July 14, 2026

Paul Buckley
Messinger Street Realty
77-79 Messinger Street
Canton, MA 02021

To Whom It May Concern,

We at AirCare were contracted to perform mold remediation, demolition and structural cleaning services at the address above.

We have thoroughly remediated all affected areas as per the industry standards. Specifically, we have: remediate visible mold growth and elevated microbial presence. All work was completed in accordance with the IICRC S520 Standard and Reference Guide for Professional Mold Remediation.

- Set and seal critical barriers
- Move and shift contents
- Set floor cover to front door
- Full demolition of basement materials
- Full demolition of affected cabinetry in 2 kitchens
- Remove all affected materials in basement, kitchens, bathroom and dining room
- HEPA vacuum affected area including framework and flooring
- Apply antimicrobial to all surfaces within containment
- Treat all surfaces with MMR stain remover
- ULV fogging entire property upon completion
- Setup drying equipment for 3 days

If you have any questions regarding the work we performed, please feel free to contact me. My information is below.

Sincerely,
Ray Murphy
Project Manager
AirCare Industries

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INDOOR AIR QUALITY & DISASTER RESTORATION SPECIALISTS

MITIGATION FINDINGS REPORT

Date of Inspection: 6/19/2026
Property Address: 77/79 Messinger Street, Canton, MA
Property Owner: Messenger Reality Trust

Contact Number:

COMPREHENSIVE MOLD REMEDIATION, DEMOLITION, AND STRUCTURAL CLEANING PROPOSAL

PROPERTY CONDITION OVERVIEW

AirCare Environmental Services conducted a visual inspection of the vacant property and identified multiple areas exhibiting conditions consistent with historical and/or active water intrusion, elevated moisture exposure, material deterioration, visible staining, and suspected microbial (mold) growth. The observed conditions indicate that moisture has impacted both finished and structural building materials throughout portions of the basement, kitchen, bathroom, living room ceiling assembly, and other miscellaneous areas of the structure.

Due to the property's vacant condition and the extent of visible damage observed during inspection, it is anticipated that additional concealed damage may be discovered once demolition activities begin. Moisture intrusion commonly migrates behind wall assemblies, beneath flooring systems, within ceiling cavities, and into concealed structural components. As such, this proposal addresses visible conditions only and may require revision should additional affected materials be uncovered.

The purpose of the proposed remediation is to remove impacted building materials, reduce microbial contamination, address moisture-damaged structural components, clean accessible surfaces, and prepare the property for future repairs and reconstruction.

GENERAL REMEDIATION PROCEDURES

Prior to commencement of demolition and remediation activities, AirCare Environmental Services will establish appropriate engineering controls and work area protections to minimize the spread of dust, debris, and microbial contaminants.

Work procedures may include:

- **Construction of containment barriers utilizing polyethylene sheeting and containment systems.**
- **Establishment of negative air pressure environments utilizing HEPA-filtered air scrubbers.**
- **Protection of unaffected areas and pathways utilized for debris removal.**
- **Use of HEPA filtration devices throughout remediation activities.**
- **Daily debris removal and worksite housekeeping procedures.**
- **Proper handling, bagging, transportation, and disposal of contaminated materials.**
- **Continuous visual monitoring of work areas to identify additional affected materials requiring removal.**

BASEMENT DEMOLITION AND REMEDIATION

Observed Conditions:

The basement exhibits widespread evidence of moisture intrusion, including water staining, material deterioration, suspected microbial growth, and contamination affecting both structural and finish materials. Multiple areas appear to have experienced prolonged exposure to elevated moisture conditions.

Recommended Demolition:

- **Remove all visibly affected drywall throughout the basement regardless of height where visible mold growth, staining, deterioration, softening, swelling, delamination, or elevated moisture conditions are present.**
- **Remove affected insulation discovered within wall cavities.**
- **Remove contaminated trim, baseboards, wood paneling, shelving systems, built-in storage components, and miscellaneous finish materials.**
- **Remove damaged ceiling materials where water intrusion or microbial growth is present.**

• Remove deteriorated framing members if structural compromise is observed.
• Remove and dispose of contents showing visible mold growth, contamination, water damage, staining, deterioration, or long-term exposure to elevated humidity.
• Remove abandoned debris and porous materials unsuitable for cleaning and restoration.

Structural Cleaning Procedures:

Following demolition, all exposed structural surfaces shall undergo detailed remediation procedures including:

• Initial HEPA vacuuming of all accessible framing, floor joists, rim joists, sill plates, support columns, foundation walls, utility penetrations, and structural components.
• Detail cleaning utilizing brushes, abrasive pads, and hand cleaning techniques as required.
• Removal of settled microbial contamination and accumulated debris from structural surfaces.
• Deep cleaning of foundation walls from floor level to accessible ceiling height.
• Treatment of masonry surfaces exhibiting visible staining and contamination.

Antimicrobial and Stain Removal Procedures:

• Application of professional-grade antimicrobial solutions to all exposed structural surfaces.
• Application of mold stain remover to visibly stained framing, sheathing, masonry, and structural materials where appropriate.
• Multiple applications may be required depending upon severity of staining.
• Staining caused by prolonged microbial growth may penetrate deeply into porous materials; therefore complete stain removal cannot be guaranteed.
• Final HEPA vacuuming shall be performed after cleaning and treatment processes are completed.

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KITCHEN DEMOLITION AND REMEDIATION

Observed Conditions:

Visible signs of suspected microbial growth were observed beneath the sink cabinet and within areas concealed by cabinetry. Moisture intrusion appears to have affected surrounding wall assemblies and flooring systems.

