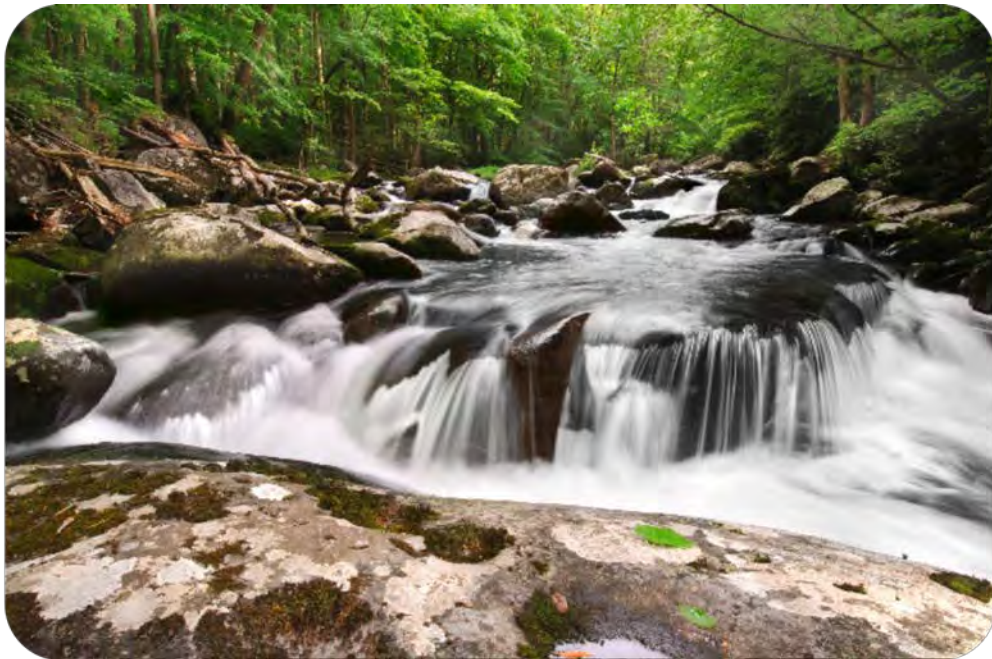


Mold Inspection Report

Kingdom Power Plaza

4701 Silver Hill Road,
Suitland, Maryland 20746
KEM Project No. 23167
November 8, 2018



Prepared For Prince George's County Government

KEM

Kynoch Environmental Management

November 8, 2018

Donny James, Chief Real Estate Office
Prince George's County Government
1300 Mercantile Lane, Suite 108
Largo, MD 20774

Subject: Mold Inspection Report
 4701 Silver Hill Road
 Suitland, MD 20746
 KEM Project # 23167

Dear Mr. James:

Kynoch Environmental Management (KEM) is pleased to present the following Mold Inspection Report for the project completed at 4701 Silver Hill Road, Suitland, Maryland.

We appreciate the opportunity to provide this service to Prince George's County Government. Please feel free to contact us at (301) 961-1653 in case you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carlos Elizondo', written in a cursive style.

Carlos Elizondo
Executive Vice President

Reviewed By:

A handwritten signature in black ink, appearing to read 'Jeffrey Suhr', written in a cursive style.

Jeffrey Suhr
Senior Vice President

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Appendix A – Field Notes with Photographs

1.0 Executive Summary

Kynoch Environmental Management, Inc. (KEM) was retained by Prince George's County Government, ("the Client"), to investigate a potential mold issue within a retail space at Kingdom Power Plaza located at 4701 Silver Hill Road, Suitland, Maryland.

KEM, represented by Teymur Schwartz, visited the site on 9/6/18 to perform a mold inspection within the vacant building. Reportedly, the sprinkler system flooded the vacant building, causing an extensive amount of mold growth. Currently, no water intrusions are active.

During KEM's inspection on 9/6/18, visible mold was observed on the drywall walls throughout the bottom drywall portions of the first floor and extensively covering the drywall walls in the basement. The basement also had mold growth on the steel beams and concrete, contained 1/4 inch of standing water, and a heavily leaking pipe. Ceiling tiles had signs of prior water intrusion on both levels. Additionally, the moisture meter detected wet drywall in the back of the first floor adjacent to the janitor's sink.

