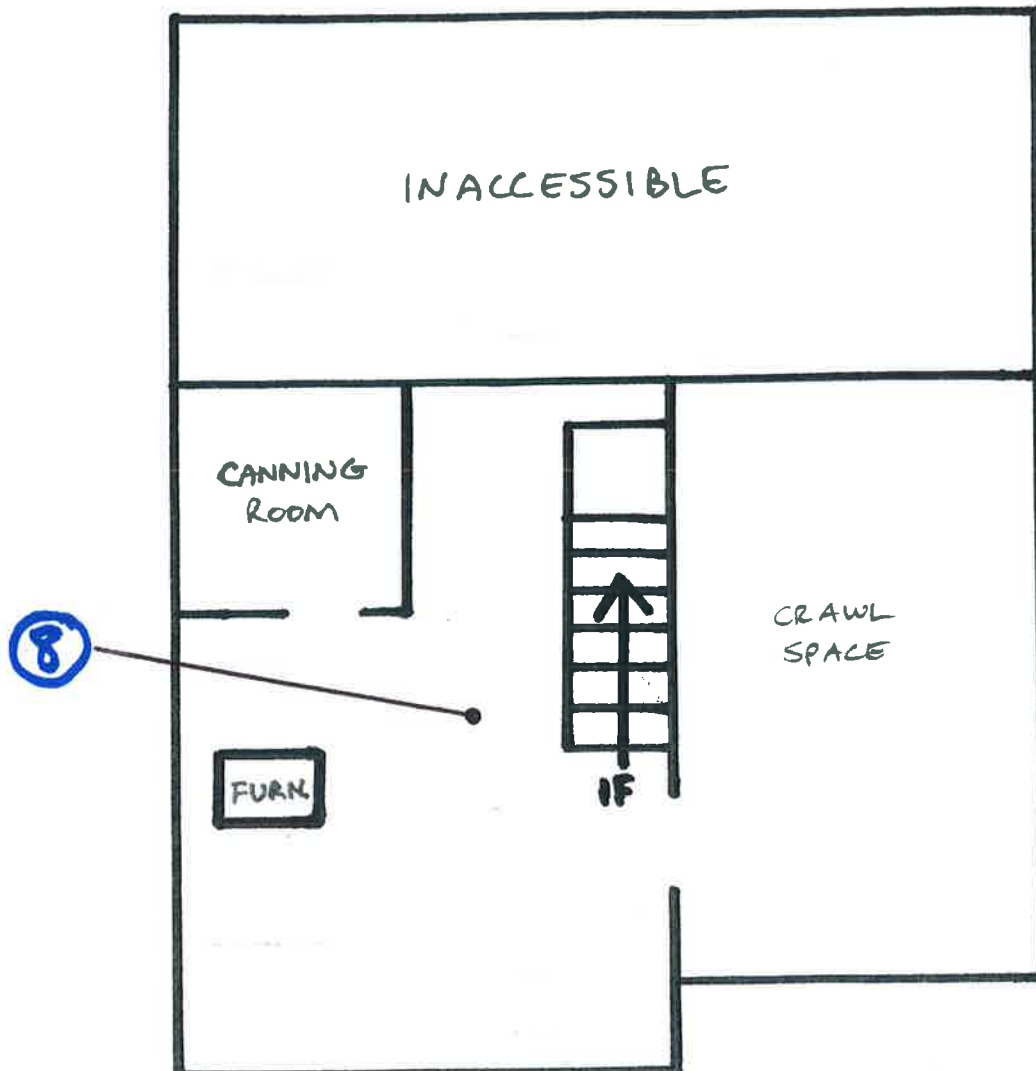
Received By:

Analyst Name:

RECEIVED
Date/Time: 10/15/24 - Feb 15
Date/Time: OCT 16 2024
Date Analyzed: BY: 10.6.24



