

**Crossroads Environmental Consultants, Inc.**

*Indoor Air Quality (IAQ) Division*

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## **Foreclosure/Short Sale Indoor Air Quality Evaluation**

**Buying a property under foreclosure or short sale presents a variety of challenges. Generally, the history of the building is limited, the previous owners may be unavailable, or the building has been unoccupied and neglected for months or even years. Airborne contaminants such as mold can become a serious problem in an unoccupied or neglected building. Indoor air quality problems can have a major impact on occupant health and comfort, especially for immunocompromised individuals, the elderly, infants, young children, and allergy sufferers. An indoor air quality evaluation prior to the purchase of a property with limited history and poor maintenance can provide a potential buyer with valuable information regarding the need for mold remediation services, future renovations, or professional cleaning related to excessive mold spores or poor indoor conditions, prior to occupancy.**

**It is important to make sure that only highly qualified individuals investigate, mitigate, and confirm that a problem has been properly resolved. The staff at Crossroads Environmental Consultants, Inc. includes a highly trained and qualified air quality scientist possessing nationally recognized certification in the field of indoor air quality. Obtaining this level of certification requires over seven years experience in the field of indoor air quality and college level education. All of the air quality scientists at Crossroads Environmental Consultants, Inc. possess a minimum of a bachelors of science degree, with select staff having Masters and PhD level education.**

# Pricing

**Residential in Martin and St. Lucie (homes up to 2,500 square feet) = \*\$300.00**

**Residential in Martin and St. Lucie (2,600 square feet to 5,000 square feet) = \*\$500.00**

**Commercial Buildings in Martin and St. Lucie (up to 2,500 square feet) = \*\$400.00**

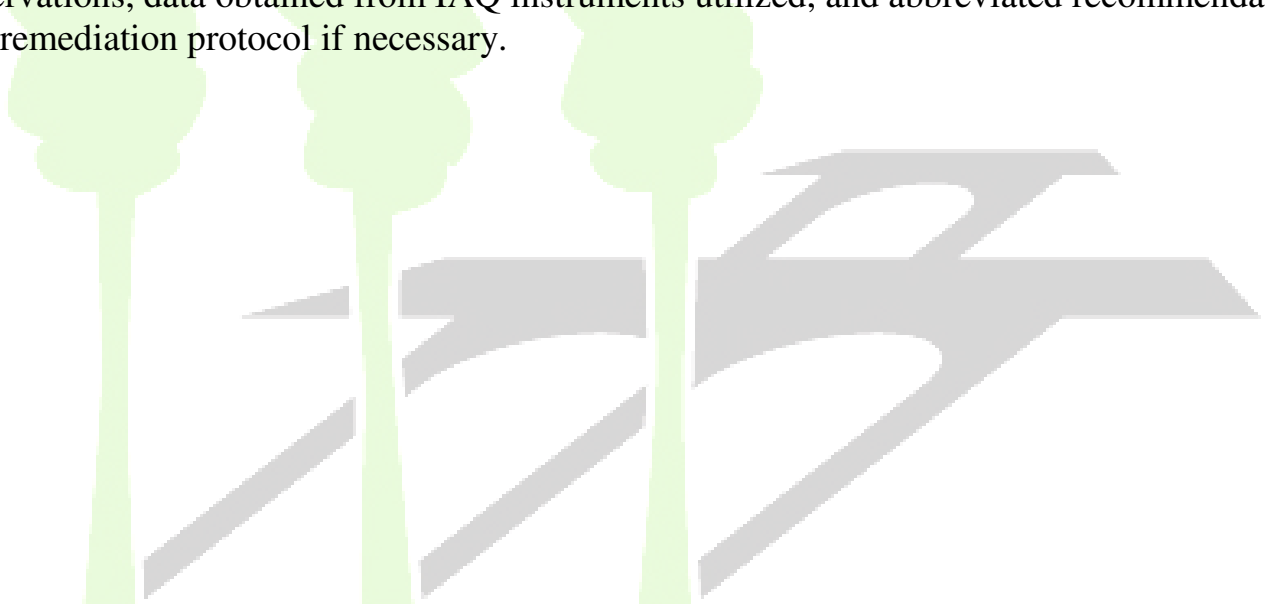
**Commercial Buildings in Martin and St. Lucie (2,600 to 5,000 square feet) = \*\$600.00**

**If requested air samples (spore trap) = 1 Room = \$250.00 (includes outdoor reference sample).  
Additional indoor samples \$100.00 (standard turnaround of 72 hours)**

**\*Extra Mileage Fees Apply for Other Counties : Northern Palm Beach Jupiter-Gardens = \$25, Central Palm Beach Royal Palm to Lake Park = \$35, Southern Palm Beach Boca Raton to Lantana - \$50, Okeechobee \$30, Indian River \$30, Brevard \$40**

# Scope of Service

This service involves determining the occupants concerns regarding potential IAQ problems within the building. Individuals with certain underlying health conditions are more susceptible and affected by exposure to bioaerosols such as dust, mold spores, and insect allergens. Information regarding health concerns of future occupants if applicable will be gathered along with past and present building history as available. Non-invasive parameter sampling equipment including, but not limited to: IAQ RAE, Pin-less Moisture Reader, and Smoke Tube will be utilized. Information such as the presence of a non-descript mixture of volatile organic compounds such as those produced from glues, paints, office equipment, copies, cleaners, and pesticides; carbon dioxide levels; and the absence or presence of moisture in the walls will be identified and noted. This data along with the general building conditions, as it relates to IAQ, will be evaluated. As a deliverable for the task, an expedited on-site report will be produced and given to the client outlining background information as available, visual observations, data obtained from IAQ instruments utilized, and abbreviated recommendations and remediation protocol if necessary.



**If samples are requested, extra fees will apply in accordance with the pricing sheets.**

**Expanded remediation protocol and/or an expanded technical report are available upon request – additional fees apply.**