



Barrow Utilities and Electric Cooperative, Inc.

PO Box 449
Utqiagvik, Alaska 99723
Phone 907-852-6166
Fax 907-852-6372

INVITATION TO BID ON SALE OF REAL PROPERTY

Barrow Utilities & Electric Cooperative, Inc., (“BUECI”), presently owns real property commonly known as BUECI Itinerant Housing (“BIH”) f/k/a The Airport Inn, consisting of two adjoining parcels:

1815 Momeganna Street, Utqiagvik, Alaska, TNST BRW USS 4615,
Block 20, Lot 23; and

1819 Momeganna Street, Utqiagvik, Alaska, TNST BRW USS 4615,
Block 20, Lot 22;

both located in Utqiagvik, Alaska, Second Judicial District, State of Alaska (together “the Property”).

The Property is surplus to BUECI’s needs, and as a result, BUECI plans to sell the Property. This Invitation to Bid explains the terms and conditions under which BUECI will sell the Property.

Section 1. Sealed bids will be received by BUECI beginning at 8:00 a.m. on February 13, 2025, and ending at 4:00 pm on March 13, 2025. Bids will be reviewed in public beginning at 10:00 a.m. Friday, March 14, 2025. All bids will be reviewed in the BUECI Board Room, at the BUECI business office located at 1295 Agvik Street, Utqiagvik, Alaska. Sale packets are available at the BUECI business office. People receiving sales packets will be required to supply an e-mail address so that they can receive any supplements or amendments BUECI releases regarding the Property sale.

Section 2. Down payments will be due at the time the real estate purchase agreement is signed. No late bids will be accepted. Bids must be submitted in person via sealed envelope.

Section 3. The minimum acceptable bid shall be Four Million Dollars (\$4,000,000.00). Only one bid may be submitted by any individual or entity.

Section 4. All sales shall be completed by payment of 100% of the purchase price at closing. No owner financing is available. The Property is being sold “AS IS.”

Section 5. The winning bidder shall:

- i. Execute a real estate purchase agreement in the form available in the sale packet within two (2) business days of the bid review: and

- ii. Pay in full at closing and receive a statutory warranty deed.

Section 5. In the event the highest responsive bidder does not sign the real estate purchase agreement or close the purchase as required in Section 5, BUECI may elect to sell the Property to the next-highest responsive bidder or cancel the sale.

Section 6. BUECI reserves the right to waive irregularities or deficiencies in the bid process and to select the bid that represents the best overall value as the winner. BUECI reserves the right to reject all bids that do not accept the real estate sales contract as presented or that are under the minimum bid amount.

Section 6. The sales packet for the invitation to bid consists of the following documents:

1. This Invitation to Bid.
2. Bid Form
3. Form of Real Estate Purchase Sale Agreement
4. Photos of Property
5. Mold Inspection Report

Section 7. ALL PARTICIPANTS ARE STRONGLY URGED TO PERSONALLY EXAMINE THE PROPERTY PRIOR TO SUBMITTING A BID. BUECI does not warrant that the parcels are suited for any particular use whatsoever. There is no substitute for a thorough personal inspection of the property. If you would like to conduct a site inspection, arrange an appointment with our office at your convenience (call 907-852-6166).

Section 8. Questions or requests for information must be submitted to the General Manager via e-mail at yves.brower@bueci.org.



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BID FORM

BUECI Itinerant Housing (“BIH”) a/k/a The Airport Inn, consisting of two adjoining parcels:

1815 Momeganna Street, Utqiagvik, Alaska, TNST BRW USS 4615,
Block 20, Lot 23; and

1819 Momeganna Street, Utqiagvik, Alaska, TNST BRW USS 4615,
Block 20, Lot 22;

both located in Utqiagvik, Alaska, Second Judicial District, State of Alaska (together “the Property”).

The undersigned certifies that he/she is authorized to represent the below-identified bidder and that he/she is authorized to make this bid and will execute the proposed form of Real Estate Purchase and Sale Agreement included in the Invitation to Bid on Sale of Real Property.

