



**Advice Report**

<b>Inspection Date:</b>	<b>08-11-2022</b>
<b>Inspection Type:</b>	<b>Asbestos material, Mold moisture inspection, visual</b>
<b>Site Location:</b>	<b>4608 N. Park Ave. Chevy Chase, MD</b>
<b>Contact:</b>	<b>Jason Goldstein , Julian Mansfield Village of Friendship Heights 301-656-2797</b>
<b>Inspector:</b>	<b>Paul R. Ramsey <a href="mailto:paul@rtsenviro.com">paul@rtsenviro.com</a> EPA AHERA Certified, CMC, CMRS</b>

**Scope:**

A visual inspection was performed specific to the site location listed above. The scope of the inspection is to determine the presence of Microbial growth (mold) on affected building materials due to water, moisture, and condensate damage.

Asbestos materials are visually identified and confirmed by PLM if needed. In this scenario some materials were sampled for PLM analysis to confirm negative for asbestos. but are Presumed Asbestos Containing Materials (PACM).

**Observations:**

- Photos: <https://photos.app.goo.gl/8sP2xQCfn4Du7AYH9>

**Asbestos Materials**

**No asbestos materials were identified as asbestos either visually or by sampling analysis.**

3 wall samples were taken, and all samples were negative for asbestos content.

- Basement wall
- First floor wall
- Third floor plaster wall

Attic insulation is negative for asbestos

**Conclusion**

No further actions are indicated regarding asbestos materials, none were indicated.

## **Mold / Moisture concerns**

### **Mold / Moisture observations-**

Basement: has damp wall board in areas.

- Vapor / humidity has caused detectable moisture low to most of the walls due to the stone foundation.
- Moisture and condensation affect low to the walls in areas indicated.
- 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 level. Moisture entry at this rear door threshold may have occurred in the past perhaps recently.
- 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.
- Concern is the stone foundation is producing some moisture seepage and / or high humidity conditions.

### **First floor**

- No Obvious mold condition is indicated.
- The HVAC system appeared satisfactory
- Moisture levels were normal

### **Upper level (offices)**

- No Obvious mold condition is indicated.
- The HVAC system is in the attic.

### **Attic.**

- Concerns are for the HVAC and ducts in the attic needs cleaning
- The supply lines are flex ducting which may not be cleanable
- Flex ducting has some dust accumulations.

### **Spore Trap Air Test Results:**

Spore counts are performed to compare mold spore levels resident in ambient air. There are no recognized industry or government standards regarding mold concentrations or to health effects and therefore these data points are comparative to help to determine a potential for air quality issues. Samples were taken to compare with a reference sample outdoors (Laboratory Results are included). (Spores per cubic meter = s/cu.m.)

- Outdoor Reference (outside of the house): The total spore count is 16,780 spores per cubic meter. Basidiospores and Cladosporium are indicated at typical outdoor levels for this time of year. Outdoor levels can change daily and seasonally due to rainfall, humidity and temperature. **Penicillium/Aspergillus group molds are low at 40 s./cu.m.**
- Basement apartment: The total spore count is 1,400 spores per cubic meter detected in this area. The mold group **Penicillium/Aspergillus is at 530** spores per cubic meter. This is a slight elevation of this mold.
- First floor apartment: The total spore count is 1,340 spores per cubic meter detected in this area. The mold group **Penicillium/Aspergillus is at 490** spores per cubic meter. This is a slight elevation of this mold.
- Upper floor office area: The total spore count is 1,370 spores per cubic meter detected in this area. The mold group **Penicillium/Aspergillus is at 300** spores per cubic meter. This is a slight elevation of this mold.

Comments regarding these results: Mold spores can change with season and weather conditions. There is likely a source of Penicillium/Aspergillus mold spores from the lower walls in the basement given moisture was detected there. Dusts typical of older structures also tend to amplify these spore counts for this mold group.

Penicillium/Aspergillus can be an irritant or allergen to those sensitive. Often this mold group is measurable outdoors at these levels and higher.

## **Recommendations**

- Consider removing the first 4 feet of wall board around the perimeter of the foundation. This will reveal the stone foundation and allow for inspection of its condition
- Repairs and water treatments can be made. Considerations for vapor barrier materials can be made based on these findings.
- The restoration of insulation and drywall can be performed with mold resistant materials. Mold resistant wall board will deter mold growth conditions given the foundation type and climate change humidity.
- Dehumidification of the basement is best during spring through fall..
- HEPA Air scrubbers or filters are a consideration to control and minimize dust especially with occupancy as apartments.

Please let me know if there are any further questions.