SAMPLE LOCATION DRAWING



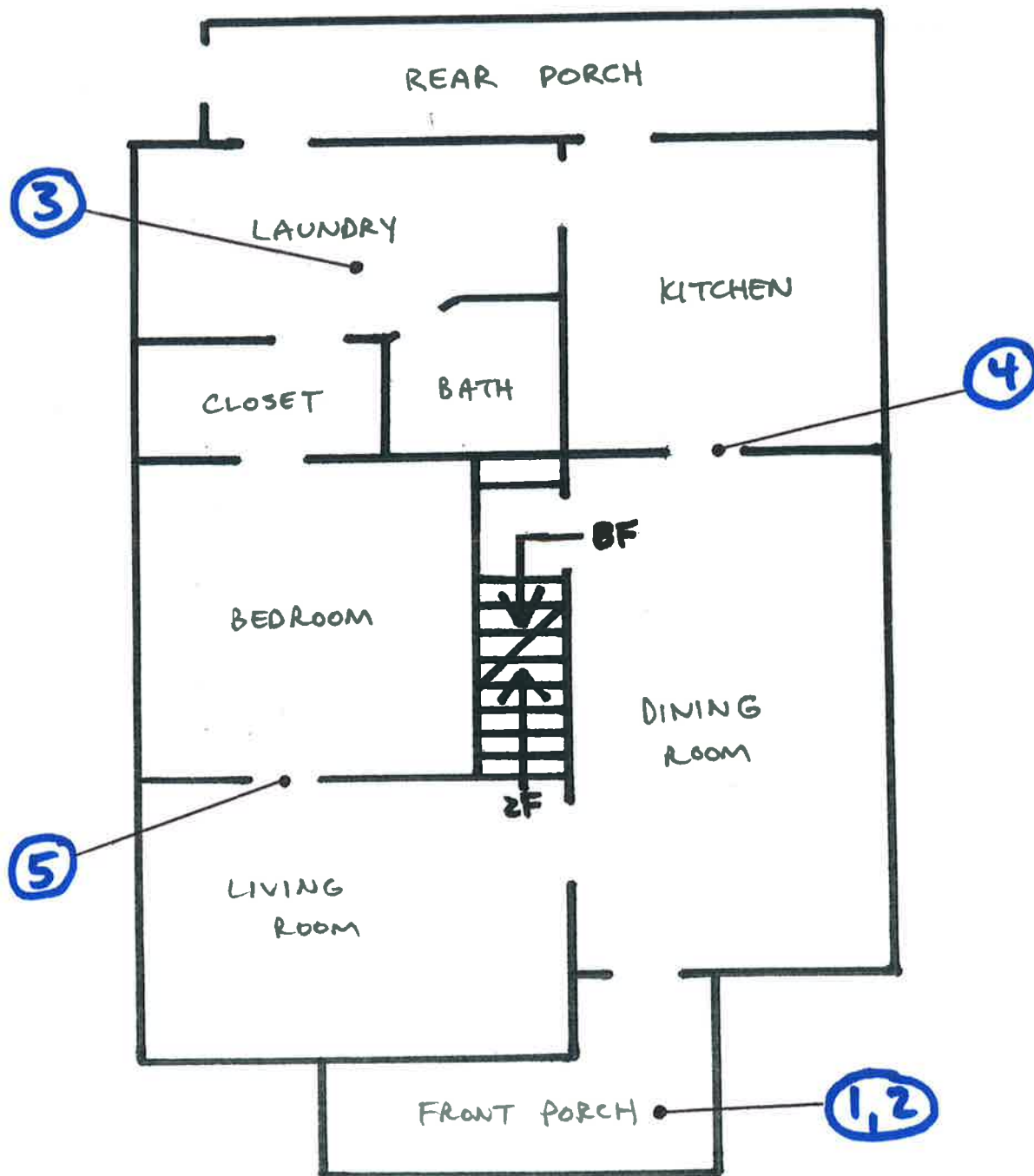
Date: 10/15/24

Sample Type: Mold Air-O-Cell Sampling Locations

Address: 121 Providence Street - Waverly, NY

Floor/Level: BASEMENT

SAMPLE LOCATION DRAWING



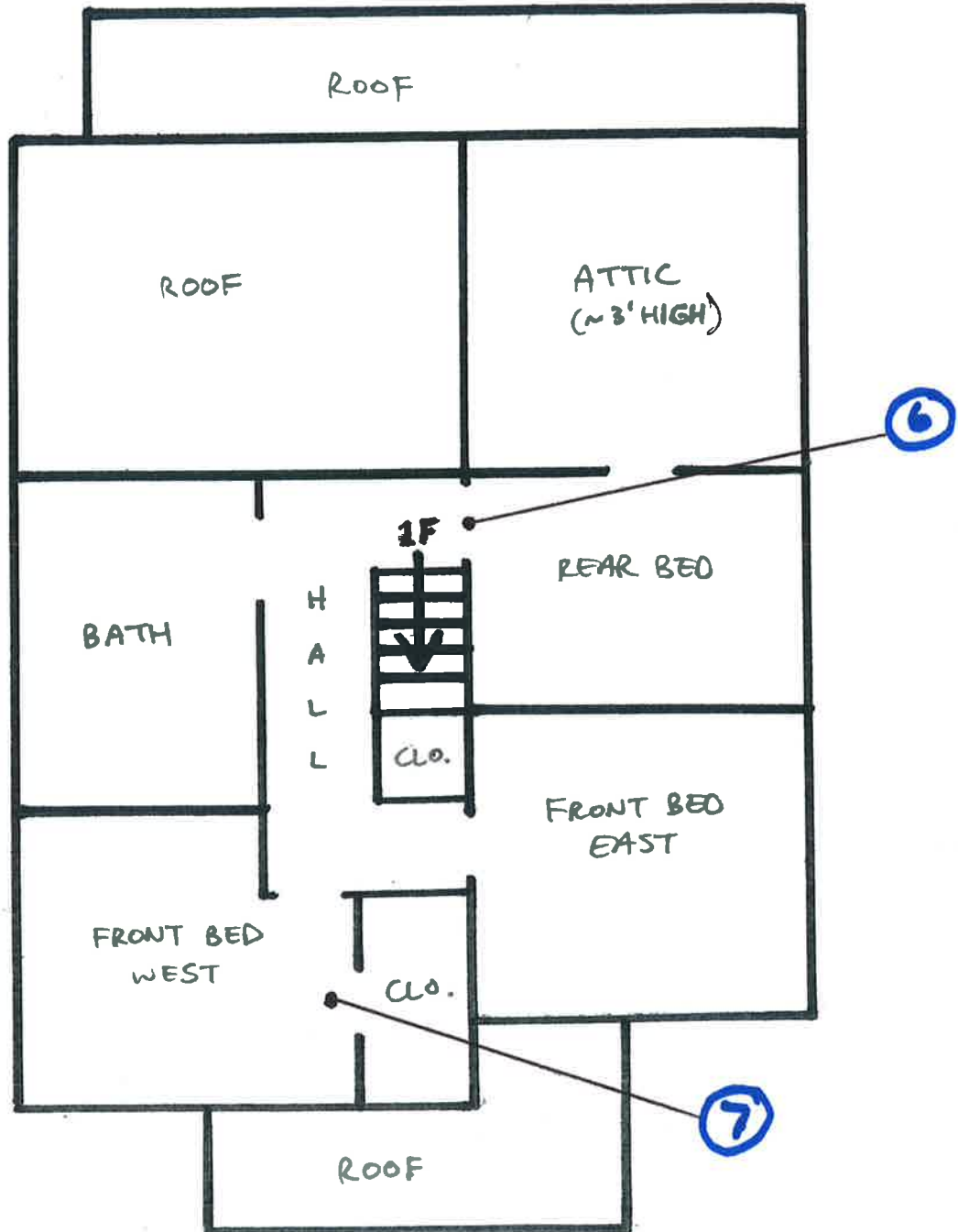
Date: 10/15/24

Sample Type: Mold Air-O-cell Sampling Locations

Address: 121 Providence Street - Waverly, NY

Floor/Level: 1ST FLOOR

SAMPLE LOCATION DRAWING



Date: 10/15/24

Sample Type: Mold Air-O-cell Sampling Locations

Address: 121 Providence Street - Waverly, NY

Floor/Level: 2ND FLOOR

MOLD ASSESSMENT PHOTOGRAPHS

Residential Building @ 121 Providence Street - Waverly, NY



1F Laundry Room @ Ceiling – New Roof Base installed – visible light indicating opening to outside



1F Laundry Room @ Ceiling – New Roof Base installed – visible light indicating opening to outside

MOLD ASSESSMENT PHOTOGRAPHS

Residential Building @ 121 Providence Street - Waverly, NY



30% WME reading at Floor of 1F Laundry Room



Delaminating Linoleum Floor in 1F Laundry Room

MOLD ASSESSMENT PHOTOGRAPHS

Residential Building @ 121 Providence Street - Waverly, NY



Water Damage debris on floor, and mold growth on wood paneling



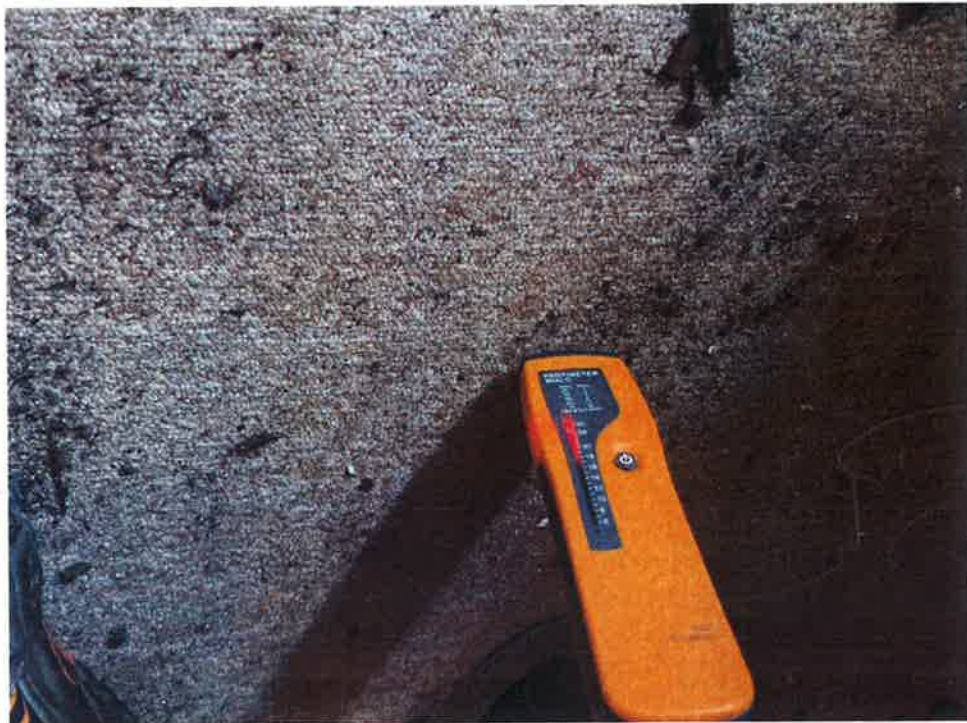
Missing/damaged Suspended Ceiling system. Mold growth visible as well.