BID AMOUNT:

Please write amount in words and number (e.g., One Dollar (\$1.00))

DATE:

COMPANY:

BY:

(Authorized Signature)

TITLE:

Real Estate
Purchase and Sale Agreement

This Real Estate Purchase and Sale Agreement (“Agreement”) is made as of the _____ day of _____, 2025, by and between BARROW UTILITIES & ELECTRIC COOPERATIVE, INC. (Seller) and _____ (Buyer).

Seller: **BARROW UTILITIES AND ELECTRIC COOPERATIVE, INC.**

Buyer: _____

Recitals

A. Seller is the owner of a certain parcel of real estate, together with the improvements thereon, which parcel is more particularly described herein below.

Property:

ADDRESSES: 1815 and 1819 Momeganna Street, Utqiagvik, Alaska;
LEGALS: State of Alaska, Second Judicial District, Barrow Recording District, TNST BRW USS 4615, Block 20, Lot 22 and 23 (“the Real Property” or “the Property”).

B. Seller desires to sell to Buyer, and Buyer desires to purchase from Seller, the Property (as such terms herein defined), each, in accordance with and subject to the terms and conditions set forth in this Agreement.

Therefore, in consideration of the above Recitals, the mutual covenants and agreement herein set forth and the benefits to be derived therefrom, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Buyer and Seller agree as follows.

Purchase and Sale: Subject to and in accordance with the terms and conditions set forth in this Agreement, Buyer shall purchase from Seller and Seller shall sell to Buyer the Real Property, together with:

- i. All right, title and interest of Seller in and to any strips, easements, hereditaments and appurtenances in or affecting the Real Property and any land lying in the bed of any street, road or avenue opened or proposed in front of or adjoining the Real Property;
- ii. All buildings and improvements owned by Seller and any and all of Seller's rights, easements, licenses and privileges presently thereon or appertaining thereto;

Seller _____

Buyer _____

- iii. Seller's right, title and interest in and to Lease Agreements, if any;
- iv. All furniture, furnishings, fixtures, equipment, and other tangible personalty, if any, owned by Seller, and located on the Property and used in connection therewith, subject to Inventory;
- v. All right, title and interest of Seller under any and all of the maintenance, service contracts, equipment leases and/or finance agreements and other like contracts and agreements with respect to the ownership and operation of the Property (items (i) through (v) above, together with the Real Property, are collectively referred to in this Agreement as the "Property")

NOT INCLUDED IN THIS PURCHASE AND SALE ARE ACCOUNTS RECEIVABLE, ACCOUNTS PAYABLE, BAD DEBT, CASH ON HAND/GENERAL OPERATING FUNDS, PERSONAL OR COMPANY DEBT, OR THE BUSINESS ENTITY.

1. **Purchase Price.** Buyer agrees to pay the total Purchase Price in the amount of _____ DOLLARS (\$ _____) in cash at Closing.

Earnest Money / Down Payment: From the date of Seller's acceptance of this Agreement, Buyer shall deposit Ten Thousand Dollars (\$10,000.00) as Earnest Money with the company listed below. Earnest Money shall become non-refundable after resolution of due diligence period and shall be applied as partial payment of the Purchase Price for the Property.

Stewart Title Company
612 Gaffney Road
Fairbanks, Alaska
Phone (907) 456-3474
Fax (907) 456-3476

2. **The allocation of the Purchase Price shall be:**

- a. Land and Building (Improvements): \$ ___ TBD _____; and
- b. Personal Property (Systems, Inventory, tools and other FF&E): \$ ___ TBD _____.

The above breakdown is subject to change pending CPA counsel.

3. **Contingencies:** Buyer shall have thirty (30) days from the date of Seller's acceptance of this Agreement to accept or reject all contingencies described in this Agreement ("Contingency Period"). If Buyer elects to terminate this Agreement at any time during the Contingency Period, the Earnest Money shall be returned to Buyer.

A. Property Documents: Seller shall provide the following Property Documents in Seller's possession or control, including, but not limited to:

- i. Inspection reports in Seller's possession
- ii. Prior disclosures.

