

Executive Summary – Oxford Township Hall – Isanti County 26129 County Road 12, Stacy MN 55079 June 5, 2024

Onsite Moisture Intrusion & Mold Investigation – With Guidance

ProCare Services, Inc / Inspector Background Information

- ProCare Services Inc began in 1983 as a carpet cleaning, floorcare and janitorial company
- Insurance work involving water damage and fire/soot loss work was added to services offered
- Dean & Lorna Mahlstedt purchased the company in 1998.
- By 2012 ProCare had 34 employees and provided multiple cleaning, emergency and restoration services to a much expanded working area in Minnesota
- In 2013, due to owner family health issues with Lyme disease and mold toxicity, two major portions of the company were sold to best manage owner family health issues.
- Also in 2013 Dean Mahlstedt, connected with Wonder Makers Environmental, and its owner Michael Pinto, to train up in the area of environmental mold diagnosis and remediation in relation to occupant health.
 - To that point ProCare operated under the IICRC, consensus guidance of various cleaning and restoration services
 - Michael Pinto, the top expert in mold investigation and remediation was the RIA trainer of an exclusive group of professionals called the Certified Mold Professionals
 - CMP was equivalent to a master’s level training culminating in research and improvements to the industry by each who graduated all 3 stages of training and development
 - Mahlstedt was the 40th awarded the CMP designation
 - Mahlstedt brought the new knowledge to ProCare and his family to set ProCare on a principle-driven course, away from the IICRC consensus model
- In 2014, with a better understanding and approach, ProCare staff successfully remediated (5) major areas of moisture/mold in the family home
 - Up to the beginning of 2014, the IICRC consensus approach failed to serve the Mahlstedt family to either fully diagnose, or remediate correctly.
 - Mahlstedt and staff used the newly remediated home as a field experiment station through 2016 and added much knowledge through various experiments and development work
- Also in 2014, ProCare began to offer moisture intrusion and mold investigations
- In 2018 ProCare purchased the InstaScope by Detection Tek of Boulder CO
 - The InstaScope mobile equipment utilizes British technology that includes a fluorescing microscope that can differentiate between mold and “not”-mold particles in the air and report in real-time to an iPad display
- By 2019 ProCare had discontinued all emergency services and mold remediation work and provided moisture intrusion and mold investigations exclusively

- Since 2019, at least 99% of ProCare clients have health related issues related to environmental moisture intrusion/elevation and mold contamination in their homes, work place, school, church or other frequently visited building(s)
- ProCare clients are a mix of stay-at-home parents, children, teachers, lawyers, medical professionals and top physicians, office staff, business owners, church staff, daycare staff, government employees and any other that you can imagine.
- Homes, commercial buildings, medical facilities, schools, churches, daycare facilities, recreational properties, and new construction projects are the primary buildings we work in
- Our common service area spans from Montana to Upper Michigan at the north and from Colorado through Oklahoma to Tennessee at the south end of the ProCare service area.
- Consultations to other clients in other U.S. states, Canada and overseas also take place
- To date ProCare is unique in the world in its investigative approach, diagnostics, analysis and guidance, especially with the use of InstaScope as a key tool for investigation.
- Our focus is first on MOISTURE investigation which always leads to mold contamination identification and successful remediation.
- ProCare is 41 years old with the Mahlstedt family owning the company for 26 of those years