MOLD ASSESSMENT PHOTOGRAPHS

Residential Building @ 121 Providence Street - Waverly, NY



Wide view of 1F Laundry Room – missing SCT, debris on floor, delaminated flooring



30% WME at Carpet Flooring in 1F Bedroom Closet (adjacent to 1F Laundry Room)

MOLD ASSESSMENT PHOTOGRAPHS

Residential Building @ 121 Providence Street - Waverly, NY



Water staining at ceiling in 1F Bedroom



1F Kitchen Ceiling – missing damaged ceiling tiles

MOLD ASSESSMENT PHOTOGRAPHS

Residential Building @ 121 Providence Street - Waverly, NY



1F Kitchen – soiled linoleum flooring and fallen ceiling tiles



1F Living Room – Nasty spot at carpet flooring – verified to be a plethora of mold

MOLD ASSESSMENT PHOTOGRAPHS

Residential Building @ 121 Providence Street - Waverly, NY



Basement looking South



Basement looking North

MOLD ASSESSMENT PHOTOGRAPHS

Residential Building @ 121 Providence Street - Waverly, NY



2F Front Bedroom East Closet – water staining with damage on old plaster & suspended ceiling



O'ROURKE INC

Mold Remediation Plan

Prepared For:

Brittany Woodburn, Executive Director
Tioga County Land Bank - 56 Main Street – Owego, NY

Contact: Brittany Woodburn, Owner Representative

Mold Assessor: O'Rourke Incorporated (Co. Lic. # 24-6AC1Q-SHMO)

Mold Assessor Contact: Steve Tiffany (Lic. # 24-6SFVY-SHMO)

Project Start Date: November 2024

Anticipated Project Duration/Cost: appx 10 - 20 days/\$15,000-\$30,000

1. Introduction

In accordance with the request of Brittany Woodburn, Executive Director for the Tioga County Land Bank, O'Rourke Incorporated (O'Rourke) has prepared this Scope of Work to address the removal of mold impacted building materials in the residential building located at 121 Providence Street in Waverly, NY. This Scope of Work is based on data gathered by O'Rourke in conjunction with an assessment performed in October 2024. (See attached Mold Assessment Report)

1.1 Background

The Residential Building located at 121 Providence Street in Waverly, NY is a two-story wood framed structure constructed on a partial basement/partial crawlspace. According to Visual Observations, the source of the water infiltration was a faulty roof, which occurred for an unknown period of time, but definitely multiple years. In addition to this, previous occupants' belongings were hoarded throughout all rooms/spaces.

The Owner recently had the interior contents discarded and the Roof replaced, including replacing sheathing where needed. Water infiltration has stopped but mold damage remains. O'Rourke Incorporated is contracted to assist with the Mold Assessment and creation of this Mold Remediation Work Plan.

1.2 Damage Assessment Summary

Evidence of Water Damage was present throughout the building. Water damage was concentrated in the Northwest corner of the Ground Floor (Laundry Room), where the largest hole in the previous roof existed. All ceilings, walls and floors were affected in the Laundry Room, Bathroom, 1F Bedroom Closet, and 2F Front West Bedroom Closet. Carpet floors present in all other rooms were affected as well.

Visible mold was present at the time of the Assessment in the 1F Laundry Room, 1F Bathroom, and 1F Living Room. All water damaged and Mold impacted building materials are quantified in Section 2.2. Floor Plan Sketches showing the general location of these mold impacted materials can be found in the attachments.

1.3 Scope of Work Development

This Scope of Work was developed in accordance with regulations established by New York State (see Article 32 of the New York State Labor Law) using multiple guidance documents including but not limited to those published by the USEPA and the New York City Department of

Health (NYCDOH). This protocol may be modified, with O'Rourke's approval, due to unique and/or unforeseen conditions that may become apparent during the remediation project.

The removal of mold impacted building materials in accordance with this Scope of Work and with Contractor observation by a Licensed Mold Assessor (optional), is intended to minimize potential adverse health risks to building occupants by:

- Minimizing the potential for entrainment of mold to other areas of building.
- Ensuring that areas identified as water damaged/mold impacted have been eliminated.

This approach will also minimize the potential for adverse health effects to workers engaged in the remediation efforts. It is suggested that, if present, susceptible persons occupying the building be relocated until all remediation work has been completed.

1.4 Estimated Cost/Duration

This project should be completed in 10-20 days, and estimated cost is between \$15,000 and \$30,000.

2. General

2.1 Contractor Qualifications

Contractors selected for this project should have demonstrated capabilities in the removal of mold impacted building materials. Contractors and Mold Abatement Workers must be licensed bas such by the State of New York (see Article 32 of the New York State Labor Law). Hazard communication training with respect to potential hazards associated with mold impacted building materials is required by OSHA (See 29 CFR 1910.1200) for all personnel performing removal activities.

The contractor is responsible for complying with all additional local, state, and federal regulations.

2.2 Work Areas

Based on the Mold Assessment completed by O'Rourke Incorporated, the areas with visual indications of water damaged/mold impacted materials and the estimated quantities in square feet (ft²) are as follows:

Room/Location	Impacted Material	Directions	Quantity
Basement	Wood Joists & Subfloor above, Stone Foundation, Plywood @ Canning Room, (Dirt?) Floor	Remove and Dispose Remaining Contents, Water Damaged Plywood @ Wall, Debris on Floor. All surfaces in area should be cleaned, treated & thoroughly dried.	Ceiling ~345 ft ² Walls ~463 ft ² Floor ~345 ft ²
BF/1F Stairs	Wood Supports, Carpet Floor, Wood Floor	Remove and Dispose Mold Impacted Carpet @ Floor, Clean, Treat & Dry remaining Wood Studs/Joists/Floor	Ceiling ~40 ft ² Walls ~84 ft ² Floor ~40 ft ²
1F Laundry Room	Suspended Ceiling Tiles, Wood Supports, Wood Paneling, Plaster Wall, Blown-In Insulation, Linoleum Flooring, Wood Subfloor/Supports	Remove and Dispose Water Damaged Suspended Ceiling System, Wood Paneling @ Wall, Plaster @ Wall, any associated Insulations. Flooring should be removed in its entirety down to wood supports. All remaining wood to be clean, treated & dried.	Ceiling ~172 ft ² Walls ~273 ft ² Floor ~172 ft ²
1F Bathroom	Wood Supports, Suspended Ceiling Tiles, Wood Paneling, Plaster Wall (?), Blown-In Insulation (?), Linoleum Flooring, Wood Subfloor/Supports	Remove and Dispose Water Damaged Suspended Ceiling System, Wood Paneling @ Wall, Plaster @ Wall (if present), and any associated Insulations. Flooring should be removed in its entirety down to wood supports. Remaining wood to be clean, treated & dried.	Ceiling ~35 ft ² Walls ~147 ft ² Floor ~35 ft ²