Seller _____

Buyer _____

- B. **Property Inspection:** Buyer may perform a Property Inspection during the thirty (30) days from the date of Seller’s acceptance of this Agreement. Seller shall permit Buyer and its Agents, at Buyer’s sole cost and risk, to enter the Property, at reasonable times after legal notice to tenants, to conduct inspections concerning the condition of the Property and its improvements, including structural, mechanical, electrical and plumbing systems, hazardous materials or other matters affecting the feasibility of the Property that Buyer may deem important, including life/safety issues. Buyer shall be entitled to use such professionals as Buyer chooses to conduct such inspections. In all regards, Buyer’s inspection shall be conducted so as not disrupt Seller’s operations, including Seller’s tenants and employees.

- C. **At the time of Closing or upon Buyer’s demand, Seller shall obtain from the Tenants the Tenant Estoppel Certificates and Subordination Agreements.**

- D. **Condition of Property:** Buyer and Seller agree that the “Property” is sold in “AS-IS” condition upon satisfactory resolution of the Buyer’s due diligence period, with no representations and warranties, implied or expressed. Within thirty (30) days after Seller’s acceptance of this Agreement Buyer may, at their expense, complete inspection of the building and improvements. Buyer may hire their own engineer or other consultant to perform the inspection. Within fifteen (15) days from Buyer’s inspection date, Buyer may notify Seller that there are building or structural defects. If Buyer or their consultant determine that there are building or structural defects they will give written notice of the same to Seller within such period after Buyer’s inspection. If Buyer fails to give written notice of structural or building defects to Seller within such period the contingency concerning the condition of the building will be deemed to be satisfied and removed.

- E. **Repairs to be Completed by Seller:** None.

- F. **[Intentionally Left Blank]**

- G. **Title:**
 - i. **Preliminary Commitment:** Seller shall obtain a preliminary commitment for standard owner’s title insurance (herein “Commitment”) and provide the copy to Buyer within twenty-one (21) days after the date of this Agreement. Buyer shall have ten (10) days after receipt of the Commitment to deliver to Seller the written notice of any objections to title. Seller shall have ten (10) days from receipt of notice of objections to notify Buyer that Seller will cure or remove such objections or cannot cure or remove the title objections (“Removal Period”). Title objections that can be removed by the mere payment of money may be removed by Seller at Closing with proceeds of the sale. In the event there are title objections which cannot be remedied by the mere payment of money, then Buyer shall have seven (7) days after expiration of the ten (10) day Removal Period to deliver written notice to Seller to either: (a) accept the Property with remaining title exceptions; or,

Seller _____

Buyer _____

(b) request a refund of Buyer's Earnest Money deposit, subject to proof that all costs and expenses related to Buyer's due diligence that could result in a lien against the Property have been paid in full. Buyer shall be entitled to full reimbursement of the Earnest Money paid and, in the event, all rights and obligations under this Agreement shall terminate.

- ii. **Status of Title:** At Closing Seller will execute and deliver to Buyer a statutory warranty deed conveying good and marketable title to the Property, clear of all liens and encumbrances, except conditions, reservations, exceptions, covenants, restrictions, reservations, easements and rights of way of record that are acceptable to Buyer.

At Closing Seller shall furnish Buyer with a standard form of owner's policy of title insurance, acceptable to Buyer, issued by Stewart Title Company authorized to do business in Alaska. Such policy shall be issued as of the date of Closing and shall be in the amount of the Purchase Price which shall show title to the Property vested in Buyer and insure such interest.

H. Appraisal: NO APPRAISAL IS REQUIRED

I. Buyer Financing: NO FINANCING IS REQUIRED

J. After Buyer has completed their due diligence, accepting the Property condition in writing, it is agreed that Seller shall introduce Buyer to all accounts and distributors in an effort to establish and build relations, and to create transfer documents for transfer of accounts upon Closing.