General Information & Onsite Observations

- a. Recent staff health event in conjunction with old Twp records copying at the Town Hall building
- b. Old Township records/paperwork handling/copying by (2) elected/staff in the Town hall building
- c. At least some old records/paperwork apparently had a moldy odor
- d. Town Hall building had a strong mold odor upon ProCare arrival on June 5th at 7:45 pm
- e. Recent regular rain events, including rain just prior to arrival/during the ProCare onsite investigation
- f. Oxford Twp Hall was fit into the schedule (same day as request) due to a proximity return-to-office route that was taken at the end of a farther north job that Mahlstedt on when the call was taken.
 - The next opportunity for ProCare to look at the building would have been late June.
- g. Conditions pictured at the building upon arrival were photographed using the Company Cam app
 - <https://app.companycam.com/galleries/cYYNA2jQ>
- h. Observed moisture / mold issue areas.
 - h1 – Under slab HVAC ducts
 - h2 – Heavy mold odor throughout the building
 - h3 – Women’s restroom ceiling water / mold damage
 - h4 – Women’s restroom, hallway, and Men’s restroom lower walls moisture / mold damage
 - h5 – Men’s restroom ceiling moisture / mold damage
 - h6 – Kitchen ceiling moisture / mold damage
 - h7 – Kitchen sink cabinet interior moisture damage
 - h8 – Kitchen base cabinets lower moisture / mold damage
 - h9 – Kitchen window is moisture damaged
- i. Thermal imaging revealed ZERO current moisture damage – no apparent rain leakage
- j. This inspector had some immediate and other negative health symptoms from the two hours spent in the building on June 5th.

Exterior

1. Roof east elevation gable w/two valleys installed over the main entrance.
 - 1.1 – No water-stained ceiling areas are near the roof valleys
2. Roof East elevation – (1) plumbing vent penetration
 - 2.1 – plumbing vent stack not plumb
 - 2.2 – rubber boot suspect for quality of seal
 - 2.3 – kitchen ceiling stain is in close proximity of the east plumbing penetration
 - 2.4 – plumbing vent stack is BROKEN – see attic image
3. Roof West elevation - (2) attic exhaust “whirly bird” vents
 - 3.1 – In heavy rains or blowing snow events, moisture can enter the attic
 - 3.2 – No water-stained ceiling areas are near with rooftop vent penetrations
4. Roof West elevation – (1) plumbing vent penetration
 - 4.1 – plumbing vent stack appears normal
 - 4.2 – rubber boot condition unknown
5. Roof West elevation – (1) low efficiency furnace exhaust vent OR a gas water heater exhaust vent
 - 5.1 – large penetration
 - 5.2 – seal condition unknown
 - 5.3 – furnace room was locked at the time of the investigation, with no available key to open
6. Wall West elevation - (1) what appears to be a high efficiency furnace makeup air intake
 - 6.1 – Inside furnace room door was locked so no confirmation of appliance venting while onsite
7. Wall South elevation - (2) what appears to be restroom exhaust vents
 - 7.1 – Restroom exhaust ducts are suspected of causing the restroom ceiling moisture damage and mold contamination
8. Structure is a square pole, pole building
9. Condition of roof metal fasteners is not known

Attic

10. Blown cellulose insulation
11. Loose/torn poly barrier installed OR laying in the wrong position on the attic floor insulation
12. Some disturbed/moved insulation areas near the attic access
13. Insulation depth appears to be deficient
14. Overhead framing water stains can be seen
 - 14.1– appears to be related to a lack of consistent/adequate attic ventilation condensation
 - 14.2- condensation can be from outside air or from interior moisture transfer up and into the attic
 - 14.3- vapor barrier installation is not known.
 - 14.4- Some heavier water stains below and above the BROKEN kitchen plumbing vent stack
 - 14.5- Rooftop metal fasteners might be leaking
15. Restroom exhaust ducts were not seen and must be at least partially in/below the insulation

Thermal Images

- 16. No evidence of an active water leak, actively wet walls or wet ceiling at the time of inspection
 - 16.1 – Roof leaks may not have reached the drywall portion of the ceiling or upper walls but still might exist in insulation and/or wood components above the drywall whereas thermal imaging would not yet detect the moisture
 - 16.2 – physical inspection of the roof fasteners and attic floor and framing can clarify conditions

Ceilings & Upper Walls – Moisture Damage / Visible Mold

- 17. Women’s restroom, Men’s restroom, Kitchen east ceiling areas – MOISTURE & MOLD damaged
 - 17.1 – Expect attic insulation to collapse at ceiling drywall removal

Lower Walls – Evidence of Moisture Damage / Likely hidden mold

- 18. Women’s restroom, Men’s restroom, South Hallway, and Kitchen lower walls
 - 18.1- requires some further investigation to open lower walls to verify conditions