Room/Location	Impacted Material	Directions	Quantity
1F Kitchen	Adhered Ceiling Tiles, Wood Joists, Wood Paneling, Plaster Wall (?), Blown-In Insulation (?), Wood Supports, Linoleum Flooring, Wood Subfloor	Remove and Dispose Water Damaged Adhered Ceiling System, Wood Paneling @ Wall, Plaster @ Wall (if present), and any associated Insulations. Linoleum flooring should be removed in its entirety down to wood subfloor. Remaining wood to be clean, treated & dried.	Ceiling ~167 ft ² Walls ~339 ft ² Floor ~167 ft ²
1F Bedroom	Drywall Ceiling (Asbestos), Wood Wall Paneling, Plaster Wall, Blown-In Insulation, Wood Supports, Carpet Flooring, Hardwood Floor	Remove and Dispose Drywall Ceiling (Asbestos), Wood Paneling @ Wall, Plaster @ Wall (if present), and any associated Insulations. Carpet flooring should be removed in its entirety down to wood subfloor. Remaining wood to be clean, treated & dried.	Ceiling ~130 ft ² Walls ~275 ft ² Floor ~130 ft ²
1F Bedroom Closet	Paneling @ Ceiling, Wood Wall Paneling, Carpet Flooring, Wood Joists	Remove/dispose all Paneling at ceilings and walls, including any Insulation. Remove/dispose carpet flooring, Clean, Treat & Dry sub-floor & wood studs	Ceiling ~32 ft ² Walls ~104 ft ² Floor ~32 ft ²
1F Dining Room	Wood Ceiling, Plaster Wall, Blown-In Insulation, Wood Supports, Carpet Flooring, Hardwood Floor	Remove and Dispose Plaster Wall (including any Insulation), and Carpet Flooring, Clean, Treat & Dry remaining Wood Joists, Studs, and Hardwood Floor.	Ceiling ~221 ft ² Walls ~318 ft ² Floor ~221 ft ²
1F Living Room	Adhered Ceiling Tiles, Drywall Ceiling (Asbestos), Wood Paneling, Plaster @ Wall (?), Blown-In Insulation, Wood Supports, Carpet Flooring, Hardwood Floor	Remove and Dispose remaining Adhered Ceiling Tile System, Drywall Ceiling (Asbestos), Wood Paneling, Plaster Wall (including Insulation), and Carpet Flooring. Clean, Treat & Dry remaining Wood Joists, Studs, and Hardwood Flooring.	Ceiling ~183 ft ² Walls ~244 ft ² Floor ~183 ft ²
1F/2F Stairwell	Plaster @ Ceiling, Plaster @ Wall, Carpet Flooring, Wood Supports/Subfloor	Plaster Ceiling, Wood Paneling, Plaster Wall (including Insulation), and Carpet Flooring. Clean, Treat & Dry remaining Wood Joists, Studs, and Hardwood Flooring.	Ceiling ~40 ft ² Walls ~84 ft ² Floor ~40 ft ²
2F Hallway	Drywall Ceiling (Asbestos), Plaster @ Wall, Carpet Flooring, Wood Supports/Subfloor	Drywall Ceiling (Asbestos), Wood Paneling, Plaster Wall (including Insulation), and Carpet Flooring. Clean, Treat & Dry remaining Wood Joists, Studs, and Hardwood Flooring.	Ceiling ~77 ft ² Walls ~162 ft ² Floor ~52 ft ²
2F Bathroom	Paneling @ Ceiling, Plaster @ Wall, Cabinetry, Carpet Flooring, Wood Supports/Subfloor	Remove/dispose all Paneling at ceilings and walls, including any Insulation. Remove/dispose carpet flooring, Clean, Treat & Dry sub-floor & wood studs	Ceiling ~88 ft ² Walls ~250 ft ² Floor ~65 ft ²
2F Front Bedroom East	Drywall Ceiling (Asbestos), Drywall Wall (Asbestos), Wood Supports, Carpet Flooring, Hardwood Floor	Drywall Ceiling (Asbestos), Drywall @ Wall (Asbestos) (including Insulation), and Carpet Flooring. Clean, Treat & Dry remaining Wood Joists, Studs, and Hardwood Flooring.	Ceiling ~125 ft ² Walls ~288 ft ² Floor ~125 ft ²
2F Front Bedroom West	Drywall Ceiling (Asbestos), Plaster @ Wall, Wood Supports, Carpet Flooring, Hardwood Floor	Drywall Ceiling (Asbestos), Wood Paneling, Plaster Wall (including Insulation), and Carpet Flooring. Clean, Treat & Dry remaining Wood Joists, Studs, and Hardwood Flooring.	Ceiling ~124 ft ² Walls ~255 ft ² Floor ~124 ft ²
2F Front Bedroom West Closet	Suspended Ceiling System, Plaster @ Ceiling, Plaster @ Wall, Wood Supports, Carpet Flooring, Hardwood Floor, Roofing Debris	Remove and Dispose remaining Suspended Ceiling Tile System, Plaster Ceiling, Plaster Wall (including Insulation), Carpet Flooring, and roofing debris. Clean, Treat & Dry remaining Wood Joists, Studs, and Hardwood Flooring.	Ceiling ~36 ft ² Walls ~122 ft ² Floor ~36 ft ²
2F Rear Bedroom	Plaster Ceiling, Plaster Wall, Blown-In Insulation, Wood Supports, Carpet Flooring, Hardwood Floor	Remove and Dispose Plaster Ceiling, Plaster Wall (including Insulation), and Carpet Flooring. Clean, Treat & Dry remaining Wood Joists, Studs, and Hardwood Flooring.	Ceiling ~96 ft ² Walls ~240 ft ² Floor ~96 ft ²
2F Attic	Roof Sheathing, Wood Supports, Blown-In Insulation, Wood Floor	Remove and Dispose Blown-In Insulation, and any contents. Clean, Treat & Dry remaining Wood Joists, and Studs.	Ceiling ~209 ft ² Walls 0 ft ² Floor ~178 ft ²

The above quantities are estimates only. It is the contractor's responsibility to identify, clean, and treat all mold impacted surfaces in the above work areas. See attached drawing/sketch for additional information.

2.3 Occupant Notification

The contractor shall notify any building occupants, that remediation will be taking place and time in which it will be performed. This notification shall address potential health concerns and be posted at all building entrances one (1) week before the anticipated start date.

3. Work Procedures

3.1 Work Area Containment

Before remediation of mold impacted building materials, these containment guidelines shall be followed, but may have to be adapted, either more or less stringent, due to unforeseen circumstances:

1. Shut down and seal off any ventilation systems (ducts, vents, grills, etc.) in the work area with 6 mil. Flame retardant poly sheeting and duct tape.
2. Isolate work areas from the rest of the building by sealing all openings to the work area using 6 mil flame retardant poly sheeting (2"x 4" wood studs & plywood, as necessary) and duct tape before removal commences.
3. A HEPA filtered exhaust system capable of achieving 0.02 column inches (negative pressure) and 4 air changes per hour must be utilized. Also, at least one HEPA filtered air scrubbing system shall be installed per room to minimize the concentration of airborne particulate.
4. Any contents in the above work area in preparation for the remediation construction work, should be removed prior to commencement.
5. It is recommended a changing room with airlocks be installed in order to minimize residual dust on street clothing.

3.2 Personal Protective Equipment

1. Respiratory Protection (e.g. P-95 disposable respirator, at a minimum) be utilized in accordance with the OSHA Respiratory Protection Standard. (29 CFR 1910.134)
2. Disposable protective clothing, covering both head and shoes (e.g. Tyvek disposable coverall) must be worn while in contained areas to minimize soiling of street clothes, and inadvertent migration of dust to adjacent areas by remediation workers.
3. Safety Eyewear and Gloves (Latex inner, heavy duty outer) must be worn to minimize skin and eye contact for workers.

