



P.O. Box 86 Harwood, Maryland 20776

Ms. Jenese Jones-Oden

Glen Burnie, Maryland 21061

Dear Ms. Jones-Oden,

At your request, Millman Systems conducted an inspection for mold on October 01, 2022, at the property listed above. The inspection was performed to gather data for the assessment of mold levels in the property. Limited microbial samples (1 outdoor baseline, 1 indoor air spore trap and 2 bio-tape lifts) were taken.

### **Background Information**

It was reported that the tenant suspected possible mold in the unit because of visible apparent mold. The tenant reports, constant itching whenever she is in the unit along with respiratory issues. Tenant reports that the management company has been made aware of the dangerous spore count levels but no remediation efforts have taken place.

### **Visual Inspection**

1. Temperature was 72° F with a relative humidity of 49%
2. There was apparent visible mold on the furniture and clothing in the unit.
3. All clothing and furniture appear to be unsalvageable.

### **Microbial Sampling**

Air samples were collected using AlergenCoD cassettes and a "Buck" air pump to confirm/identify the presence of fungal organisms. The calibrated Buck pump was run at 15 liters for 5 minutes each sample. The samples were then sealed and forwarded to Hayes Microbial Consulting Laboratory for analysis. Fungal analysis was performed by direct microscopic exam to identify fungal group types.

## Conclusion

The result of the air test taken in the bedroom showed Aspergillus/Penicillium mold in amounts “significantly higher” than was found in the outside sample (**see page 2 of Hayes lab report**). The bio-tape of a chair and bedroom wall had “Heavy” amounts of active Aspergillus mold, (**see page 3 of Hayes lab report**).

## Recommendation

**This space should not be occupied until a proper remediation has been performed and retested to make certain a normal fungal ecology has been obtained.**

I suggest the following:

Perform a remediation according to IICRC protocols, including but not limited to the following:

- a. Establish negative air pressure.
- b. Pack out all furniture and clothing and take to the dump.
- c. Tear out affected drywall and other contaminated building material.
- d. Scrub exposed substrate with biocide and wire brush then HEPA vacuum.
- e. Clean air ducts, vents and air handler coils then disinfect.
- f. Wipe down all hard surfaces with biocide.
- g. Fog entire unit with a mold/bacteria disinfectant.
  
- h. Test unit again 2 – 5 days after remediation.

Please contact me with any questions you may have.

Sincerely,



Alfred E. Hawkins, President, CMA,CMR  
301-261-4935 office  
301-529-0627 mobile  
[www.millmansystems.com](http://www.millmansystems.com)



Furniture covered with mold



Moldy unsalvageable Pillow

Shoes unsalvageable