Recommended Demolition:

- **Remove sink base cabinet and adjacent cabinets as required to access affected materials.**
- **Remove countertops and associated fixtures as necessary.**
- **Remove affected drywall, plaster, wood lath, insulation, wall coverings, and finish materials concealed behind cabinetry.**
- **Open wall cavities as necessary to determine the extent of contamination.**
- **Remove additional materials exhibiting visible microbial growth, moisture damage, or elevated moisture readings.**
- **Remove damaged backing materials and support structures as required.**

Structural Remediation:

- **HEPA vacuum exposed wall cavities and structural framing.**
- **Perform detailed cleaning of framing, sheathing, and concealed building components.**
- **Apply antimicrobial treatment to all exposed structural materials.**
- **Utilize mold stain remover on visibly stained framing and sheathing where necessary.**
- **Conduct secondary HEPA vacuuming following completion of treatment procedures.**

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KITCHEN AND BATHROOM FLOORING SYSTEMS

Observed Conditions:

Moisture intrusion and microbial contamination may have migrated beneath finished flooring materials into underlayment and structural subfloor systems.

Recommended Scope:

- **Remove all affected flooring materials within identified areas.**
- **Remove vinyl flooring, laminate flooring, hardwood flooring, tile underlayment, and associated flooring systems as necessary.**
- **Remove compromised underlayment materials.**
- **Inspect exposed subflooring for microbial growth, moisture deterioration, delamination, and structural instability.**
- **Remove affected subflooring where contamination or deterioration is identified.**
- **HEPA vacuum floor cavities and framing assemblies.**
- **Apply antimicrobial treatment to exposed floor framing and structural surfaces.**

BATHROOM REMEDIATION

Observed Conditions:

The bathroom exhibits conditions consistent with long-term moisture exposure and potential microbial growth affecting flooring assemblies and adjacent building materials.

Recommended Scope:

- **Remove affected flooring materials and associated underlayments.**
- **Remove compromised subflooring where required.**
- **Remove affected drywall, insulation, trim, and wall finishes.**
- **Inspect framing cavities for concealed contamination.**
- **HEPA vacuum exposed structural components.**
- **Apply antimicrobial treatment to all exposed surfaces.**
- **Utilize mold stain remover where visible staining is present.**

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LIVING ROOM CEILING DEMOLITION AND REMEDIATION

Observed Conditions:

The living room ceiling exhibits visible staining and signs of moisture intrusion potentially originating from above. Conditions suggest possible concealed damage within ceiling cavities.

Recommended Scope:

- **Remove all visibly affected ceiling tiles.**
- **Remove water-damaged ceiling finishes and underlayment materials.**
- **Open affected ceiling cavities to determine extent of moisture migration.**
- **Remove additional affected materials identified during demolition.**
- **HEPA vacuum exposed framing, ceiling joists, and structural surfaces.**
- **Apply antimicrobial treatment to accessible components.**
- **Perform additional cleaning procedures where microbial growth is identified.**

ATTIC CLEANING AND PROPERTY-WIDE TREATMENT

Following completion of demolition and remediation activities, AirCare Environmental Services recommends supplemental cleaning and treatment throughout the structure.

HEPA Cleaning:

- **HEPA vacuum accessible horizontal and vertical surfaces throughout the property.**
- **Clean exposed framing, sheathing, and structural surfaces where dust accumulation and contamination are present.**
- **Remove settled particulate matter resulting from demolition and remediation activities.**

ULV FOGGING:

- Perform ULV antimicrobial fogging throughout the attic space.
- Perform ULV antimicrobial fogging throughout all accessible areas of the property.
- Fogging will provide supplemental treatment to difficult-to-access surfaces, cracks, crevices, and airspace.
- ULV fogging is intended as a supplemental treatment and does not replace physical removal and cleaning of contaminated materials.

FINAL CLEANING AND PROJECT CLOSEOUT

Upon completion of remediation activities:

- Remove all remediation debris from the property.
- Perform final HEPA vacuuming of work areas.
- Conduct final visual inspection of remediated surfaces.
- Remove containment systems and engineering controls.
- Prepare property for reconstruction activities by others.

LIMITATIONS AND DISCLOSURES

- This proposal is based solely upon visible conditions observed at the time of inspection.
- Hidden damage may exist within walls, floors, ceilings, crawlspaces, attic assemblies, and other concealed building cavities.
- Additional demolition and remediation may be required once concealed conditions are exposed.
- Structural repairs, reconstruction, plumbing repairs, electrical repairs, roofing repairs, and finish installation are specifically excluded unless otherwise noted.
- Clearance testing, environmental testing, laboratory analysis, and post-remediation verification services are not included.
- Mold stain remover may significantly reduce staining; however, complete cosmetic restoration of affected materials cannot be guaranteed.
- Moisture sources contributing to microbial growth should be identified and corrected to prevent recurrence.

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RECOMMENDATION

Based upon the extent of visible moisture damage, suspected microbial contamination, and material deterioration observed throughout the property, AirCare Environmental Services recommends comprehensive demolition, remediation, structural cleaning, antimicrobial treatment, and supplemental ULV fogging as outlined above. Due to the likelihood of concealed contamination within building assemblies, additional affected materials may be identified during the course of remediation and may require further removal and treatment to achieve acceptable remediation objectives.

Total Cost for the Scope of Work Described Above: $8,650.00

This proposal includes labor, equipment, containment materials, HEPA vacuuming, demolition of identified affected materials, antimicrobial treatments, mold stain removal procedures, ULV fogging, debris handling, and disposal associated with the scope outlined herein.

Any additional concealed damage discovered during demolition that requires work beyond the scope described in this proposal may result in additional charges and will be communicated to the property owner prior to proceeding.

Thank you.

RM

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AirCare Environmental Services

Ray Murphy