Thank you,

*Paul R. Ramsey*

301-996-0430

*Mold and Environmental Specialist*

*RTS Environmental Services, Inc. is licensed and insured. Our inspectors pursue continuing education and maintain industry licensing, certifications, and accreditation. For the latest information please visit our website at [www.rtsenviro.com/licen](http://www.rtsenviro.com/licen)*

## **RTS Environmental Services, Inc. follows the recommendations of:**

- The U.S. EPA Mold Remediation in Schools and Commercial Buildings  
[www.epa.gov/mold](http://www.epa.gov/mold)
- New York City Dept of Health - Guidelines on Assessment and Remediation of Fungi in Indoor Environments  
<https://www1.nyc.gov/assets/doh/downloads/pdf/epi/epi-mold-guidelines.pdf>
- The Institute of Inspection, Cleaning and Restoration, Standard and Reference Guide to Mold Remediation (IICRC S520, S500)  
<http://www.iicrc.org/standards/iicrc-s520>
- OSHA recommendations regarding worker safety  
<https://www.osha.gov/dts/shib/shib101003.html>

- COVID-19: CDC guidelines for the occupational safety of essential workers  
<https://www.cdc.gov/coronavirus/2019-ncov/community/critical-workers/implementing-safety-practices.html>

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RTS ENVIRONMENTAL  
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## CERTIFICATE OF BULK ASBESTOS ANALYSIS

Prepared for: RTS ENVIRONMENTAL  
Phone Number: (301) 996-0430  
Fax Number:  
Email Address: paul@rtsenviro.com  
Project Name:  
Test Location: 4608 N PARK AVE  
CHEVY CHASE, MD  
Chain of Custody #: 1550881  
Date Sampled: August 11, 2022  
Date Reported: August 16, 2022

A handwritten signature in black ink that reads "Andrew Pittman".

Andrew Pittman, Analyst

All analyses are performed using the EPA 600/R-93/116 method. The refractive index was determined by using 'Rapidly and Accurately Determining Refractive Indices of Asbestos Fibers by using Dispersion Staining Method', by S-C. Su. This report must not be reproduced in full, without written approval from PRO-LAB/SSPTM, Inc. These test results apply only to the samples actually tested. Polarized light microscopy is not always an accurate way to analyze floor tiles. When a non-detect or very low percentage of asbestos occurs, a transmission electron microscopy analysis (TEM) may be warranted. All samples will be stored for a period of thirty (30) days. The information contained in this report and any attachments is confidential information intended only for the use of the individual or entities named above. Limit of Detection (LOD) = 1%.

The effect of the results relate only to the items tested. PRO-LAB/SSPTM Inc. does not perform any sample collection. The information is supplied by the customer and can affect the validity of results. The results apply to the sample as received.

For more information please contact PRO-LAB at (954) 384-4446 or email [info@prolabinc.com](mailto:info@prolabinc.com)



1675 North Commerce Parkway, Weston, FL 33326 (954) 384-4446

4608 N PARK AVE  
CHEVY CHASE, MD

August 11, 2022

Client ID	PRO-LAB ID	LOCATION	Asbestos Mineral Percentage							COMMENTS
			CH	AM	CR	AN	TR	AC	ND	
81122-01	081522-0895	WHITE BASEMENT WALL MATERIAL	0	0	0	0	0	0	ND	5% Fiberglass 40% Aggregates 55% Binders
81122-02	081522-0896	WHITE FIRST FLOOR WALL MAT	0	0	0	0	0	0	ND	2% Cellulose 25% Aggregates 73% Binders
81122-03	081522-0897	WHITE SEC FLOOR WALL MAT	0	0	0	0	0	0	ND	20% Animal Hair 25% Aggregates 55% Binders
81122-04	081522-0898	PINK/BROWN ATTIC INSULATION	0	0	0	0	0	0	ND	45% Mineral Wool 30% Cellulose 20% Aggregates 5% Binders

CH=Chrysotile      AM=Amosite  
 CR=Crocidolite    AN=Anthophyllite  
 TR=Tremolite      AC=Actinolite  
 ND=None detected



# EMSL Analytical, Inc.

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<http://www.EMSL.com> / [beltsvillelab@emsl.com](mailto:beltsvillelab@emsl.com)

EMSL Order: 192206707

Customer ID: RTSE77

Customer PO:

Project ID:

**Attention:** Paul R. Ramsey  
RTS Environmental  
12620 West Oak Drive  
Mount Airy, MD 21771

**Phone:** (301) 996-0430  
**Fax:** (301) 831-6235  
**Collected Date:** 08/11/2022  
**Received Date:** 08/16/2022 12:52 PM  
**Analyzed Date:** 08/17/2022

