



# Northford Environmental LLC

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50 Highland Ave  
Middletown, CT 06457

**Report Date:** April 15, 2019

## ***Limited Mold Inspection Report***

**Inspection Date:** April 11, 2019

### **Client:**

Mr. and Mrs. Smith  
123 Main St.  
Middletown, CT 06457

### **Inspection Property:**

123 Main St.  
Middletown, CT 06457

## **I. Introduction**

This report represents the laboratory analysis of air samples collected as well as a thorough visual inspection conducted by **Northford Environmental LLC** during the **Limited Mold Inspection Survey** at the **Inspection Property** listed above.

## **II. Limitations of Mold Inspections**

The findings within this report are strictly limited to the time, date and scope of this investigation. Regulatory standards for microbial contamination do not currently exist and therefore the results and conclusions of this investigation are based on analytical microbial testing and field observations. Recommendations including, but not limited to, procedures, conclusions and specifications, offered to the client or persons who may utilize this report, are only opinions made to assist the client with their decision-making process. No warranties, implied or otherwise are made with respect to any instruction given. Mold and Fungi are naturally occurring in both indoor and outdoor environments, and there are no published regulations regarding the exposure, removal, or assessment of fungi. With that in mind, **Northford Environmental LLC** does not guarantee that all individuals will be free from mold and fungi exposure.

### III. Scope of Inspection

This inspection was performed at 123 Main St. in Middletown, CT at the request of ABC Restoration. This home has a forced hot water heating system and the inspection was requested due to the home sustaining water damages due to multiple frozen pipe breaks on the second and first floor levels and concerns of visible microbial growth and level of air quality in the home.

### IV. Air Sampling Protocol

Air sampling typically indicates the total number (living and dead) fungal spores that are present in the air in a stated room or area. Air sampling is also used to uncover information concerning airborne spore diffusion, total airborne spore counts and if there is any cross contamination of fungal spores between two separate areas. The collection of air samples is done by connecting a spore trap cassette, in this case: Air-O-Cells to a high-volume pump which draws in approximately 75-150 total liters of air. We then submit the cassettes to EMSL Analytical, Inc in Wallingford, CT. EMSL then quantifies the samples and provides a full analytical report including total and individual fungal enumeration of spores, quantitation, and genus identification where possible. Also included in the report are total number of pollen grains and visual quantitation of particulate matter.

### V. Visual Inspection Observations

#### ➤ **Kitchen / Dining Room Area**

- Musty odor present.
- Overall hygiene of the area(s) is poor.
- These areas have wood plank and plywood flooring which are uneven and sloping. The ceiling consists of exposed joist and exposed sub floor of the second level.
- An abundant amount of hard and soft contents are present. (some of which are water damaged)
- Visible microbial growth was found in the pantry area and a swab sample was taken for analysis. Additional suspect growth was found on the framing of the sliding door.
- The North and West facing exterior walls of the dining room area were showing elevated moisture content in areas at the time of the inspection.
- This area had a temperature of 64° F with a Relative Humidity of 37% at the time of inspection.

➤ **Living Room**

- Musty odor present.
- Overall hygiene in the area is poor.
- Wood plank flooring is uneven and sloping. There is a large area rug in the room with abundant staining.
- This area has a hung drywall ceiling. No visible staining or damages were found at the time of the inspection.
- An abundant amount of hard and soft contents are present.
- No visible microbial growth was found at the time of the inspection.
- Areas of the wood plank floor were showing elevated moisture content at the time of the inspection.
- The area had a temperature of 64°F and a relative humidity of 38% at the time of inspection.

➤ **Laundry / Half Bath / Entry Area**

- Musty odor present.
- Overall hygiene on the area(s) is poor.
- Wood plank flooring is uneven and sloping.
- An abundant amount of hard and soft contents are present.
- This area has drywall ceilings. No visible staining or damage was found at the time of inspection but a trace amount spotty suspect growth was present on the entry area ceiling.
- All construction materials tested within their dry standard with a moisture meter at the time of inspection.
- The area had a temperature of 63°F and a relative humidity of 43% at the time of inspection.

➤ **Second Floor Bathroom**

- Musty odor present / Animal odor present.
- Overall hygiene in the area is poor.
- This ceiling in this area consists of exposed joists and exposed tongue and groove attic subfloor. The flooring in this area is linoleum tile.
- An abundant amount of hard and soft contents are present.
- No visible microbial growth was found at the time of inspection.

- The East facing exterior wall was showing elevated moisture content in areas at the time of the inspection.
- The area had a temperature of 63°F and a relative humidity of 40% at the time of inspection.

➤ **Spare Bedroom**

- Musty odor present.
- Overall hygiene in the area is poor.
- This area has a plaster ceiling and carpeted floor showing abundant staining.
- An abundant amount of hard and soft contents are present.
- No visible microbial growth was found at the time of inspection.
- The North and West facing exterior walls were showing elevated moisture content in areas.
- This area had a temperature of 63°F and a relative humidity of 39% at the time of the inspection.

