



Alltech Inspection Services

*Proven professionals helping you ...
"find your way home"*

5225 Library Road, #194
Bethel Park, PA 15102

Phone: 412-835-6000
Toll Free: 888-835-6002

January 28, 2016

Dear Bruce MacLeod:

Please find attached the Radon Measurement Report that was prepared for you on the property located at 73 Mt. Lebanon Blvd, Mt. Lebanon, Pa 15228.

Results at and below 3.9 pCi/l in the living areas of a house are considered acceptable by the Environmental Protection Agency. Your results are above that level. It is important to remember that radon gas is randomly omitted through the earth's surface and that radon levels in the home can fluctuate and that these results were obtained during a specific testing period from 1/25/16 through 1/28/16, for a 70 hour period. Additionally, test results are provided based on the belief that closed house conditions were maintained by the occupant during the testing period. The Environmental Conditions agreement to maintain closed building procedures was left at the property and florescent door tags were hung at the entrances and placed by the monitor notifying occupants of the required testing conditions. No evidence of tampering with the equipment was found. However, neither Judith Hood-Scheidler nor Alltech Inspection Services are liable for tampering with the equipment or changes in radon due to changes in environmental conditions during the measurement.

It is recommended that you contact a state certified Radon Mitigation contractor about lowering the radon level to below 4.0 pCi/L. Most contractors can be found in the yellow pages under "Radon Contractors" or a list of certified radon mitigation individuals/firms is available from the Pennsylvania DEP Bureau of Radiation Protection web site: <http://www.dep.state.pa.us/dep/deputate/airwaste/rp/default.htm>

If you have any questions regarding your radon test, please do not hesitate to contact me at 412-835-6000.

Sincerely,

Judith Hood-Scheidler
DEP Cert #2276



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Bethel Park, PA 15102

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Test Location: Bruce MacLeod
73 Mt. Lebanon Blvd
Mt. Lebanon, Pa 15228
County =02

Certified Testing Individual:
Judith Hood-Scheidler
Dep. Cert #2276
SNC #1027 Professional Radon Monitor

Start Date: 1/25/16
End Date: 1/28/16
Serial #: 78293078
Test Duration: 70 Hours
Radon System: NO
Monitor Placed By: 8595

Start Time: 1:25 pm
End Time: 11:00 am
Test #: 307807014
Location: 801

Monitor Retrieved By: 8595

Data in pCi/l Time Interval 1 Hr

T 3.2 4.7 3.2
5.1 4.7 2.9
5.1 4.7 5.1
4.3 6.2 5.1

6.9 7.3 6.2
6.5 6.5 5.5
2.5 6.9 7.6
2.9 5.8 4.7

4.0 6.5 7.3

6.2 6.5 3.6
4.3 2.9 4.7
6.2 7.6 6.9

7.3 5.8 6.2
4.0 6.9 6.2
2.5 6.5 6.5
5.5 3.6 5.1

5.5 5.1 4.7
3.6 6.5 6.5

4.7 4.7 3.2
1.4 5.8 4.3

4.0 4.7 5.5
6.5 2.9 6.9
5.1 2.9 5.5

Overall Avg.= 5.2
EPA Protocol Avg.= 5.3

Adjusted Overall Avg. = 5.2 pCi/L

Adjusted EPA Protocol Avg. = 5.3 pCi/L

The above results were calculated using the correction factor of 1.04117 supplied when the monitor was last calibrated on 3/19/2015. The Pennsylvania DEP requires that all continuous radon monitors be calibrated yearly.

Signature:

PENNSYLVANIA NOTICE TO CLIENTS: The Radon Certification Act requires that anyone who provides radon-related service or product to the general public must be certified by the Pennsylvania Department of Environmental Protection. You are entitled to evidence of certification from any person who provides such services or products. You are also entitled to a price list for services or products offered. All radon measurement data will be sent to the Department as required in the Act and will be kept confidential. If you have any questions, comments, or complaints concerning persons who provide radon-related services, please contact the Department at the Bureau of Radiation Protection, Dept. Of Environmental Protection, P. O. Box 8469, Harrisburg, PA 17105-8469, (717-783-3594).