**Project:** 4608 N. Park Ave, Chevy Chase, MD

### Test Report: Air-O-Cell™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number: Client Sample ID: Volume (L): Sample Location:	192206707-0001 3479 4750 75 Basement			192206707-0002 3479 4739 75 First Floor			192206707-0003 3479 4743 75 Upper Floor		
	Spore Types	Raw Count	Count/M <sup>3</sup>	% of Total	Raw Count	Count/M <sup>3</sup>	% of Total	Raw Count	Count/M <sup>3</sup>
Alternaria (Ulocladium)	-	-	-	1*	10*	0.7	1	40	2.9
Ascospores	3	100	7.1	2	80	6	4	200	14.6
Aspergillus/Penicillium	13	530	37.9	12	490	36.6	8	300	21.9
Basidiospores	10	410	29.3	15	620	46.3	17	700	51.1
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	4	200	14.3	2	80	6	1*	10*	0.7
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	2*	30*	2.2
Fusarium++	-	-	-	-	-	-	-	-	-
Ganoderma	1	40	2.9	-	-	-	-	-	-
Myxomycetes++	5*	70*	5	1	40	3	1*	10*	0.7
Pithomyces++	-	-	-	-	-	-	1	40	2.9
Rust	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	1*	10*	0.7	-	-	-
Zygomycetes	1	40	2.9	-	-	-	-	-	-
Arthrospores	-	-	-	-	-	-	-	-	-
Botrytis	-	-	-	-	-	-	-	-	-
Cercospora++	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	1*	10*	0.7	-	-	-
Pestalotia++	1*	10*	0.7	-	-	-	1	40	2.9
Polythrincium	-	-	-	-	-	-	-	-	-
Torula++	-	-	-	-	-	-	-	-	-
Zygothiala/Schizothyrium	-	-	-	-	-	-	-	-	-
<b>Total Fungi</b>	<b>38</b>	<b>1400</b>	<b>100</b>	<b>35</b>	<b>1340</b>	<b>100</b>	<b>36</b>	<b>1370</b>	<b>100</b>
Hyphal Fragment	-	-	-	-	-	-	-	-	-
Insect Fragment	1	40	-	1*	10*	-	-	-	-
Pollen	-	-	-	-	-	-	1	40	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

Abubakar Barry, Microbiology Laboratory Manager  
or other Approved Signatory

No discernable field blank was submitted with this group of samples.

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Samples analyzed by EMSL Analytical, Inc. Beltsville, MD AIHA-LAP, LLC-EMLAP Accredited #102891

Initial report from: 08/18/2022 10:34 AM

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	Raw Count	Count/M <sup>3</sup>	% of Total	Raw Count	Count/M <sup>3</sup>	% of Total	Raw Count	Count/M <sup>3</sup>	% of Total
	Basement			First Floor			Upper Floor		
<b>Spore Types</b>									
Analyt. Sensitivity 600x	-	41	-	-	41	-	-	41	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	1	-	-	1	-	-	2	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	1	-	-	1	-	-	2	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

**Abubakar Barry, Microbiology Laboratory Manager  
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### Test Report: Air-O-Cell™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	192206707-0004		
Client Sample ID:	3479 4740		
Volume (L):	75		
Sample Location:	Outside		
Spore Types	Raw Count	Count/M <sup>3</sup>	% of Total
Alternaria (Ulocladium)	3*	40*	0.2
Ascospores	77	3200	19.1
Aspergillus/Penicillium	1	40	0.2
Basidiospores	171	7020	41.8
Chaetomium++	-	-	-
Cladosporium	121	4970	29.6
Curvularia	1*	10*	0.1
Epicoccum	1*	10*	0.1
Fusarium++	2	80	0.5
Ganoderma	7	300	1.8
Myxomycetes++	8	300	1.8
Pithomyces++	1*	10*	0.1
Rust	1*	10*	0.1
Stachybotrys/Memnoniella	-	-	-
Zygomycetes	1	40	0.2
Arthrospores	13	530	3.2
Botrytis	1	40	0.2
Cercospora++	1*	10*	0.1
Nigrospora	-	-	-
Pestalotia++	1*	10*	0.1
Polythrincium	2	80	0.5
Torula++	1	40	0.2
Zygothia/Schizothyrium	1	40	0.2
<b>Total Fungi</b>	<b>415</b>	<b>16780</b>	<b>100</b>
Hyphal Fragment	2	80	-
Insect Fragment	-	-	-
Pollen	3	100	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

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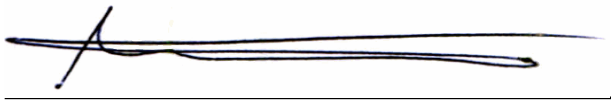
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<b>Attention:</b> Paul R. Ramsey RTS Environmental 12620 West Oak Drive Mount Airy, MD 21771	<b>Phone:</b> (301) 996-0430 <b>Fax:</b> (301) 831-6235 <b>Collected Date:</b> 08/11/2022 <b>Received Date:</b> 08/16/2022 12:52 PM <b>Analyzed Date:</b> 08/17/2022
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<b>Sample Location:</b>	Outside		
<b>Spore Types</b>	<b>Raw Count</b>	<b>Count/M<sup>3</sup></b>	<b>% of Total</b>
Analyt. Sensitivity 600x	-	41	-
Analyt. Sensitivity 300x	-	13*	-
Skin Fragments (1-4)	-	1	-
Fibrous Particulate (1-4)	-	1	-
Background (1-5)	-	1	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.



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