KEM recommends the affected materials be remediated. Prior to remediation, all moveable objects should be removed from the work area or covered/sealed with polyethylene sheeting in order to avoid possible contamination during remediation efforts. Prior to the re-installation of building materials, the pipe leak in the basement should be repaired/corrected to assure future mold growth does not occur.

Given the extent of possible contamination, all remediation work should be performed within a negative pressure enclosure so that other areas of the property are not contaminated. The use of a certified remediation contractor is highly recommended.

A re-inspection of these areas is recommended following remediation to assure all contamination has been properly removed. Sampling, surface and/or air, is also recommended in areas that are to be regularly occupied.

A full list of recommendations based on KEM's findings is detailed in *Section 6.0* of the report.

2.0 Background

KEM was retained by Prince George's County Government, "The Client", to investigate a potential mold issue within the building. The structure at 4701 Silver Hill Road, Suitland, Maryland is a vacant commercial building within the Kingdom Power Plaza in Prince George's County, Maryland.

3.0 Regulations & References

The following sources are recognized industry standards for inspecting, assessing, controlling and remediating indoor mold.

- *Guidelines on Assessment and Remediation of Fungi in Indoor Environments*, New York City Department of Health and Mental Hygiene, 2008 (revised).
- *Bioaerosols: Assessment and Control*, American Conference of Governmental Industrial Hygienists, 1999.
- *Fungal Contamination: A Comprehensive Guide For Remediation*, Michael A Pinto, Ph.D. and David Janke, 2001.
- *IAQ Microbiology Reference Guide*, Aerotech Laboratories.
- *Report of Microbial Growth Task Force*, American Industrial Hygiene Association, May 2001.
- *Mold Remediation in Schools and Commercial Buildings*, U.S. Environmental Protection Agency, September 2008.
- *ANSI/IICRC S500, Standard and Reference Guide for Professional Water Damage Restoration*, American National Standards Institute of Inspection, Cleaning and Restoration Certification, 4th Edition, 2015.
- *ANSI/IICRC S520, Standard for Professional Mold Remediation*, Institute of Inspection, Cleaning and Restoration Certification, 3rd Edition, 2015.

4.0 Means & Methods

Visual inspections are a primary investigative procedure performed by KEM during mold investigations. KEM looks for water leaks or areas where water damage may have occurred, as these are the most likely areas of mold growth. Most molds are usually identifiable by growing in circular colonies in high moisture areas where porous materials with high cellulose content can be found. Such materials include drywall, ceiling tiles, and some wood products. However, mold growth can occur in non-symmetric patterns in corners and within porous, cellulose-rich materials, and on other non-porous materials depending on the presence of moisture and other conditions that favor growth. The color of molds will vary by species, but they are typically black, brown, or dark green.

5.0 Mold Inspection

On 9/6/18, Kynoch Environmental Management (KEM), represented by Industrial Hygienist Teymur Schwartz, performed a mold inspection within the Kingdom Power Plaza building located at 4701 Silver Hill Road.

During KEM's inspection on 9/6/18, visible mold was observed on the drywall walls throughout the bottom drywall portions of the first floor and extensively covering the drywall walls in the basement. The basement also had mold growth on the steel beams and concrete, contained 1/4 inch of standing water, and a heavily leaking pipe. Ceiling tiles had signs of prior water intrusion on both levels. Additionally, the moisture meter detected wet drywall in the back of the first floor adjacent to the janitor's sink. Field notes and photos of the affected areas is included in Appendix A.

6.0 Conclusion & Recommendations

Visible mold was observed on the surface of the drywall walls on the first floor and the basement, and on the concrete and steel beams in the basement. The moisture meter indicated residual moisture on the drywall adjacent to the first floor janitorial sink.

KEM recommends the affected materials be remediated with the consultation of a certified mold remediation contractor. Prior to remediation, all moveable objects should be removed from the work area or

covered/sealed with polyethylene sheeting in order to avoid possible contamination during remediation efforts.

Given the extent of possible contamination, all remediation work should be performed within a negative pressure enclosure so that other areas of the building are not contaminated.

