



Jason Goldstein <jgoldstein@friendshipheightsmd.gov>

Preliminary Inspection Report 4608 N. Park Ave. / Notes

RTS Environmental Services, Inc. <paul@rtsenviro.com>

Mon, Aug 15, 2022 at 3:59 PM

To: Jason Goldstein <jgoldstein@friendshipheightsmd.gov>, Julian Mansfield <jmansfield@friendshipheightsmd.gov>, Alex Ramsey <info@rtsenvironmental.com>

Photo Album Link: <https://photos.app.goo.gl/tE7SVntGi9MhrjvU8>

Asbestos Concerns

- There were no suspect thermal system insulation materials.
- Heating pipes not insulated
- Attic insulation is likely cellulose and fiberglass (samples taken to confirm)
- Wall materials were drywall in the basement and first floor levels
- Upper level is mostly plaster.
- Wall samples were taken on each floor to confirm
- No exterior materials were suspect for asbestos content
- The roof is modern asphalt shingle post 1990.

(4 Samples submitted for analysis for PLM confirmation results forthcoming)

Mold / Moisture observations-

Basement: has damp wall board in areas.

- Vapor low to the stone foundation will cause condensation affect low to the [walls.in](#) areas.
- Moisture measurements of drywall were elevated especially at the rear door / entry.
- The wall materials at the basement entry are brittle and have mold odors at the baseboard.
- The walls behind the washer / dryer appliances are of concern.
- There is a lot of debris in the wall cavity such as stone masonry / mortar sloughing.

First floor

- No Obvious mold condition is indicated.

Upper level (offices)

- No Obvious mold condition is indicated.

Attic.

- Concerns are for the HVAC and ducts in the attic needs cleaning
- The supply lines are flex ducting which may not be cleanable

Comments

- The removal of the lower walls in the basement is [recommended.to](#) remove any moisture exposed walls
- and as prevention for mold given the stone foundation.
- Treatments would include vapor barrier to the stone wall, mold resistant wallboard and insulation.
- A dehumidifier is in a closet there but was not deployed. Dehumidification is needed.

(4 Air samples were taken on each level and with an outdoor reference, results for the sample analysis forthcoming)
An invoice is being sent by email.

Thank you,

8/16/22, 12:12 PM

Village of Friendship Heights Mail - Preliminary Inspection Report 4608 N. Park Ave. / Notes

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President
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