3.3 Remediation Process

1. Removal of Contents, Fixtures and any Plumbing disconnections to be performed prior to start of remediation work.
2. Contractor will complete Work Area containment per Section 3.1 above.
3. Remove water damaged/mold impacted ceiling, walls, and floors from the building. Removal shall commence from the area with the most impacted material, outward, until no further damaged material remains. Insulation within the wall cavities shall also be removed.
4. Non-porous materials may be cleaned (as described below) and left in place. Materials that are to be removed from the building shall be contained in 6 mil poly bags and sealed with duct tape. Removed materials shall be disposed of in accordance with any applicable local, state, and federal regulations. If removed materials are temporarily stored on-site, they shall be secured to prevent vandalism or disturbance.
5. Once the initial removal has occurred, the wall cavities shall be inspected by the Contractor for staining or water damage that may not have been previously identified. Materials not previously identified shall be removed or cleaned, if non-porous, until there is no further evidence of water damage/mold impacted material. Framing/studs that are to be left in place shall also be free of any evidence of water damage/mold.
6. The Work Area and adjacent area utilized by Remediation Workers for egress shall be HEPA Vacuumed and cleaned with a damp cloth and/or mopped with a detergent solution on a daily basis.

7. As a precautionary measure, an EPA registered biocide that destroys mold spores or renders them non-viable (e.g. Vital Oxide, MMR, Shockwave, or equivalent) shall be applied to building materials that will be left in place after they have been cleaned. **All such components shall be thoroughly dried and coated with an anti-microbial paint** (e.g. Foster 40/20).
8. All areas shall be left dry and visibly free from discoloration and debris. A dehumidification system shall be installed for drying, if necessary. Fans, when appropriate may be used in conjunction with the dehumidification system.
9. A post-remediation visual evaluation shall be conducted by the Remediation Contractor Supervisor and the Assessor, to confirm the removal of mold, completeness of cleaning, treatment and sealing of mold impacted materials within the work area.
10. Upon completion of a successful visual evaluation, the work area shall be vacated. The HEPA filtered negative pressure system and air scrubbing systems shall remain on for an additional 24 hours. The HEPA filtered negative pressure system shall then be shut down and the work area shall be sealed. Pressure neutral air scrubbing system shall continue to operate for a minimum of 12 hour. After 12 hours, the system can be turned off and the area should be allowed to equilibrate for a minimum of 1 hour prior to any clearance air sampling (See Section 5.0)
11. Removal of Isolation Barriers and/or reconstruction shall not commence until a successful visual evaluation has been completed and clearance air sampling documents indicate that airborne fungal concentrations meet the clearance criteria (see Section 5.0)
12. Containment and engineering controls can be left in place while reconstruction is completed as a means of dust control, if desired.

4. **Post-Remediation Assessment**

A NYSDOL Certified Mold Assessor shall conduct a post-remediation visual assessment to document the following clearance criteria:

- Visually identified mold impacted materials have been removed in accordance with this Mold Remediation Plan
- No visible debris, pools of liquid, or condensation at time of final inspection.
- Moisture levels in remediated materials are acceptable
- Humidity levels in remediated areas are acceptable.

As part of the post-remediation assessment, the Mold Assessor may conduct "clearance" air sampling to verify whether or not concentrations of mold in the remediated area are elevated when compared to outdoor control samples. Air sampling for total fungal spores is optional and will generally be conducted as follows:

- 1 – 4 Air Samples will be collected from the interior each remediated floor/level
- 2 Air Samples will be collected from the exterior of the residence.

Post remediation sampling shall not be initiated until Item #10 of Section 3.3 is complete. All samples collected will be submitted for analysis to an acceptable laboratory with appropriate Chain of Custody documentation. Twenty-four (24) hour turnaround time will be specified unless otherwise requested by the Owner.

Due to the fact that there are currently no Permissible Exposure Limits (PEL) or "safe" levels for exposure to fungi established by OSHA or any other governmental authority, samples collected from remediated areas will also be evaluated against samples collected from the day of the Initial Assessment. Areas are considered to be satisfactorily remediated when the airborne concentration of each fungal type (identified by genus) in the Work Area is lower than that identified at the exterior control sample.

Containment and engineering controls can be left in place while the reconstruction is being performed, as a means of dust control, if desired.

5. **Post-Remediation Report**

In order to document the use of appropriate means and methods, as well as compliance with the Mold Remediation Plan, personnel providing Health and Safety oversight for this project shall prepare a final summary report after the completion of successful clearance air

sampling, as well as visual inspection. The final summary report shall include, but not be limited to, the following topics:

- Background Information
- Discussion (Project Summary)
- Post Remediation Observations (Photographs)
- Conclusions/Recommendations

For any questions regarding this Mold Remediation Plan, please contact Steve (O'Rourke Incorporated) at 607-687-7434.

Respectfully Submitted,
O'Rourke Incorporated

Steve Tiffany

Steve Tiffany, NYSDOL Mold Assessor (Cert # 24-6SFVY-SHMO)

Attachments: Floor Plan Sketch, Initial Mold Assessment

LEGEND

Ceiling

- 1 - Remove & Dispose Ceiling Tile System
- 2 - Remove & Dispose Plaster Ceiling System
- 3 - Remove & Dispose Paneling @ Ceiling
- 4 - Remove & Dispose Drywall Ceiling System (**ASBESTOS**)
- 5 - Clean & Decontaminate Wood Joists/Subfloor Above
- 6 - Clean & Decontaminate Rafters/Sheathing Above

Walls

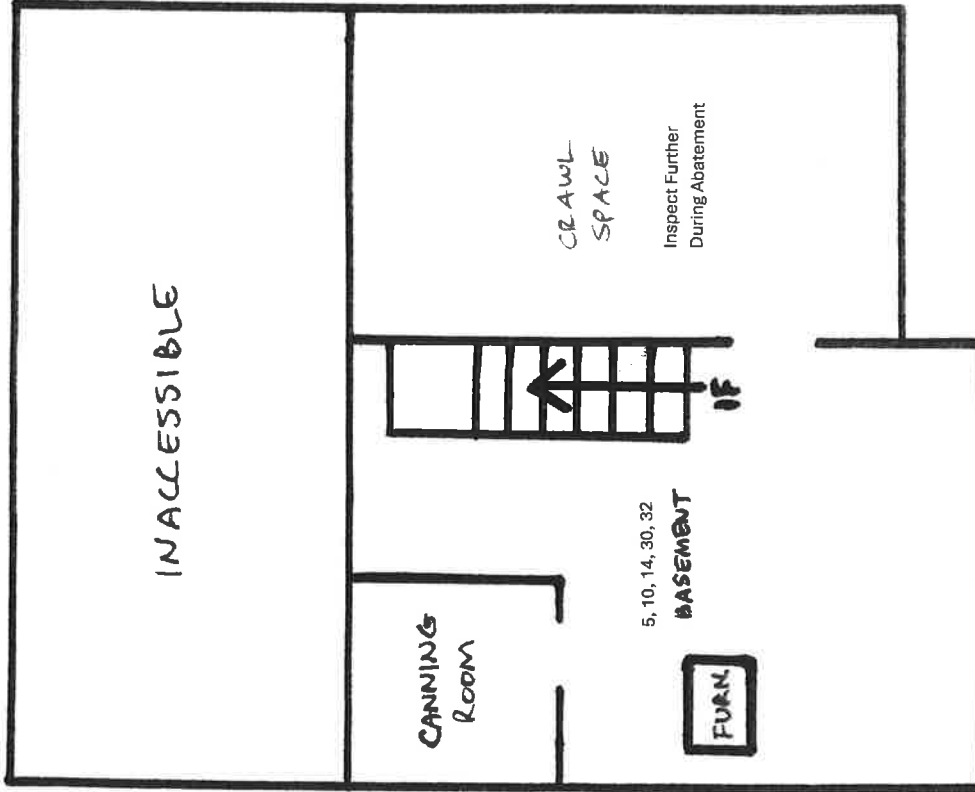
- 10 - Remove & Dispose Plywood @ Wall
- 11 - Remove & Dispose Paneling @ Wall
- 12 - Remove & Dispose Plaster Wall System
- 13 - Remove & Dispose Drywall Wall System (**ASBESTOS**)
- 14 - Clean & Decontaminate Stone Foundation
- 15 - Clean & Decontaminate Wall Cavities (Wood Studs/Sheathing)