American Mold Remediation Proposal

Date: 05-05-15

Customer: Contact Karen Frank Home #: _____

Street: 73 Mt Lebanon Blvd Cell #: _____

City/State/Zip: Mt Lebanon, Pa Work #: _____

karen@karenfrank.com

Contractor hereby submits the following specifications and Description of Work/protocol
Remediation of mold caused in basement by high humidity rates and possible water intrusion over years. Treatment using hydrogen Peroxide based chemicals, negative pressure and using the IICRC S520-protocol.

Mold Remediation Preparation/Mobilization

This includes the pre-stage preparation work to be done including but not limited to containment, dehumidification, preparation and machinery overhead and maintenance to be used in the mold remediation preparation. Containment Zones will be set up in different areas upon contractors' best judgment. Air scrubbing machines will be set up in house to filter airborne mold spores and limit potential of cross-contamination. Mold Remediation preparation includes but is not limited to the maintenance of all equipment necessary in preparation and performing the mold remediation project as discussed. Certain line items are left up to our best judgment.

1. Set Containment Zones (if necessary with use of air scrubbers as mold is different location of house)
2. Set up hepa negative air machines to filter airborne particles, dust, debris using hepa air scrubbers, pre-stage filters and a hepa filter (2-3) machines in various areas of house to be run for entirety of job approximately 1-2days w/ operating hepa filters
3. Maintenance of Hepa Filters
4. Hepa Vacuum Filters/Bags
5. 6 Mil Plastic, Garbage Bags, Air Filters
6. Set up Sprayers, Maintain, Clean Sprayers and Spray Tips
7. Duct Tape, Masking Tape, Painters Plastic For Containment and Preparation
8. Drop Clothes/construction paper to limit dirt/clean-up
9. Zip wall Polls if necessary
10. Gas/Fuel for mobilization
11. Monitor Moisture readings

12. Monitor Humidity levels

Mold Remediation Preparation and Mobilization Total: \$0

Mold Remediation in the Basement/Garage

15. Set Containment zones in areas with negative pressure zones to prevent cross-contamination
16. Spray Mold spore knock down to drop down airborne levels and disinfect
17. Removal of damaged building materials including damaged insulation, paneling, ceiling tile and other suspect mold growth.
18. Spray down entire treatment areas in basement and garage multiple times with hydrogen peroxide 20% Serum *MSDS sheets found at www.serumsystem.com (Serum 1000). Treatment on entire basement building materials including exterior/interior walls and rafters
19. Hauling of all damaged building material
20. Scrub areas of foaming with scrub brush and abrasive tools to agitate growth
21. Hepa vacuum afterwards
22. Re-spray areas of foaming and scrub if more foaming occurs and reapply Serum 1000 to foamed areas
23. ULV Hydrogen peroxide in containment zones to drop/disinfect active mold levels.
24. Repeat steps until foaming does not exist
25. Continue to run hepa negative air scrubbers
26. Allow for proper drying time and monitor moisture readings in room
27. Post-Stage Hepa vacuum in all treated areas where foaming exists.
28. Personal Protection Equipment: Goggles, gloves, ear-plugs, tyvex suits, respirator cartridges, etc.
29. Air scrub/hydroxyl generators run to clean/air
30. Bioshield75 entire basement level
31. Hauling of all building material including insulation/disposal
32. Paint exterior walls with white mold resistant coating

Total: \$2900

* No Entrance into containment areas where treating during/directly after spraying of chemicals while we are working without Respirators, goggles or work boots.

***Third-Party Clearance Testing:** Indoor Air Quality Testing should be performed by an IAQA-Specialist. Recommended laboratory analysis to be performed by EMSL analytical or EM Lab P&K. **American Mold Remediation will not test for mold due to a conflict of interest.** We recommend pre-stage testing and post-stage testing of all levels and outdoor before and after.

Third party clearance testing: Performed by third party inspection company

As stated above the specification we propose to furnish material and labor for the sum of: Twenty nine hundred dollars (\$2900.00)

Payment schedule as follows: down deposit: ½ down ½ due at completion

- Any alteration or deviation from the above specifications involving extra costs will be executed only upon a written order and will become an extra charge over and above the proposed estimate. All agreements are subject to any strikes, accidents, or delays beyond the contractor's control.

Recommendations: these are recommendations only based on limited information. Further recommendations may be made after starting job.

- Humidity must be controlled below 50% for ultimate mold prevention purposes.