4. Risk of loss or damage and possession: Risk of loss or damage to the Property by fire, storm, vandalism or other casualty shall remain with Seller until completion of Closing. In the event the improvements on the Property are destroyed or materially damaged prior to recording the deed of conveyance, this Agreement shall, at Buyer's election, immediately become null and void and the Earnest Money shall be returned to Buyer, subject to proof that all costs and expenses related to Buyer's due diligence that could result in a lien against the Property have been paid in full. Should Buyer elect not to terminate this Agreement, any and all insurance proceeds shall be assigned from Seller to Buyer prior to or at Closing.

5. Possession: Buyer shall be entitled to possession upon recording the deed of conveyance.

6. Closing Date: Subject to Buyer's acceptance or waiver of each contingency noted in paragraphs 2 and 3, Closing shall occur so that transaction is recorded on or before sixty (60) days from the date of execution and delivery of this Agreement to BUECI. Time is of the essence in the performance of this Agreement.

Seller _____

Buyer _____

- A. If title is marketable, all contingencies are satisfied and the purchase is not completed in accordance to this Agreement, or any extension thereof, because Buyer fails to execute the necessary documents or perform the conditions required for Closing within five (5) days after notice by the Title Company, without good cause, or willfully fails to do so, then Seller may terminate this Agreement, and the Earnest Money deposit shall be forfeited to Seller.
- B. Should Seller fail to execute the necessary documents or perform the conditions necessary for Closing within five (5) days after notice by the Title Company, without good cause, or willfully fails to do so, then Buyer shall have the option to waive such default, demand specific performance, or terminate this Agreement, and on such termination, the Earnest Money deposit shall be returned in full to Buyer plus all expenses related to Buyers performance. Seller may be doing a 1031 tax deferred exchange so timing is of the essence and both parties agree to perform in order to comply with the transactions.
- C. Should this transaction fail to close for any reason, it is acknowledged that all information disclosed to Buyer, including but not limited to accounts, distributorships, business operations, trade secrets, employee information, suppliers, contacts, customers, financial information, etc. shall not be used by Buyer in an attempt to compete with Seller or to hire away any current employees or secure any customers, accounts or distributorships of Seller.

7. **Closing Costs:** Closing costs shall be allocated as follows:

A. **Seller shall pay:**

- i. One-half (1/2) recording fees
- ii. One-half (1/2) document preparation fees
- iii. One-half (1/2) escrow Closing fees
- iv. Standard Owner's Title Insurance
- v. Statutory warranty deed
- vi. Assessments
- vii. Tax Registration fees
- viii. Own attorney's fees
- ix. Uniform Commercial Code Search (U.C.C.)

x.

B. **Buyer shall pay:**

- i. One- half (1/2) recording fees
- ii. One-half (1/2) document preparation fees
- iii. One-half (1/2) escrow Closing fees
- iv. Own attorney's fees
- v. Inspection fees
- vi. Any other costs or fees related to sale.

Seller _____

Buyer _____

- C. Proration and Transfer of Security Deposits:** Real Property taxes shall be prorated to the date of Closing. Utilities and rental income shall be prorated to the date of Closing. Security Deposits if any shall be transferred to Buyer at Closing.
- 8. Insurance:** Buyer shall provide Buyer's own insurance for the Property as of the date of Closing.
- 9. Assignment:** This Agreement is not assignable without the approval of both parties.
- 10. Condemnation:** If the Property is or becomes the subject of a material condemnation proceeding prior to Closing, Buyer or Seller may terminate this Agreement by giving notice of such termination to Seller on or before the Closing date and upon such termination the Earnest Money deposits shall be returned to Buyer as provided in paragraph 2 above and this Agreement shall be of no further force or effect; provided however, that Buyer may elect to purchase the Property, in which case the total Purchase Price shall be reduced by the total of any condemnation award received by Seller at or prior to Closing. On Closing, Seller shall assign to Buyer all of Seller's right in and to any future condemnation awards or other proceeds payable or to become payable by reason of any taking. Seller agrees to notify Buyer of eminent domain proceedings within five (5) days after Seller learns thereof. Material condemnation means condemnation where condemnation is expected to be Fifty Thousand Dollars (\$50,000.00) or more.
- 11. Seller Representations:** Seller represents and warrants to Buyer on the date of this Agreement that, to the best of Seller's knowledge, that:
- A.** Seller has full power and authority to execute this Agreement and perform Seller's obligations hereunder. Also, Seller shall attach the Corporate Resolution to this Agreement.
 - B.** The sale of the Property by Seller does not violate any applicable statute, ordinance or regulation, or any order of any court, governmental authority, or agency pertaining to the Seller.
 - C.** Seller has not received written notification that the Property is currently the subject of any environmental investigation, remediation or enforcement action by any governmental agency. Seller affirms that to the best of Seller's knowledge neither the Property nor any portion thereof is or has been as a landfill, waste storage or disposal site, or for the storage or disposal of any chemicals, petroleum or oil products or hazardous or dangerous waste of such substances other than for the normal daily operation of Seller's business.

