

Stephen Giesbrecht

From: Joe Bertagnoli
Sent: Monday, October 28, 2019 9:13 AM
To: Stephen Giesbrecht
Subject: FW: Inspection findings
Attachments: 81972-1 IAQHST Inspect (2019-10-25).pdf; 81972-2 IAQHST Inspect (2019-10-25).pdf; 81972-3 IAQHST Inspect (2019-10-25).pdf; LabReport-10179424_901 S. Nordic Dr. Petersburg AK Petersburg Borousl.pdf; Project-2282017_901 S. Nordic Dr. Petersburg AK Petersburg Borousl.pdf; 901 S Nordic Dr Petersburg AK Petersburg BorouslRespirCareDataReviewEndorsement.pdf; Pre Remediation letter for Clients and Contractors, 2016.pdf

From: Advance Look Building Inspections & Environmental Testing <contact@advancelookak.com>
Sent: Monday, October 28, 2019 6:34 AM
To: Joe Bertagnoli <jbertagnoli@petersburgak.gov>
Subject: Inspection findings

Good morning Joe;

I apologize for such a delay, if I wasn't lagging behind then the labs were sending me stuff with misspelled names or incorrect locations, couldn't catch a break. But, everything was in the end of the week and of course I was off running around the state so wasn't able to get it all out until now.

All of your results are attached, you will see the first three reports are from Prism Analytical, these are MVOC/VOC sample results and what they tell us is whether there is any "active" mold growth taking place near the location sampled. The good news is that the results indicate that all of the microbial issues (molds) I found were in fact dormant so the building is not suffering from a present water damage issue that is producing active mold growth and the related toxic health concerns that come with that. The second three attachments are from EMLab P&K and they are the surface samples and airborne spore count reports. The surfaces sampled are definitely mold, mostly *Penicillium/Aspergillus* with some *Ulocladium* in the office area and all *Cladosporium* in the warehouse on the wall insulation. As for the air quality per spore counts the entire office area is not doing well, the Pen/Asp airborne counts are very high, making it a poor environment for some individuals to be in (roughly about 25% of the healthy population would have issues with short term exposure in this environment). Given this information we now have, I do not recommend anyone be present in there unless they are properly prepared for the environment, such as a demo crew with proper PPE. As for the Warehouse, the air quality is doing great, which indicates those molds are happy right where they are, on the insulations.

So, moving forward I guess I need to know what your intentions are for the building? I think someone mentioned the office area was going to be gutted, that would be my recommendation as a "best case" fix for everything. I am pretty confident the majority of the mold issues in the office are ceiling tile related, but given that we had intruding water in the back rooms while I was there and the flooring in the one office had "efflorescence" indicating there has been water intrusion in and possibly coming up from under that area, at a minimum the walls will need to be "flood cut" up about 2' to assure no past issues with water intrusion to drywall exist. Usually given the costs of getting clearance sampling completed you would just gut the room and clean everything that is left to assure a pass since a failure due to some piece of drywall somewhere with lingering old mold present will cause a failure and double the clearance costs. For the warehouse, that insulation will have to go, I have been involved in a couple projects with that exact same scenario and type of product and I am yet to see anyone that has been able to clean it and pass a post test or not have the molds

return. It may look like a fairly "non-porous" surface but it's not and getting the roots out to prevent ongoing growth is likely impossible. The last place similar to that one they cut the insulations at the seams of the columns/rafters and wall/ceiling panels and removing all of it is probably the best approach. Then clean the panels and typically spray foam is installed.

Keep in mind, the process to remove the moldy materials and expose all the leftover framing components is going to create an incredibly high airborne spore count during the work, this is why negative air and HEPA air scrubbing followed by HEPA vacuuming and final wipe downs is so important. You can get 100,000 spores of mold on a grain of table salt so how many spores do you think are on just one square foot of that wall insulation or one of those ceiling tiles??

The last attachment is our letter for clients and contractors about remediation and the necessary cleanliness to pass a Post Remediation Verification (PRV) inspection and clearance sampling. The only industry standards governing this process is the ANSI/IICRC S520 Professional Mold Remediation Standards and failure to follow those will not warrant a proper PRV for clearances. Any attempts with chemicals to "kill" or in any way "destroy" molds is a violation of Federal Law (FIFRA) and is not allowed on any mold remediation project. The process is simple, remove the moldy materials and clean what is left behind with HEPA vacuum's and/or soap and water. The hardest part is usually finding people that are OSHA qualified to wear the PPE that is required to complete the project. I can verbally lead anyone through the process, but it has to be with the protection of all parties involved first, both for health protection and for litigious purposes.

Once the office area is reduced to what your looking for as a starting point for "put back" and the insulations are gone in the warehouse (new can be installed depending on the seasonal needs) you would need a PRV inspection and Clearance Air Sampling to assure the place is clean enough to build back without ongoing air quality or future growth issues.



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