



## Sean P. Fitzgerald

*Expert in Mold and Moisture Remediation and Project Management*

P.O. Box 1120  
Zellwood, FL 32798  
Office: 407.703.1324  
Fax: 407.814.0452  
Cell: 352.455.4029  
Email: s.fitzgerald@libertybuilding.com



---

### PROFILE

As a building diagnostics professional, Mr. Fitzgerald provides quality assurance and on-site project management during reconstruction in hotels/resorts, condominiums, commercial facilities, residential estates, and healthcare facilities across the U.S. He understands the highly complicated remediation processes needed to return buildings with catastrophic failures to a state of occupancy, and implements protocols to prevent the problem from reoccurring in the future. His well-established experience in indoor air quality assessment, source identification, moisture intrusion investigation, mold assessment, development of mold remediation protocols, HVAC system performance analysis, building envelope/rainwater assessment, and project/construction management has gifted his clients with excellence in the repair and remediation of their buildings. Mr. Fitzgerald has led teams in some of the world's largest and most complicated remediation projects, often overseeing numerous subcontractors working on multiple systems with various experts reviewing the final product. His clients enjoy the satisfaction of knowing that their project is being well managed, and benefit immensely from both his ability to keep projects on budget and his sensitivity to internal/external schedules and fiscal limitations.

### SELECTED EXPERIENCE

- Managed the investigation, remediation, and reconstruction of a townhome complex with moisture-related building problems, including both HVAC and building envelope issues
- Developed the mold remediation protocol and management of a popular Myrtle Beach resort with multiple buildings and more than 150 rooms
- Conducted on-site investigations related to HVAC system failures and building envelope deficiencies (e.g., rainwater intrusion) in numerous hotels/resorts, condominiums, commercial facilities, residential estates, and healthcare facilities
- Led the on-site investigation and data collection at both a 241-building apartment complex in Orlando and a 361-story, multi-use building in Miami
- Developed a written protocol for building moisture control and building mold remediation across the country

### EDUCATION & LICENSING

Council-Certified Microbial Remediator (Indoor Air Quality Association, Inc.)  
Passed test for Florida State Building Contractor's license (currently pending)

### AREAS OF TECHNICAL SPECIALIZATION

- Building moisture intrusion and mold problems
- HVAC and building envelope system performance
- IAQ problems in commercial, institutional, and residential buildings
- Remedial designs to correct building performance problems
- Litigation support
- Forensic building evaluations