Seller _____

Buyer _____

12. **Notices:** All notices, waivers, elections, approvals and demands required or permitted to be given hereunder shall be in writing, mailed postage prepaid, certified mail, return receipt requested, to the address for each party as designated herein. Either party hereto may, by proper notice to the other, designate another address for the giving of notices. Any notice shall be effective when personally delivered or if mailed as provided herein. On the earlier of actual receipt or three (3) days after the date deposited in the mail. Notices shall be given as follows:

Seller's addresses for notices shall be:

Seller:

Barrow Utilities & Electric Cooperative Inc.
P.O. Box 449
Utqiagvik, AK 99723
(907) 852-6166
ybrower@bueci.org

Seller's Attorney: Andy Lemman
Kempel, Huffman & Ellis, P.C.
255 E. Fireweed Lane, Suite 200
Anchorage, AK 99503
(907)277-1604
jal@khe.com

Buyer's addresses for notices shall be:

Buyer:

13. **Operations Prior to Closing:** Prior to Closing, Seller shall continue to operate and maintain the Property in the ordinary course of Seller's business and shall operate the Property in compliance with all applicable laws, rules, regulations and ordinances. Seller shall not enter into or modify existing rental agreements or leases, service contracts, or other agreements affecting the Property which have terms extending beyond Closing without first obtaining Buyer's written consent. Seller shall maintain the condition of the Property in at least the condition existing on the effective date of this Agreement.

14. **No Merger:** The terms, conditions, covenants, representations and warranties shall not merge in the statutory warrant deed of conveyance but shall survive Closing.

15. **Acceptance:** By execution hereof, both parties acknowledge their acceptance of this Agreement.

Seller _____

Buyer _____

16. **Governing Law:** The laws of the State of Alaska will govern this Agreement. In the event of any dispute between parties to this transaction, the prevailing party shall be entitled to recover its reasonable attorney's fees and costs including, without limitation, court costs from the other party.
17. **Earnest Money Disposition:** If either Buyer or Seller fails to comply with this Agreement, then the other party may terminate this Agreement with written notice. In the event that the party holding the Earnest Money deposit is unable to determine to its satisfaction which party is responsible for failing to perform the requirements of this Agreement, the party holding the Earnest Money deposit may require the parties to execute a Termination and Earnest Money Release Agreement. If the parties are unwilling to execute such an agreement, Buyer and Seller agree to submit the matter to mediation.
18. **Additional Conditions:** Any personal Property currently used in the day to day operation of the premises to be included. Seller's personal tools, sentimental items and personal property to be excluded from sale. These items shall be determined during the Inventory period as referenced on Page 3, Paragraph 2 of this Agreement.
19. **Modification, Entire Understanding of the Parties:** This Agreement may be modified with the mutual consent of the parties; provided, however, that no such modification shall be valid or binding unless such modification is in writing, duly dated and signed by both parties. This Agreement constitutes the entire agreement between the Parties. Neither party shall bound by any other terms, conditions, statements, or representations (oral or written) which are not contained in this Agreement. Each party hereby acknowledges that the party has not been induced, persuaded or motivated by any promise or representation made by the other party unless expressly set forth herein. Previous negotiations, statements, and prior offers by the parties are merged into this Agreement.
20. **Ambiguity, Good Faith Performance:** The canon of contract interpretation that ambiguities, if any, in writing be construed against the drafter will not apply to this Agreement. Both parties acknowledge and represent to the other that they have had the opportunity to consult with their attorney and/or other professional advisors of their own choosing in deciding whether to enter into this Agreement. The parties agree to do such things and execute such further documents and assurances, including title or escrow Closing instructions, as any of the foregoing may be necessary or advisable in order to carry out the terms and conditions of this Agreement in accordance with its true intent.
21. **Brokerage Representation and Commission Payment:** For this real estate transaction, neither party is represented by a real estate broker or agent, and no commission is due to any person for the sale of this Property.
22. **Waiver of Sovereign Immunity.** Buyer hereby waives sovereign immunity with respect to any action which may be brought by BUECI to enforce or interpret this agreement or to any dispute arising out of or relating to the sale of the Property.
23. **Facsimiles/Digital Documents:** Buyer and Seller agree that a facsimile transmission or digital copy of any original document shall have the same effect as an original. Any