➤ **Hallway**

- Musty odor present.
- Overall hygiene in the area is poor.
- This area has a plaster ceiling and carpeted floor. No visible damage or water staining was found on the ceiling and the carpet has abundant staining.
- An abundant amount of hard and soft contents are present.
- No visible microbial growth was found at the time of the inspection.
- All construction materials tested within their dry standard with a moisture meter at the time of inspection.
- This area had a temperature of 63°F and a relative humidity of 40% at the time of the inspection.

➤ **Bedroom**

- Musty odor present.
- Overall hygiene of the area is poor.
- This area has a plaster ceiling and no visible staining or damage was found at the time of the inspection.
- Wood plank flooring in the area is uneven and sloping.
- An abundant amount of hard and soft contents are present.
- No visible microbial growth was found at the time of inspection.

- The East facing exterior wall was showing elevated moisture content in areas.
- This area had a temperature of 63°F and a relative humidity of 39% at the time of the inspection.

➤ **Sitting Room**

- Musty odor present.
- Overall hygiene in the area is poor.
- Wood plank flooring is uneven and sloping.
- This area has a plaster ceiling. No visible staining or damages were found at the time of the inspection.
- An abundant amount of hard and soft contents are present.
- No visible microbial growth was found at the time of the inspection.
- The South facing exterior wall was showing elevated moisture content in areas.
- This area had a temperature of 63°F and a relative humidity of 39% at the time of the inspection.

➤ **Master Bedroom**

- Musty odor present.
- Overall hygiene of the area is poor.
- This area has a plaster ceiling. No visible staining or damages were found at the time of the inspection.
- Flooring in this area is carpet with abundant staining.
- An abundant amount of hard and soft contents are present.
- No visible microbial growth was found at the time of the inspection.
- All construction materials tested within their dry standard with a moisture meter at the time of the inspection.
- This area had a temperature of 64°F and a relative humidity of 39% at the time of the inspection.

➤ **Unfinished Basement**

- Musty odor present.
- This area has a dirt floor, rock wall foundation and the ceiling consists of exposed joists and wood plank subflooring of the main level of the home.
- Overall hygiene of the area is poor with an abundant amount of stored contents and miscellaneous debris.

- Visible discoloration and suspect growth was found on multiple areas of the ceiling at the time of the inspection.
- The ceiling in this area was showing elevated moisture content in multiple areas at the time of the inspection.
- This area had a temperature of 59°F and a relative humidity of 44% at the time of the inspection.

➤ **Outside**

- Outside conditions on the day of inspection were sunny, breezy and moderate.
- Temperature of 54°F with a relative humidity of 30% at the time of inspection.

## **VI. Air Sample Findings and Conclusions**

(See EMSL Analytical report for full analytical details)

The air samples indicate the mold counts in the areas of the home in which the air and swab samples were taken. The inside samples show elevated similarities as well as evidence of additional varieties of mold being present which indicates an internal microbial source that does not exist outdoors. All samples taken within the home show elevated levels of *Aspergillus/Penicillium* and the air sample taken in the living room area shows trace levels of *Stachybotrys* (more commonly referred to as “black mold”). Both physical swab samples taken in the pantry area and unfinished basement were returned with high levels of *Aspergillus/Penicillium* being present. All other varieties of spore types detected in the analyzed samples are considered low and should not be considered a concern for health related issues.

## **VII. Recommendations for The Basement Area**

- A full packet out of the home should be performed due to the amount of contents present in the home and the need for mold remediation services to be optimally performed.
- Any contents that are capable of being disposed of should be removed from the home and discarded.
- All soft contents and area rugs that are to be saved should be HEPA vacuumed and professionally laundered prior to being brought back into the home. (Please note that it is incapable to guarantee complete removal of all spore presence regarding soft contents as well as return growth and odor when cleaning/disinfecting of soft contents is performed.)

- All hard contents may be attempted to be salvaged via detailed HEPA vacuuming and cleaning/sanitizing with an antimicrobial agent but odor is not guaranteed to be removed. All hard contents should be removed from the home and thoroughly cleaned/disinfected prior to being brought back into the home.
- Air tight containment of the home should be established and negative air pressure should be maintained throughout the mold remediation process with the use of HEPA filtered negative air machines.
- All areas with visible microbial growth should be thoroughly HEPA vacuumed and wet wiped with an antimicrobial agent. Any construction material that is not capable of being completely rid of microbial growth should be removed and disposed of properly.
- HEPA vacuum all surface areas of the ceiling, walls & floor in the entire home.
- Wet wipe all surfaces in the entire area with an anti-microbial agent.
- Reinspection and air clearance testing of the home should be performed prior to re-occupancy.

## **VIII. Prepared By**

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