A re-inspection of these areas is recommended following remediation to ensure all contamination has been properly removed. Sampling, surface and/or air, is also recommended in areas that are to be regularly occupied. Prior to the re-installation of building materials, the pipe leak in the basement should be repaired/corrected to assure future mold growth does not occur.

Since visible fungal growth is found in the first floor and basement, KEM recommends the following:

- ✓ Fix the leaking pipe and any other water intrusion sources. Ensure that no further water intrusion take place in the building.
- ✓ Prior to removal of mold-contaminated materials (walls and ceilings), identify asbestos and lead-based paint either through prior inspection records or through testing in order for demolition work to be performed safely.
- ✓ Remove water damaged and/or mold contaminated wall systems two feet beyond areas directly impacted by mold and water.
- ✓ Best industry practice for the removal of mold contaminated materials in excess of 100 square feet includes the use of personal protective equipment including respiratory protection, gloves, and coverall suits, as well as engineering controls including, HEPA-filtered ventilation equipment and impermeable plastic containment barriers over doors and ventilation.
- ✓ After removal, inspect for visible mold on exposed framing or other structural components. Scrub any visible mold on the concrete and steel beams and apply an EPA registered anti-microbial treatment.
- ✓ Replace the drywall materials with the appropriate materials and allow adequate time for the surfaces to dry prior to installing the final wall enclosure.

7.0 Limitations

This investigation was limited to the accessible areas of 4701 Silver Hill Road retail building at Kingdom Power Plaza per Prince George's County Government's request. No other areas of the building were investigated.

Every reasonable attempt was made to safely locate areas of visible mold and water intrusion issues. However, areas that were inaccessible at the time of the survey can only be addressed through extrapolation of conditions in the accessible building space, information obtained from persons knowledgeable of the areas inspected, and if available, review of building plans, specifications, or other building documents provided to KEM. KEM's inspection included select rooms and was not intended to be comprehensive in inspecting the entire building.

Changes in the condition of the site may occur with time due to either natural processes or human activities. The findings presented in this report are based on site conditions existing at the time of the inspection. KEM cannot be responsible for any errors or omissions in this inspection resulting from incomplete or inaccurate disclosures.

Appendix A

Field Notes with Photographs

23167- Bldg 4701 Mold
 Inspection 9-6-
 18_1536347649764.pdf. 23167-
 4701 Silver Hill Rd
 Kynoch Environmental Management
 United States of America (USA)

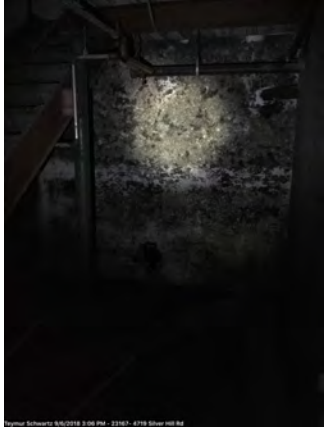




09/07/2018 02:14 PM (GMT-05:00) Eastern Time (US & Canada)

General Information


Filter options	
Project	23167- 4701 Silver Hill Rd
Area	not selected
Created by	any system user
Responsible Party	any company/contact
Inspecting Item	not selected
Item Master	not selected
Issue description	
Area full path	none
Standard issue	any standard issue
Assignment	
Include resolved	no
Include files and markups into PDF	no

ID	Area	Description	Category	Status	Responsible party	Calendar Age
2	Bldg 4701	[photo] 9/6/18. Bldg 4701. Basement. The water from the sprinklers ended up in the basement that currently has standing water at about a quarter inch. The mold growth is much worse in the basement. There only a few drywall walls in the basement and they are completely covered in heavy mold growth. The mold growth is also seen on inorganic materials such as the steel beams and concrete. There was also a leaking copper pipe in the basement that was leaking pretty heavily.	Issue	Open	Kynoch Environmental	1
1	Bldg 4701	[photo] 9/6/18. Bldg 4701. 1st Floor. KEM was asked to inspect this bldg after it was reported that the sprinklers went off and flooded the bldg. The main floor and basement were flooded and as a result there was an extensive amount of mold growth. Most of the materials on the main floor are now dry as this flood happened some time ago. KEM found one area of wet drywall in the back of the bldg on a wall that is adjacent to a sink at the floor (janitor's sink). Some drywall has already been removed. Ceiling tiles show signs of water intrusion as some have sagged and or fallen to the ground. KEM found one sprinkler by the entrance to the bldg that was dripping but has now stopped. Mold is found all throughout the 1st Floor mostly on the drywall by the floor. In some areas the mold is higher up at about 6-10 feet from the ground. Other than the small dripping from sprinkler there are no ongoing water intrusion that was seen by KEM.	Issue	Open	Kynoch Environmental	1