Floor

- 20 - Remove & Dispose Carpeting @ Floor
- 21 - Remove & Dispose Resilient Flooring, (including Subfloor, if necessary)
- 22 - Clean & Treat Previously Inaccessible Joists Below
- 23 - Clean & Treat Hardwood Floors (if too damaged, Owner may opt to Remove & Dispose)
- 24 - Clean & Treat Joists/Cavities (Attic)

Miscellaneous

- 30 - Remove & Dispose Remaining Appliances, Cabinetry & Debris
- 31 - Remove & Dispose Insulation @ Ceilings & Walls
- 32 - Remove HVAC System, including Duct Work (**ASBESTOS**)



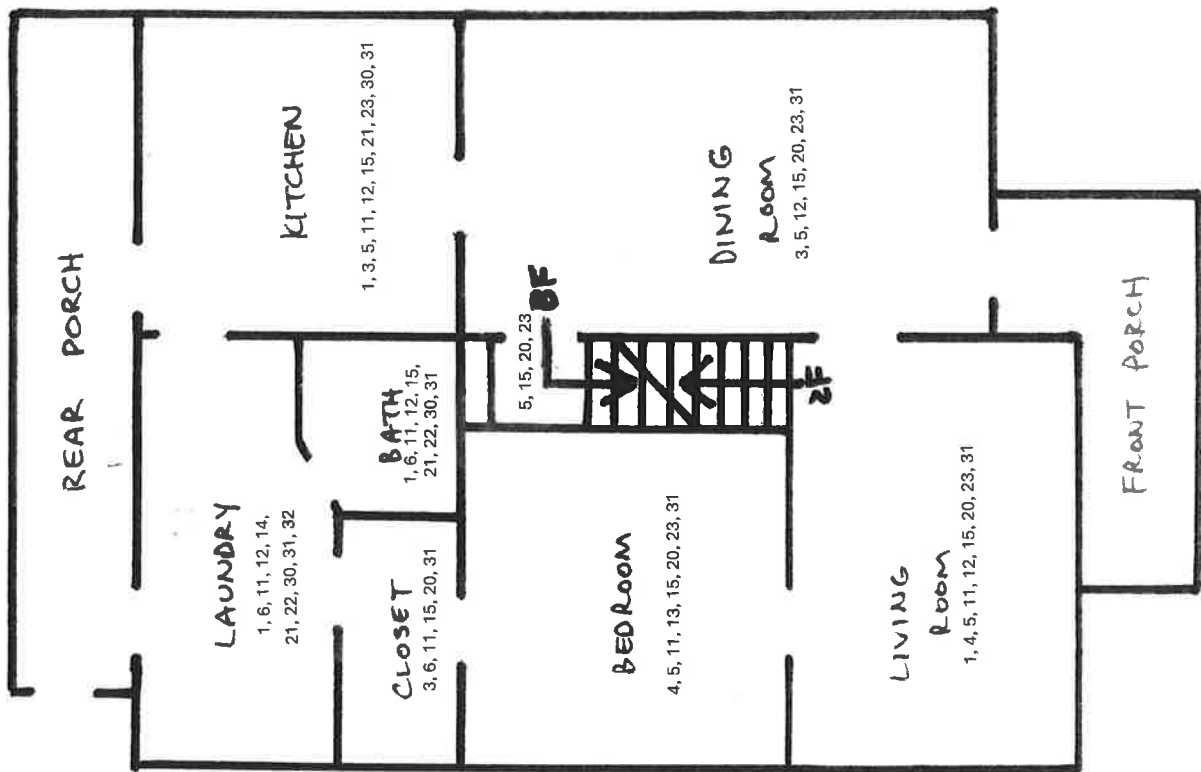
Date: 10/24/24

Address: 121 Providence Street - Waverly, NY

Drawing Type: Mold Remediation Plan

Floor/Level: BASEMENT

LEGEND	
Ceiling	
1 - Remove & Dispose Ceiling Tile System	
2 - Remove & Dispose Plaster Ceiling System	
3 - Remove & Dispose Paneling @ Ceiling	
4 - Remove & Dispose Drywall Ceiling System (ASBESTOS)	
5 - Clean & Decontaminate Wood Joists/Subfloor Above	
6 - Clean & Decontaminate Rafters/Sheathing Above	
Walls	
10 - Remove & Dispose Plywood @ Wall	
11 - Remove & Dispose Paneling @ Wall	
12 - Remove & Dispose Plaster Wall System	
13 - Remove & Dispose Drywall Wall System (ASBESTOS)	
14 - Clean & Decontaminate Stone Foundation	
15 - Clean & Decontaminate Wall Cavities (Wood Studs/Sheathing)	
Floor	
20 - Remove & Dispose Carpeting @ Floor	
21 - Remove & Dispose Resilient Flooring, (including Subfloor, if necessary)	
22 - Clean & Treat Previously Inaccessible Joists Below	
23 - Clean & Treat Hardwood Floors (if too damaged, Owner may opt to Remove & Dispose)	
24 - Clean & Treat Joists/Cavities (Attic)	
Miscellaneous	
30 - Remove & Dispose Remaining Appliances, Cabinetry & Debris	
31 - Remove & Dispose Insulation @ Ceilings & Walls	
32 - Remove HVAC System, including Duct Work (ASBESTOS)	



Date: 10/24/24
 Drawing Type: Mold Remediation Plan

Address: 121 Providence Street - Waverly, NY
 Floor/Level: 1st FLOOR

LEGEND

Ceiling

- 1 - Remove & Dispose Ceiling Tile System
- 2 - Remove & Dispose Plaster Ceiling System
- 3 - Remove & Dispose Paneling @ Ceiling
- 4 - Remove & Dispose Drywall Ceiling System (**ASBESTOS**)
- 5 - Clean & Decontaminate Wood Joists/Subfloor Above
- 6 - Clean & Decontaminate Rafters/Sheathing Above

