

## MOLD INSPECTION FINDINGS SUMMARY

### Submitted To:

March 13, 2018

Mr. Brian Geoffrey  
c/o WTEA  
Woodbridge, New Jersey

### Regarding:

Mold Inspection Findings  
Indiana Street School  
Iselin, New Jersey

## BACKGROUND & INSPECTION FINDINGS SUMMARY

1. The subject property is a Grammar school consisting of multiple classrooms with a brick exterior and courtyards.
2. Mastertech North Jersey conducted a limited mold assessment on March 9<sup>th</sup> 2018. This assessment consisted of interior visual inspections, moisture mapping in areas of potential concern, and the collection of environmental samples which were subject to laboratory analysis.

MASTERTECH NORTH JERSEY  
4 Cove Rd.  
Mt Arlington, NJ 07856  
Inspector: Mike Rego/Eric Green  
Cell: 201-477-8360

## ENVIRONMENTAL SAMPLING

Currently there is no standardized sampling technique and analytical method to adequately identify and quantify the wide variety of microorganisms that occur in our biologically diverse environment. A variety of specific approaches are used to retrieve, enumerate and identify each kind of microorganism from air, surfaces, and various building materials suspected of contamination.

### **Air Sampling:**

Airborne mold samples were collected through the use of a Zefon Bio Pump Fungal Air Sampler. This sampling technique is designed for short-term sampling via a sampling orifice which collects air at fifteen (15) liters per minute (LPM) onto a slide coated with mixed cellulose ester (MCE) adhesive. The slides are then examined under a microscope by an Accredited Environmental Microbiology Laboratory. This method measures all mold spores and fragments, not only the portion of mold that will grow in culture, under laboratory conditions. This provides useful information in the overall assessment of the air quality in the tested environment.

## LABORATORY ANALYSIS

All analysis was conducted by:  
Hayes Microbial Consulting  
3005 East Boundary Terrace - Suite F  
Midlothian, VA 23112

### Summary of Fungal Air Sample Results & Direct Tape Lift Results

Air Sample Test Samples were conducted in the following areas:

Room 1	Hall Adjacent to Room 37
Room 5	Gym (L/S)
Room 6	Gym (R/S)
Room 10	Storage Room nr 23/24
Room 12	Lower eliz Ave H/W
Room 18	Hallway Nr Clinic
Room 20	Main Office
Room 21	Outside/Exterior
Room 23	Principals Office
Room 24	Media Room (L/S)
Room 25	Media Room (R/S)
Room 27	
Room 30	

• Air Sample Test Report in all areas tested (SEE LAB TEST RESULTS FOR DETAILED INFORMATION): Analysis of Fungal Spores & Particulates by Optical Microscopy - The spore trap air sample revealed **NORMAL** concentrations of fungal organisms in all areas.

Direct Tape Lift or Swab samples were taken in the following areas:

Hallway near Main Office- NO FUNGHI DETECTED  
Crawlspace Boiler Room - NO FUNGHI DETECTED  
Room 18 Ceiling - NO FUNGHI DETECTED  
Room 20 Ceiling - NO FUNGHI DETECTED  
Room 1 Shelf - NO FUNGHI DETECTED  
Room 12 Ceiling - NO FUNGHI DETECTED  
Room 5 Ceiling - NO FUNGHI DETECTED  
Eliz Ave H/W Ceiling- NO FUNGHI DETECTED  
Room 23 - Wall - NO FUNGHI DETECTED  
Room 21 - Ceiling - NO FUNGHI DETECTED

Hallway Between 18/21 Ceiling - CLADOSPORIUM (RARE/ND)

Room 30 Cabinet Door- ASPERGILLUS (HEAVY/MANY)

Storage room nr 24 Ceiling - CLADOSPORIUM & CURULARIA (RARE/RARE/ND/ND)

Room 23 Window sill - CURVULARIA/(RARE/ND)

Room 23 Ceiling - CLADOSPORIUM (HEAVY/MANY)/MYXOMYCETES (RARE/ND)

### **VISUAL OBSERVATIONS**

Moisture mapping & Relative Humidity readings were taken in random areas throughout the school. Temperatures ranged from 72F to 79F in all areas and humidity levels ranged from 22%-28% throughout with poor ventilation. From an IAQ standpoint, these levels are extremely dry and may contribute to health risks.

Inadequate pitch levels were observed in courtyards and blacktop areas adjacent directly to the school.

### **CAUSATION**

Without more invasive procedures it is undetermined. More invasive procedures would be to remove panels in ceilings/ bookshelves & cabinets in classrooms where levels were found to have funghi.

### **RECOMMENDATIONS**

Increase ventilation & Humidity levels to HVAC. Routinely replace (Not reuse) HVAC filters in classrooms. Remediate areas containing Mold Funghi entirely by a Certified Mold Remediation Company.

**This is a summary of the Lab Testing results (see actual attached report for further)**

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