Issue #2	
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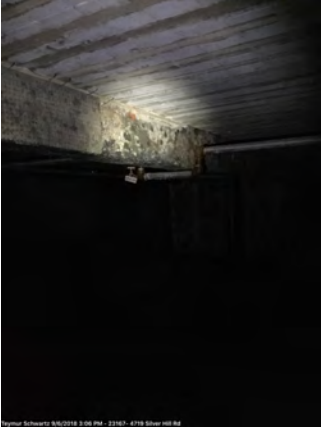
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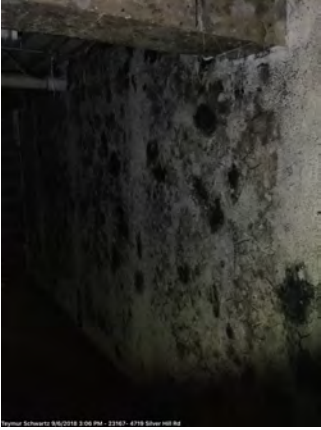
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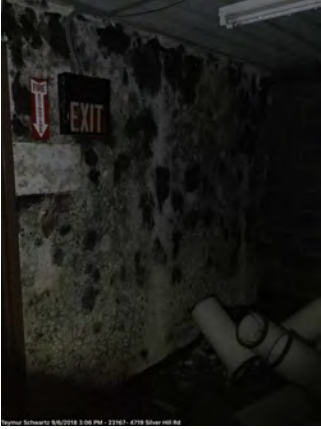
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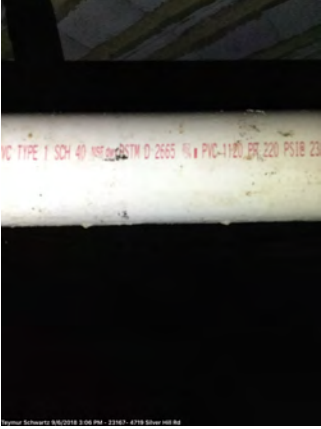
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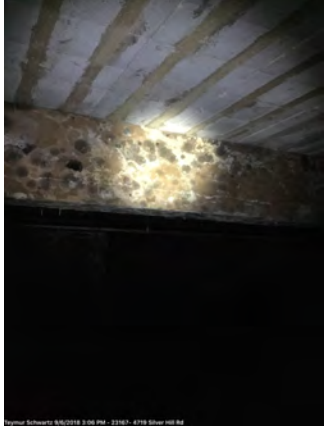
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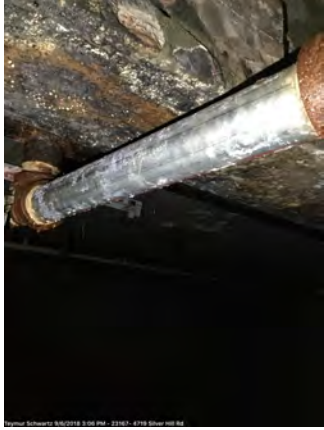
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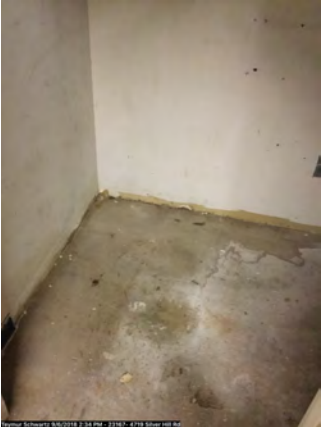
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Issue #1


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