Seller _____

Buyer _____

signature required on an original shall be completed when a facsimile copy has been signed or digital signatures have been received. The parties agree that signed facsimile or digital copies of a document shall be appended to the original thereof, integrated therewith and given full effect as if an original.

- 24. **Counter Parts:** This Purchase Agreement may be executed in separate counter parts. It shall be fully executed when each party whose signature is required has signed at least one counterpart, even though no one counter-part contains the signatures of all the parties to this agreement.
- 25. **Time for Acceptance:** This Agreement will expire and be of no further force or effect if not accepted by Seller by 4:00 pm on Friday, October 7, 2022, or withdrawn by Buyer with written notification. The signature of Seller and Buyer in the spaces hereafter provided shall indicate their concurrence and agreement with the terms and conditions set forth above, and shall be effective as of the following date provided both parties have executed this Agreement:

ACCEPTANCE BY BUYER

Buyer agrees to purchase and pay for the above-described Property on the terms and conditions herein stated. Receipt of a copy of this Agreement is hereby acknowledged. Buyer understands this is a legally binding contract.

BUYER HEREIN ACKNOWLEDGES THEY HAVE BEEN ADVISED TO SEEK COUNSEL OF A TAX ATTORNEY AND/OR ACCOUNTANT FOR INCOME TAX CONSEQUENCES OF THIS TRANSACTION.

Buyer: _____

Buyer Authorized Signer

Date

Seller _____

Buyer _____

ACCEPTANCE BY SELLER

Seller accepts the foregoing offer and agrees to sell and convey the Property described and agree to the terms and conditions stated herein.

SELLER HEREIN ACKNOWLEDGES THEY HAVE BEEN ADVISED TO SEEK COUNSEL OF A TAX ATTORNEY AND/OR ACCOUNTANT FOR INCOME TAX CONSEQUENCES OF THIS TRANSACTION.

Seller:

BARROW UTILITIES & ELECTRIC COOPERATIVE, INC.

Seller Authorized Signer

Date

Seller _____

Buyer _____



OKEIK
MICHIGAN

Airport Inn






Airport Inn

83



















1st Year Student
2nd Year (On the way)
3rd Year (On the way)
4th Year (On the way)
5th Year (On the way)
6th Year (On the way)
7th Year (On the way)
8th Year (On the way)
9th Year (On the way)
10th Year (On the way)
11th Year (On the way)
12th Year (On the way)

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I have reviewed the training received by Patrick Hartshorn for the techniques used when performing mold assessments and post remediation verifications. I do hereby confirm that based on this information, Patrick Hartshorn has completed the training required to conduct these services and utilize correct laboratory sampling procedures. Assessment procedures adhere to American Society for Testing and Materials (ASTM) guidelines. Sample analyses utilize analytical methods recommended by the American Industrial Hygiene Association (AIHA), and the American Conference of Governmental Industrial Hygienists (ACGIH). Sampling technique and procedures are as follows:

- Standardized procedures are recommended for the assessment of potential moisture intrusion and possible mold growth in an indoor environment.
- The assessment is a limited, visual, non-invasive inspection of the structure and conditions present at the time of the inspection.
- Microbial sample collection and data interpretation provides additional information in order to assist in identifying potential sources of moisture intrusion and/or mold growth.
- The purpose of this assessment is to identify, and report detected moisture intrusion and mold contamination in an indoor environment.
- Information documented on the project Chain of Custody (COC) and supported by analytical data may warrant further evaluation and/or sampling.