Kitchen Window

- 19. Windows jamb extension components are moisture damaged

Kitchen Base Cabinets

- 20. Base cabinets are moisture damaged with elevated mold

Under Slab HVAC Ducts

- 21. PVC-type with metal vertical boots
 - 21.1 – Boots and PVC are NOT connected or sealed
 - 21.2 – Earth air entry through non-sealed connections
 - 21.3 – It is unfortunately common for joints to NOT be sea
 - 21.4 – sand/debris entry
 - 21.5 - Bug/debris entry
 - 21.6 – Ductwork is the lung system of the building HVAC
 - 21.7 - Even when the furnace is not operating in warmer months the earth air and debris infiltration takes place 24/7/365 and more anytime a bath exhaust fan is energized

Furnace Room + Equipment = Unknown

- 22. Insulation and poly barrier visible mold – REMEDIATE

HVAC, Air Moisture, & Building Component Moisture Control

23. Negative air appliances – CONSIDERATIONS about air pressures, makeup air, Indoor Air Quality
 - 23.1 – Exhaust fans cause a negative air condition and cause makeup air to enter a building regardless if the building is designed to have a dedicated makeup air, or not.
 - 23.2 - Gas water heaters require dedicated makeup air
 - 23.3 – Furnace units with no dedicated makeup air can have burner function issues.
24. HVAC filtration is important to consider for best Indoor Air Quality - IAQ
25. No passive air intake for makeup air is known.
26. No Air Exchanger is known
27. Air moisture control such as dehumidification might exist in the furnace closet, but is unknown.
28. Ductwork and HVAC unit – CLEAN as first step in remediation

Guidance & Recommendations -

- A. REPAIR the broken plumbing vent stack over the kitchen, at the attic
- B. REMEDIATE the restrooms and kitchen ceiling + upper walls water damaged drywall
- C. REMEDIATE the restrooms and south hallway lower drywall and baseboards
 - a. Pure Breathing Solutions – Matt Kargas
 - b. <https://purebreathingsolutions.com/>
 - c. 952-236-6831
- D. REMEDIATE the kitchen window trim and wall (wall if necessary)
- E. REMEDIATE at the kitchen base cabinets and lower rear (south) wall (wall if necessary)
- F. VIDEO INSPECT the under slab duct work
- G. CLEAN the under slab duct work – must be detailed and verified clean
 - a. I would consider Mohr’s Duct Cleaning
 - b. <https://www.mohrsductcleaning.com/>
 - c. 612-704-9692
- H. SEAL – Consideration to install Duct Armor inside the under slab duct work
 - a. <https://ductarmor.com/>
 - b. Jacob – 320-583-9938
- I. REPAIR any remediated area, reset-construct better than before to avoid moisture and mold.
- J. FINAL HEPA VACUUM after all remediation – NO shop vacuums or non-HEPA
- K. FINAL DAMP clean after all remediation – Soapy water is a great cleaning agent
- L. See the Referral Document for the short list of current ProCare referrals

Priorities – Opinions of Inspector – Guidance

- a. The “sky is NOT falling”, but there is obvious moisture damage and mold contamination
 - b. The short list above seems long for such a small building, but all items listed should be considered in order to reset the building to have and provide better IAQ than is present.
 - c. I do not see a “township work day” as a real solution for the township unless someone in the township has mold remediation and professional (actual experience, including having been a trainer of others in the field, successfully) cleaning experience.
 - d. Pure Breathing Solutions, Midwest Duct Armor,
- The opinions are those of the inspector – the priority is to deal with the top issues first.
 - The guidance/recommendations list may not contain all items needing attention.
 - Choose any item, in any order. It is your Township Hall and your choice.
 - Please read through all documents for the best guidance and understanding.
 - Each page has information for you.

Remember that Clean & Dry is the key to the suppression of mold development.

Report Description & Legal

The results of the June 5, 2024 inspection follow and are for the exclusive use of the client. This report does not represent a remediation protocol, scope of work, or work plan. Certified and quality remediators should write their scope and work plan to be available to the client upon demand. Data and the accompanying analysis utilize several investigative techniques and tools and include the use of InstaScope and a strong emphasis on occupant interview and visual inspection by ProCare staff.

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Dean Mahlstedt – Certified Mold Professional #40