



Air Quality Management Services, Inc.

“Discovering Solutions for Healthier Living”

October 18th, 2011

Biddeford School Department
C/o Mr. Phil Radding – Director of Facilities
PO Box 586
Biddeford, Maine 04005



Re: Limited Mold sampling at the Adult Education (Adult Ed) building at 20 Maplewood Avenue in Biddeford, Maine.

AQM Project #: 11-433

Air Quality Management Services, Inc. (AQM) conducted a limited surface mold sampling on October 7th, 2011 to determine if mold is present on concrete walls in the 1st Level of the building at the above address. Sampling was requested in two (2) areas where mold-contaminated sheetrock was reportedly present against the concrete walls.

Note: AQM was retained to collect samples to determine fungal presence in areas as noted. AQM was not retained to draft a scope of work.

Actions to Date

Sheetrock with suspected mold growth was reportedly removed prior to AQM's evaluation. The areas sampled are presently undergoing construction (most or all finished systems have been removed).

Testing

Surface samples: Tape lift samples were collected from exposed concrete walls in the Laboratory Area and Office Area, COTC Side (both Adult Ed). General sample locations were specified by the Client. Samples were collected using special microscope slides fitted with clear tape tabs (see Laboratory Results).

Samples were submitted for analysis to Northeast Laboratory located in Winslow, Maine.

Findings

Surface Mold Sampling

Two (2) surface samples were collected and the results for the surface samples are as follows:

Sample #	Location	Comments	Mold	Type(s)
T1	Concrete Wall, Lab Area	Efflorescence present on concrete surface	ND	----
T2	Concrete Wall, Office Area (COTC Side)	Efflorescence present on concrete surface	ND	----

ND=Not Detected

Conclusions & Recommendations

Mold growth **was not** identified on the surfaces sampled – no current risks anticipated. Since mold-contaminated sheetrock was reportedly installed close to the concrete walls and subsequently removed, these concrete surfaces should be detail-cleaned (via HEPA-filtered vacuuming) prior to re-installation of finished wall systems. Ensure to clean visible dusts and construction debris in the affected areas as well, using a vacuum equipped with a HEPA filter.

Efflorescence was observed on concrete wall surfaces, indicating that moisture has been moving inward through the foundation walls. This moisture must be controlled to prevent future impact and mold growth on finished materials. Consult a qualified engineer or contractor for methods to reduce groundwater influence on the foundation and/or prevent inward migration of moisture.

AQM appreciates this opportunity to have aided in this project. In the event you have questions or require further assistance, please do not hesitate to contact us.

Sincerely,



Nick Ferrala, CIEC
Industrial Hygienist

ASSESSMENT LIMITATIONS

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The observations, conclusions and recommendations described in this assessment report were made under the conditions stated herein, taking into account any information / concerns provided or reported to AQM, and were arrived at in accordance with generally accepted standards related to indoor air quality investigations and good industrial hygiene practice. The conclusions presented in the report were based solely upon the services described herein, and not on scientific tasks or procedures beyond the scope of described services, time and / or any budgetary constraints. Assessments were made at the request of the Client based on information provided at the time of authorization to proceed with the evaluation. This report is prepared for the Client's use only and in accordance with scope of services requested, and should not be distributed to other parties for review and reliance.

The findings relating to this assessment were not intended to be exhaustive in nature, nor do they attempt to identify all possible sources of indoor contaminants, chemicals or even mold throughout the entire structure. Building materials may contain asbestos. In the event that asbestos building materials are suspected, further evaluation should be made prior to renovations in accordance with Federal, State, and Local regulations – as applicable. **Note:** Effective April 22nd, 2010 Environmental Protection Agency's (EPA) Renovation, Repair, and Painting (RRP) rule is in effect. This means that any renovation, repair and painting activities on **target housing** or **child-occupied facility** built before 1978 performed for compensation after April 22nd, 2010 falls under this rule. It is mandatory that any renovation impacting painted surfaces in a facility built before 1978 be tested for presence of lead-based paints. A Contractor (or Firm) trained and certified under this rule shall perform removal of lead-base painted surfaces, **ONLY** if lead-based paints are present and renovation / remediation of the structure falls under the definition of EPA's new rule. You can find EPA's RRP rule and definitions at their website: <http://www.epa.gov/lead/pubs/renovation.htm>. The chosen contractor to perform activities disturbing lead-based painted surfaces will comply with all State, Federal, Local Health and Safety Regulatory Requirements (which ever is more stringent).