Submitted by: Brandon C. Schwab

This proposal may be withdrawn if not accepted within 30 days.

American Mold Remediation: License Number PA-038071

Certified Mold Remediation Contractor: Micro-62919

Brandon Schwab

8406 Perry Highway

Pittsburgh, Pa 15237

412-735-1625

Approximate Start Date: Approximate Completion Date:

Completion Time 1.5-2.5 Days with machinery:

List of Sub-Contractors Known At Signing: none

Contractors Liability and Pollution Insurance: A copy of our liability and pollution insurance is kept on file and can viewed upon request of homeowner.

Right of Rescission:

The Homeowner holds a right to back out of the contract within 3 business days of the signing to receive a full refund of the down payment minus special ordered materials. American Mold Remediation is open 7 days a week. If emergency service is requested or required where work is to begin within 3 business days of acceptance, the homeowner is responsible for the work that has been completed.

Payment is due upon completion of the work as proposed in the price stated above.

Acceptance of Proposal

As stated in the above specification. The costs, materials, and specifications are satisfactory and are hereby accepted. I authorized the contractor to perform the work as specified and payments will be made as summarize above.

Customer Signature: _____ Date: _____



Main Office • 1200 Herminie-West Newton Road • West Newton, PA 15089
1-800-270-8090 www.advancedbasement.com Fax 724-872-1004

North Hills 412-486-5880
South Hills 412-341-2660
Monroeville 412-373-3395

White Oak 412-672-0888
Mon Valley 724-872-2202
Greensburg 724-838-7890
Washington 724-222-9020

Indiana 724-459-5544
Beaver County 724-847-1855
Irwin 724-863-4333

Submitted To:

Name Dan & Linda Vereb Karen Frank-Agent

Address

Phone 412-885-1304D 412-680-7680L 412-874-3946K

Work To Be Performed At:

Address 73 Mt Lebanon Blvd

Pittsburgh PA 15228

Date of Plans 10/7/15 - 10/9/15

	5	WALL ANCHORS (WA)
		EXTENSIONS
	1	SOCKET AND WRENCH
		LARGE PLATES
		PUSH PILES
		ADDITIONAL PILES
	6	FORCE BEAMS (FB)
		REINFORCER-STRAPS
		TOP PLATES
		BOTTOM PLATES

FOUNDATION ☒ BLOCK ☐ POURED ☐ CLAY ☐ FINISHED ☒ UNFINISHED

Angie's List. 2013 SUPER SERVICE AWARD

NOTES: Install 5 Wall Anchors on Front wall of house. Must Break into existing French drain concrete to install beams. Any remaining paneling in area of beams or wall anchors will be removed prior to installation. Customer must remove concrete pad in the first year and maintain proper drainage in rear of house to maintain any warranty. Force beams only carry warranty to be free from defects and proper installation. Install cribbing for the 4FB. May need to remove duct work for installation. Can not guarantee quality of reinstallation of duct work.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

Note - This proposal may be withdrawn by us if not accepted within 180 days.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Payments to be made as follows:

Upon Completion

Respectfully submitted Christopher Kaufman

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

You, the Buyer, may cancel this transaction at any time prior to midnight of the third business day after the day of this transaction.

Date 9/14/2015

Signature

Signature

DocuSigned by:

Linda Vereb

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The official registration number of Advanced Basement Solutions can be obtained from the Pennsylvania Office of Attorney General's Bureau of Consumer Protection by calling toll-free within Pennsylvania 1-888-520-6680. Registration does not imply endorsement.

Warranty

This Foundation Warranty (the "Warranty") is made in lieu of all other warranties, express or implied, and of all other obligations on the part of Advanced Basement Solutions Inc. (the "Contractor") to the client (the "Client"). There are no other verbal or written warranties. There are no warranties which extend beyond the description on the face hereof, including no warranties of express or implied merchantability and no warranties of express or implied fitness of foundation repair.

For the applicable time periods indicated below, this Warranty is transferable to future owners of the structure on which the work specified in this proposal is completed. This Warranty is in effect if the job is completed and paid in full and, alternatively, is null and void if full payment is not received. Contractor does not warrant products not mentioned below, but some of such products may be covered by manufacturer's warranty. All material used is warranted to be as specified on the proposal. All the work will be completed in a workmanlike manner according to the standard practices of the industry. Contractor's workers are fully covered by Worker's Compensation insurance.

