

# Douglas Property Services

4480 Windrow Dr

Grove City, OH 43123

614-327-8926 [Douglaspropertyservices@outlook.com](mailto:Douglaspropertyservices@outlook.com)

## 131 N. Hedges St

Douglas Property Services (DPS) has inspected the commercial property located at 131 N. Hedges St. in Dayton, Oh and found the interior is in poor condition. There are multiple roof leaks causing extreme wet conditions which is causing heavy mold on every porous and semi-porous surface. Surfaces includes all drywall, all acoustic ceiling tiles, all wood trim, all wood cabinets, all counter tops, all floors, all metal doors, and all debris/personals in the building. Property is deemed unsafe and not healthy to enter without the necessary personal protective equipment (PPE).

DPS recommends removing and disposing of all infected materials per state and local codes. Included materials are drywall, all acoustic ceiling tiles and frame, all wood trim, cabinets, counter tops, all finished floors and all debris/personals in the building. After removal of materials and debris/ personals, treatment includes spraying all walls with anti-microbial solution and cleaning all concrete floors to remove any and all fallen microbial toxins. The use of HEPA 500 air scrubbers will be used to clean any toxins from the air. DPS will leave all mechanicals to the professionals in their respected field, includes plumbing, electrical, HVAC and sprinklers. DPS highly recommends roof repair or replacement as this mold remediation will only be a temporary cure.

DPS is a certified mold remediation company servicing central OH and surrounding areas. We believe in completing work in a timely and correct manner. DPS will work closely with the clients and other licensed contractors for on time project delivery date. We hold safety to an utmost priority and all crew members are trained in all equipment and tools used on site and are required to wear their personal protective equipment. Contracting with DPS will ensure a job done right and in accordance with all state and local codes and standards.

# Douglas Property Services LLC

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Mold Certificate # CMR0000034389

1. Remove all infected ceiling tiles and grids 22,273 SF	\$21,159.35
2. Remove all infected drywall 35,046 SF	\$29,789.10
3. Remove all finished floors 9,480 SF	\$13,746.00
4. Spray anti-microbial solution on all exterior walls 13,774 SF	\$5371.00
5. Clean floor with anti-microbial solution 22,273 SF	\$10245.58
6. 7 40 CY dumpster rental	\$6,650.00
7. Interior debris removal and haul away 30 CY	\$1,425.00
8. Tool rental, skid steer and air scrubbers	\$3000.00

Total: \$91,385.45