Any measured results, analysis data, and / or physical conditions observed are only valid for the period in which this inspection / testing was conducted. Certain assumptions can be made based on information provided to AQM on or before the time of the assessment coupled with analytical data and observations made at the time of the inspection / testing.

Where such quantitative laboratory analyses have been conducted by an outside laboratory, AQM has relied upon the data provided, and has not conducted an independent evaluation of the reliability of the data. This data have been reviewed and interpretations made as presented in the report.

Historical events or ambient air conditions that may have existed prior to this assessment cannot be correlated in any way with the enclosed data. No warranty, real or implied, is made as to what was or is the exact cause or source that may have adversely affected the indoor air quality prior to the date of this assessment.

The report is based on AQM's professional opinion and on our experience in conjunction with information gathered during the assessment and laboratory data provided. Information and recommendations set forth in this report are intended to characterize current conditions based on the reported concerns and discoveries made at the time of the inspection and testing period. Information is being provided to aid in the development of corrective actions or remediation that may improve overall conditions identified and/or to improve the overall air quality.

PHOTO DOCUMENTATION

AQM



View of exposed concrete wall system in Laboratory Area (Adult Ed)



Laboratory Area (Adult Ed) – mold growth not observed on concrete wall; whitish areas are due to moisture infiltration (efflorescence)



Laboratory Area (Adult Ed) – mold growth not observed on concrete wall; whitish areas are due to moisture infiltration (efflorescence)



View of exposed concrete wall systems in Office Area, COTC Side (Adult Ed)



Office Area, COTC Side (Adult Ed) – mold growth not observed on concrete wall; whitish areas are due to moisture infiltration (efflorescence)



Office Area, COTC Side (Adult Ed) – mold growth not observed on concrete wall; whitish areas are due to moisture infiltration (efflorescence)

SUPPORTING DOCUMENTATION

AQM



1-800-244-8378 Phone
 1-207-873-7022 FAX
 227 China Rd.
 Winslow, ME 04901

Client: Air Quality Management
Address: PO Box 2491
 Lewiston ME 04241
Project: 11-433

Analysis Report
Direct Microscopic Exam

Date Sampled: 10/7/2011
Date Received: 10/11/2011
Date Reported: 10/12/2011

SOP: Tape 4.3.25 Swab 4.3.26 Bulk 4.3.27

Lab Number	Sample Type	Description	Background Debris (1)	Mold Growth (2)	Comments	Sample Condition
MK 14796	Tape Lift	T1 - Concrete Wall Lab Area	4	n.d.		Good
MK 14797	Tape Lift	T2 - Concrete Wall Office Area Cote Side	5	n.d.		Good

Qualitative Scale: N.D. = Not Detected; 1 = Lowest (Trace); 5 = Highest (Heavy or Highly Abundant Presence)
 *= Spores only, no growth structures present.

Specific comments will be made above (in addition to numerical ratings) where deemed necessary or useful.

(1) Background particles include organic and inorganic debris from a variety of sources, and generally occur as a result of settling from an airborne state.

(2) Mold observed with associated vegetative structures (unless otherwise indicated). In addition to a relative numerical abundance rating, molds present are identified to the highest level possible. Mold growing at level 4 or above could obscure the visibility of other, smaller mold growing under and/or within the heavily growing mold.

Created By: Tom Cheetham, PhD, Environmental Microbiology Dept.

Reviewed By: Brett Goodrich, Manager, Environmental Microbiology Dept.

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