Items for Which Client Is Responsible

Contractor's expertise is foundation repair. Contractor is not responsible for any finish carpentry, painting, paneling, etc. that may be necessary after Contractor's foundation repair work is finished. When trenching and excavation is required, Contractor will backfill and tamp dirt to best of its ability. However, Client may need to add more topsoil at a later date if the area excavated settles. Client is also responsible for any landscaping, reseeding and resodding. Contractor calls "PA One Call" to have all public underground utilities located. If Client lives at a rural address, public lines will only be located to the pole or Client's property line. Client is responsible for marking any private lines such as satellite dish cables, propane lines, sprinkler systems lines, etc. Client assumes all responsibility for damages due to breakage of any hidden or unmarked fuel/utility/service/private lines, though Contractor will do its best to avoid such damage.

Wall Anchors/Force Beams

Contractor hereby warrants that the wall anchors will stop appreciable inward horizontal movement of the wall(s) repaired for the lifetime of the structure, or else Contractor will correct the problem at Contractor's expense. Walls that are not anchored entirely from corner to corner, by Contractor, are not warranted. Client agrees to maintain positive drainage away from the wall(s) repaired. Water seepage into the basement is NOT covered by this Warranty and may require a waterproofing system at an additional cost to Client. If Client desires further movement in the wall(s) repaired, Client may tighten the installed anchors every 3-4 weeks during the dryer months of the year, which are July, August, and September. DO NOT tighten the anchors in the winter, or when the ground is wet or when the repaired wall is straight. When tightening anchors, setting the torque wrench should be as follows: Clay Tile Wall 60lbs.; Block Wall 80 lbs.; and Poured Wall 90 lbs. Contractor recommends that Client maintain the wall anchors. The cost of maintenance is not included in this proposal or in the Warranty, but maintenance is available from Contractor at an additional charge. Annual maintenance can prevent most problems with wall anchors.

Foundation Piers

Contractor warrants that the foundation piers will stabilize the affected area(s) against further appreciable vertical settlement for the lifetime of the structure, or else Contractor will correct the problem at Contractor's expense. Contractor does not warrant to close cracks, to render doors and windows operational or to move walls back to their original position, but will do its best to achieve positive results in this regard. Some of the reasons Contractor cannot warrant to lift the area(s) in question are as follows: 1) Skin Friction: The soil's tendency to cling to your foundation in its new settled position; 2) Obstructions: Items such as mortar, concrete or soil falling between the cracks or behind the veneer which will physically prevent the wall or chimney from moving back to its original position; and 3) Brick or Stone Veneer: The veneer of the home or other building is not part of the "structure" Contractor is attempting to affect, rather, it is merely a cosmetic covering similar to siding. Thus, a lifting operation on Client's foundation may or may not affect the veneer of the structure. Client should also know that the possibility of further damages exist during a lifting operation. CONTRACTOR IS NOT RESPONSIBLE FOR DAMAGES CAUSED BY THE LIFTING. All Contractor's efforts will be concentrated on obtaining the optimum results with a minimum of damage.

Trenching and Excavation

If trenching or excavation is done during the structural repair, Contractor is not responsible for any future water seepage problems in that area.

Installation of the system does not include painting finished carpentry, electrical work, or replacement of floor tile, carpeting or landscaping. Client assumes all responsibility for damages due to breakage of any hidden or unmarked fuel/utility/service/private lines, though contractor will do its best to avoid such damage. All proposals based primarily on client's description of problem. Client is responsible for removing and replacing objects in work area. An additional charge of 8% of the total contract price will be added if job site is not prepared for installation. Unforeseen objects may result in additional charges. Any alteration or deviation from specifications involving extra cost will be executed only if authorized by the client. PAYMENTS ARE TO BE MADE IN FULL UPON COMPLETION OF JOB.

The prices proposed, specifications, conditions and warranty are satisfactory and are hereby accepted. You are authorized to do the work as specified. We jointly and severally agree upon completion of the job, and will further pay your service charge of 1-1/2% per month (18% per annum) if our account is 30 or more days past due and your attorney's fees and costs to collect or enforce this contract.

X

DocuSigned by:

Linda Vereb

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