Walls

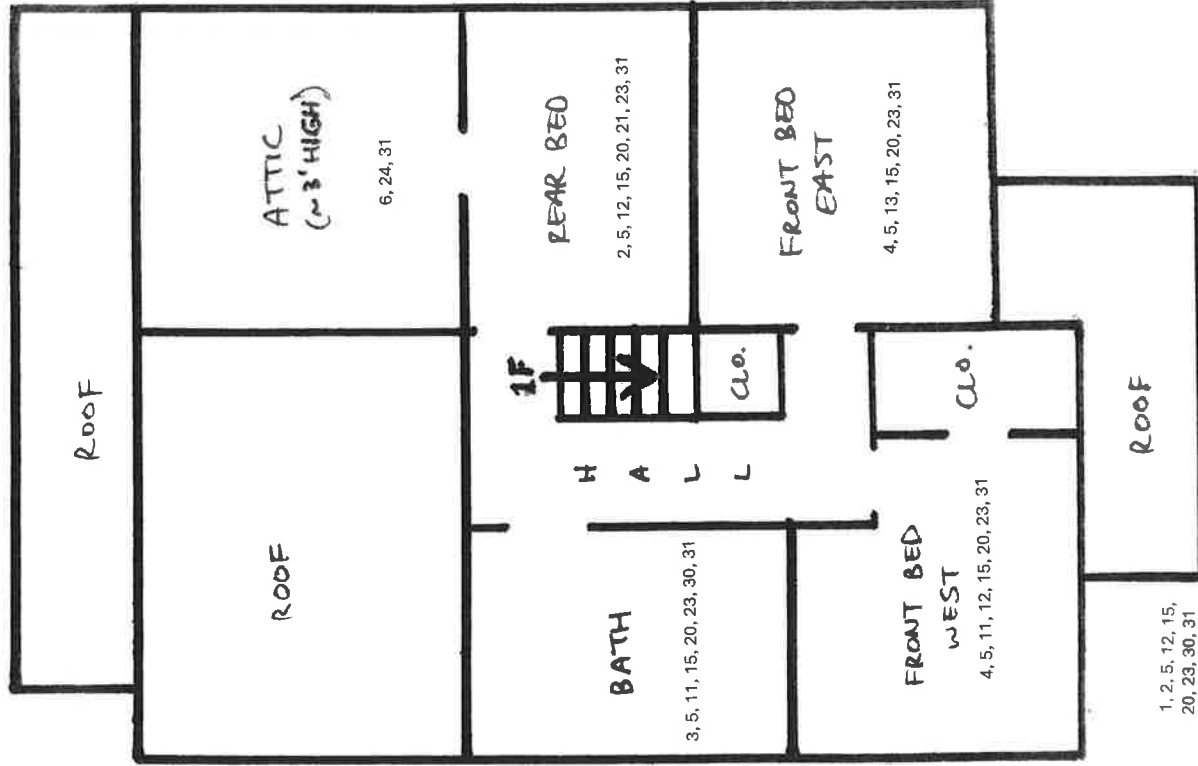
- 10 - Remove & Dispose Plywood @ Wall
- 11 - Remove & Dispose Paneling @ Wall
- 12 - Remove & Dispose Plaster Wall System
- 13 - Remove & Dispose Drywall Wall System (**ASBESTOS**)
- 14 - Clean & Decontaminate Stone Foundation
- 15 - Clean & Decontaminate Wall Cavities (Wood Studs/Sheathing)

Floor

- 20 - Remove & Dispose Carpeting @ Floor
- 21 - Remove & Dispose Resilient Flooring, (including Subfloor, if necessary)
- 22 - Clean & Treat Previously Inaccessible Joists Below (if too damaged, Owner may opt to Remove & Dispose)
- 23 - Clean & Treat Hardwood Floors
- 24 - Clean & Treat Joists/Cavities (Attic)

Miscellaneous

- 30 - Remove & Dispose Remaining Appliances, Cabinetry & Debris
- 31 - Remove & Dispose Insulation @ Ceilings & Walls
- 32 - Remove HVAC System, including Duct Work (**ASBESTOS**)



2, 5, 11, 12, 15, 20, 23, 31

4, 5, 11, 15, 20, 21, 23, 31

Date: 10/24/24

Drawing Type: Mold Remediation Plan

Address: 121 Providence Street - Waverly, NY

Floor/Level: 2ND FLOOR

WE ARE YOUR DOL



DIVISION OF SAFETY AND HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BUILDING 12, ALBANY, NY 12226

MOLD ASSESSMENT CONTRACTOR LICENSE

O'Rourke Incorporated
193 Sulphur Springs Road
Owego, New York 13827

License Number: 24-6AC1Q-SHMO
Date of Issue: 2024-06-06
Expiration Date: 2026-02-28

(This license is valid only for the contractor named above)

For the Commissioner of Labor

Amy Phillips, Director
Division of Safety and Health

EXCELSIOR

STATE OF NEW YORK - DEPARTMENT OF LABOR
MOLD ASSESSOR



~~STATE OF NEW YORK~~



~~EXPIRES: 06/29~~

CERT# 2485FVY-SHMO
DMV# 771283452



01213 007201968 05

IF FOUND, RETURN TO:
NYSDEL - L&C UNIT
ROOM 161A BUILDING 12
STATE OFFICE CAMPUS
ALBANY NY 12226

KASCON, L.L.C.

2930 Mason Road
Waterville, NY 13480

Environmental Services

Office: (315)861-2211
Fax: (315) 861-2214
Email: KasconLLC@gmail.com

October 30, 2024

To: Tioga County Department of Economic Development and Planning
Brittany Woodburn
PH# 1-607-687-8256

KASCON Environmental is pleased to provide the following proposal for the Mold removal and other related services.

Name/ location of project

**121 Providence Street
Waverly NY**

Scope of work:

Demo 3000 square feet of mold containing drywall , Plaster, down to studs followed by a full treatment of shock wave mold killer and full treatment of aftershock mold resistant primer sealer from Basement to attic of property with the use of a negative air pressure poly containment enclosure and air scrubbers

Kascon will use shock wave mold killer to clean joist once dry After shock mold resistant prime will be applied

COST: \$ 25,400

Conditions:

- Owner or GC to provide electric power and water source
- Owner is responsible to obtain all local permits if required
- All lead abatement if any is excluded from scope
- Kascon requires minimum deposit of 50% on all residential projects.

KASCON Environmental will provide all necessary labor, materials, etc. to remove all materials that are part of this contract. All work identified above shall be performed in accordance with all federal, state and local regulations. This proposal may be withdrawn by KASCON Environmental if not accepted in thirty (30) days.

Sincerely,
Estimator

Keith Carroll
Estimator

Accepted By: _____

Print Name: _____

Title: _____

Date: _____

KASCON, L.L.C.

2930 Mason Road
Waterville, NY 13480

Environmental Services

Office: (315)861-2211
Fax: (315) 861-2214
Email: KasconLLC@gmail.com

October 30, 2024

To: Brittney Woodburn
Tioga County Department of Economic Development & Planning
PH# 1-607-687-8263

KASCON Environmental is pleased to provide the following proposal for a roof repair and other related services.

Name/ location of project

121 Providence street
Waverly NY

Scope of work:

Remove and dispose of 980 square feet of ceilings and walls 50 square feet of duct wrap as ACM with the use of an attached negative air pressure poly containment decontamination unit

COST : \$20,660

Conditions:

- Owner or GC to provide electric power and water source
- Owner will hire a third – party air monitoring firm to oversee the work if required by NYS Code Rule 56
- Owner is responsible to obtain all local permits if required
- All lead abatement if any is excluded from scope
- Kascon requires minimum deposit of 50% on all residential projects.

KASCON Environmental will provide all necessary labor, materials, etc. to remove all materials that are part of this contract. All work identified above shall be performed in accordance with all federal, state and local regulations. This proposal may be withdrawn by KASCON Environmental if not accepted in thirty (30) days.

Sincerely,
Estimator

Keith Carroll
Estimator

Accepted By: _____

Print Name: _____

Title: _____

Date: _____



O'ROURKE INC

October 30, 2024

Brittany Woodburn
Tioga County Land Bank
56 Main Street
Owego, NY 13827

RE: Asbestos & Mold Monitoring Proposal
Asbestos Abatement & Mold Remediation Project @ 121 Providence Street - Waverly, NY

Dear Ms. Woodburn:

O'Rourke Incorporated is pleased to submit this proposal to provide Project/Air Monitoring & Mold Assessment Services during the upcoming Asbestos Abatement & Mold Remediation Construction work at the Residence located at 121 Providence Street in Waverly, NY. This proposal letter is a detailed description of the Scope of Services to be provided for the Tioga County Land Bank (client) during this project. All work specified in this proposal will be performed by certified personnel, by the New York State Department of Labor.