The laboratory that analyzed the **1815 Momeganna St, Airport Inn samples** has accreditations that meet the AIHA Environmental Microbiology Laboratory Accreditation Program (EMLAP) requirements. **Review of the laboratory data indicates there is mold present on the surfaces sampled. Additionally, the laboratory data indicates an elevated mold score and elevated moisture indicator organisms in the indoor air. Per the United States Centers for Disease Control and Prevention (CDC) and Health Canada, the types and concentrations of mold in indoor air should be like what is found in the local outdoor air.**

Information collected from the Chain of Custody indicates elevated moisture, water damage and staining were detected during testing. According to the United States Centers for Disease Control and Prevention (CDC), it is important to dry water-damaged areas and items within 24-48 hours to prevent mold growth.

Based on the laboratory data and chain of custody information referenced above, it would be my recommendation that the occupant become familiar with the CDC mold cleanup procedures found at: <https://www.cdc.gov/mold/cleanup-guide.html> **The source of any water intrusion should be identified and corrected, all water-damaged materials should be replaced, and subsequent mold growth properly cleaned up following the Institute of Inspection, Cleaning and Restoration Certification (IICRC) or CDC guidelines.**

Additionally, the area being remediated should be contained and isolated from the rest of the building. If the occupant is uncomfortable performing self-cleanup, it may be prudent to begin further investigation and develop a remediation plan. I would recommend that the occupant

contact a company that is capable of servicing their area. Council-certified investigators and remediators may be located at www.ACAC.org. The occupant should remain vigilant for possible hidden mold growth during any remodeling or maintenance activities and follow the CDC recommendations for self-cleanup or retain a qualified remediation firm if any hidden microbial growth is found. **Once cleanup is complete, Post Remediation Verification (PRV) is highly recommended to determine the effectiveness of remediation. The PRV should include a visual assessment, moisture measurements, and additional air sampling. This assessment should be conducted prior to containment removal and rebuild.**

Health Canada recommends “controlling humidity and diligently repairing any water damage in residences to prevent mould growth and to clean thoroughly any visible or concealed mould growing in residential buildings.” <http://www.hc-sc.gc.ca/ewh-semt/air/in/res-in/index-eng.php>. Health Canada also recommends, “Air testing for mould may be helpful to confirm that all mould has been removed following remediation. Such mould testing must be designed and conducted properly and should only be done by an experienced professional.” Therefore, it is **highly recommended that additional air sampling be conducted after final cleanup** to ensure the USEPA guidance of “the kinds and concentrations of mold and mold spores in the building should be similar to those found outside.” <http://www.epa.gov/mold/i-e-r.html#Sampling>

Review performed by Michael Buettner, RespirCare Analytical Review Coordinator with board certifications as follows:

Council Certified Indoor Environmentalist (CIE) #01918 Expires 9/30/2024

Council Certified Indoor Air Quality Manager (CIAQM) #0710047 Expires 10/31/2023

Above listed certifications are board-awarded and maintained through the American Council for Accredited Certifications (ACAC). ACAC programs are accredited by the Council for Engineering and Scientific Specialty Boards ([CESB](http://www.CESB.org)). ACAC programs are compliant with ISO standards 9000, 9001, 9004, 17000 and 17024.

For more information about ACAC and industry recognized certifications, please visit www.acac.org. If you require a full statement of qualifications or more information about the rules of conduct and code of ethics adhered to by RespirCare Analytical Associates, please visit www.RespirCareAnalytical.com



Michael Buettner, CIE, CIAQM
RespirCare Analytical