SCOPE OF SERVICES

O'Rourke Incorporated will perform services, as required by the New York State Department of Labor. Specifically, O'Rourke Incorporated will perform the following Scope of Work:

1. **Task One – Perform Background Air Sampling**

O'Rourke Incorporated will conduct background air sampling before the Asbestos Abatement work begins in each Work Area. The background air results will identify conditions prior to commencement of the project and provide a base line to compare results of later tests. This is required by the NYS-DOL on all Interior Large & Small Work Areas.

2. **Task Two – Perform Daily Project/Air Monitoring**

O'Rourke Incorporated will be on-site to conduct Project Monitoring (oversight) for the duration of each day that Phase II-A and II-B Asbestos Abatement activities are being performed by the Abatement Contractor. This is required by the NYS-DOL on all Large Sized Projects. In addition to project oversight, the Monitor is also required to perform all necessary air sampling outside of the work area, while removal activities are being performed inside the Work Area. This sampling is crucial in verifying that no contamination is occurring outside of the Work Area, and that all engineering controls are functioning properly.

3. **Task Three – Perform Final Visual Inspection**

Once removal and final cleaning has been completed in each Asbestos Work Area, the Contractor Supervisor has completed their Visual Inspection, and a specified waiting period has elapsed, O'Rourke Incorporated can then conduct a separate Final Visual Inspection in the Work Area, in order to verify all ACM's scheduled for removal, have been removed, without exception, and no visible debris, pools of liquid, or condensation remains.

4. **Task Four - Perform Final Air Sampling and Analysis**

After the Monitor completes and passes the Work Area's Final Visual Inspection, O'Rourke Incorporated will



conduct Clearance Air Sampling. The results from these final air samples will indicate whether or not the Work Area's fiber concentration is within regulatory limits so that these areas can be re-occupied by non-certified personnel. If they are not, the Abatement Contractor will have to return and re-clean any areas that do not pass, and the Monitor will have to re-run another set of Final Airs.

5. Task Five – Perform Mold Remediation Oversight

O'Rourke Incorporated will be on-site to conduct Project oversight for the Mold Remediation Phase of the Project. The technician's daily tasks include: tracking progress of the Remediation Contractor, be available to inspect any conditions in question, and verify that the Contractor is adhering to the Site-Specific Mold Remediation Plan.

6. Task Six – Perform Post-Remediation Mold Assessment

After the Remediation Contractor completes their Scope of Work, per the Site-Specific Mold Remediation Plan, and the Supervisor passes their own Final Visual Inspection, O'Rourke Incorporated will then conduct the Clearance Assessment. This assessment will consist of a Visual Inspection, Moisture checking of Building Materials, Temperature/Relative Humidity Readings, and Mold Air-O-Cell Sampling. Results from these final air samples will indicate whether or not the Work Area's is safe for re-occupancy by non-certified personnel. If these sample results are not deemed "safe", the Abatement Contractor will have to return and re-clean the Work Area, and the Assessor will have to re-run another set of samples.

7. Task Seven - Prepare Report

O'Rourke Incorporated will prepare a report detailing the scope, findings, and results of the Asbestos Project/Air Monitoring, as well as the Post-Remediation Mold Assessment.

FEES:

Line Item	Unit Price	Est. Quantity	Estimated Cost
Half-Day Labor	\$275.00/day	6 days	\$1,650.00
Full-Day Labor	\$500.00/day	10 days	\$5,000.00
Overtime Monitor Labor	\$90.00/hour	0 hours	\$0.00
Travel Time/Mileage (to Site only)	\$70.00/day	12 trips	\$840.00
Travel Time/Mileage (to Site & Lab)	\$140.00/day	3 trips	\$420.00
PCM Air Sampling (Standard T.A.T.)	\$12.50/sample	52 samples	\$650.00
PCM Air Sampling (Rush T.A.T.)	\$15.00/sample	20 samples	\$300.00
Mold Air-O-Cell Sampling (Rush T.A.T.)	\$62.50/sample	8 samples	\$500.00
Shipping (Next Day Air to 14623)	\$50.00 Lump Sum	1 Parcel	\$50.00
Administration Labor (Final Report)	\$60.00/hour	5 hours	\$300.00
Total Estimated Cost:			\$9,710.00



O'ROURKE INC

Based on the estimate of fifteen (15) days on-site to complete all Asbestos Abatement and Mold Remediation, O'Rourke Incorporated estimates we will be on-site for a total of ten (10) Full-Days, and six (6) Half-Days. We also estimate that we will collect an estimated total of fifty-two (52) PCM Air Samples at Standard Turn Around, twenty (20) PCM Air Samples at RUSH Turn Around, and eight (8) Mold Air-O-Cell Samples at RUSH Turn Around. Based on this estimations, and Unit Prices provided, the total estimated cost to complete this Scope of Work, is **\$ 9,710.00.**

These daily rates provided include **ALL** anticipated labor, supplies, travel, equipment, laboratory costs, reimbursables, overhead, and any other expenses. O'Rourke Incorporated will bill for services when the final report is submitted. Invoices are due and payable upon receipt.

All additional work will be performed at the same daily rates provided above. Your written or verbal consent will be required before beginning any additional work.

If less time is required to complete this Scope of Work, O'Rourke Incorporated will only bill you for time/days spent performing this Scope of Work.

O'Rourke Incorporated will bill for services when the Final Report is submitted. Invoices are due and payable upon receipt.

O'Rourke Incorporated appreciates the opportunity to provide this proposal.

Please feel free to call me at 607-744-7824, should you have any questions.

Sincerely,

O'ROURKE INCORPORATED

Steve Tiffany

Steve Tiffany, Project Manager

If the above Scope of Work, Schedule, Terms and Cost are acceptable, please complete and return.

Accepted This _____ Day of _____.

Signed: _____

Name: _____

Title: _____

October 28, 2024

Mr. Ralph Kelsey
Board President
Tioga County Property Development Corporation
56 Main Street, Owego, NY 13827

Dear Mr. Kelsey,

As you know, I was recently promoted to Director of the Tioga County Department of Economic Development and Planning, and as of September 2024 have taken on increased responsibilities with the Tioga County Industrial Development Agency. I am writing to inform you about my decision to leave my position as Executive Director of the Tioga County Property Development Corporation (TCPDC), effective November 4, 2024, due to my increased responsibilities within the department. At this time, I feel my skills can better serve Tioga County, by providing my full focus and attention to my role as Director of Economic Development and Planning.

As you are aware, the County of Tioga through the Economic Development and Planning Office, and the Tioga County Property Development Corporation have in place an administrative services agreement dated January 1, 2024, through December 31, 2025, to provide administrative services, office space and equipment to the TCPDC. Ms. Zubalsky-Peer will be starting with the Economic Development and Planning Office on November 4, 2024, and taking over administrative support of the TCPDC at that time. I am confident in her ability to manage and oversee the operations of the TCPDC and look forward to seeing where the organization heads in the future. I look forward to continuing to interact with the TCPDC Board of Directors through my position as Director of Economic Development and Planning, and as direct supervisor to Ms. Zubalsky-Peer.

Thank you for the chance to contribute to such an incredible organization. I've truly valued the opportunity to work with such a strong and dedicated team.

Sincerely,

A handwritten signature in black ink, appearing to read "Brittany Woodburn". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Brittany Woodburn