029-N008

FAX COVER SHEET

FAX NUMBER	12078748716
FROM	Scott Cohen
DATE	2007-04-15 23:08:33 GMT
RE	208 Fore Street 1st Floor

COVER MESSAGE

Donna, Per our conversation please find attached the environmental engineering report for 208 Fore Street, 1st Floor & Basement, Portland, Maine 04101. I will be available to meet the code inspector on Wednesday please try mobile 207-409-8558.
Scott

INDOOR ENVIRONMENTAL QUALITY ASSESSMENT
208 FORE STREET
CITY OF PORTLAND, CUMBERLAND COUNTY, MAINE

Prepared for

Parco Merged Media Corp.
208 Fore Street
Portland, Maine

Prepared by:

Ransom Environmental Consultants, Inc.
400 Commercial Street, Suite 404
Portland, Maine 04101
207-772-2891

Project 066065
October 20, 2006

RANSOM
Environmental
Consultants, Inc.

October 20, 2006 Project 066065

Mr. Scott Cohen
Chief Executive Officer
Parco Merged Media Corp.
208 Fore Street
Portland, Maine 04101

RE: Indoor Environmental Quality Assessment
208 Fore Street, Portland, Maine

Dear Mr. Cohen:

Ransom Environmental Consultants, Inc. (Ransom) is please to present this letter report on the Indoor Environmental Quality (IEQ) Assessment that was conducted on Tuesday, October 17, 2006 at Parco Merged Media Corp.'s (Parco's) office space located at 208 Fore Street in Portland, Maine. Our work consisted of:

1. A visual assessment of water intrusion and mold growth in the basement office spaces, kitchenette, and electrical room;
2. Moisture meter readings of building material at and surrounding the water intrusion impacted areas;
3. Bulk sampling of suspect mold growth to document its presence; and
4. Photograph documentation of the site findings.

BACKGROUND

Ransom was consulted to perform a mold assessment in response to reported signs and symptoms similar to seasonal allergies including respiratory ailments and musty odors. The problem areas are located on the north side of the building, adjacent to each other and are isolated to the basement level. These areas include the kitchenette, office adjacent and east of the kitchenette, and the electrical room.

The building is currently leased and occupied by Parco as a business office, located at 208 Fore Street, intersecting with India Street. The building is an old, brick structure that appears to have some structural issues particularly related to the north exterior wall. Abrasive blasting of the brick surface on the north wall was reported to have occurred a few years ago.

400 Commercial Street, Suite 404, Portland, Maine 04101, Tel (207) 772-2891, Fax (207) 772-3248
Brown's Wharf, Newburyport, Massachusetts 01950, Tel (978) 465-1822
195 Commerce Way, Suite D, Portsmouth, New Hampshire 03801, Tel (603) 436-1490
2127 Hamilton Avenue, Hamilton, New Jersey 08619, Tel (609) 584-0090
1445 Wampanoag Trail, Suite 108A, East Providence, Rhode Island 02915, Tel (401) 433-2160

www.ransomenv.com

Mr. Scott Cohen
Parco Merged Media Corp.

Employees of the office space have reported signs and symptoms consistent with those believed to be associated with mold exposure. A site assessment was conducted by Ransom's Industrial Hygienist in the afternoon on Tuesday, October 17, 2006.

MOLD INFORMATION

Molds are a type of fungi, and are found throughout indoor and outdoor environments Molds perform a key role in the decomposition of dead organic materials such as fallen leaves, wood, and plants. Molds reproduce via microscopic spores. These spores under the right conditions can easily become airborne and stay airborne for a long period of time. In order to reproduce molds need water, a nutrient source, oxygen, and the right temperature range. Molds are unable to grow in the absence of a water source. In environments with a very high relative humidity (80% or greater), it is possible that surfaces are damp enough for mold to reproduce. Molds will grow on virtually any organic surface such as the paper facing on gypsum board, wood, cloth, and plants but also have the ability to grow on adhesives, pastes, and paints. Although molds are unable to obtain nutrients from inorganic materials like concrete, glass, and metal, they can grow on settled dust and dirt on these surfaces. Typically, in the presence of a water and nutrient source mold growth can occur within 24-48 hours. It is possible to observe mold before or after the 1-2 day time frame. Although water staining/discoloration are indicative of mold growth, mold may not be visible on the surface. Mold growth can occur inside wall cavities that are not readily visible and do not require light in order to proliferate.

Generally mold appears black or green when growing on a surface. The color of mold is determined by the spore type, nutrient source, and the age of the colony. Mold growing behind vinyl wallpaper for instance may appear pink or purple in color, while other molds may be white. Mold that grows on fabrics is commonly referred to as mildew.

It is virtually impossible to prevent mold spores from entering indoor environments. Spores are so tiny, they are easily brought indoors on clothing, shoes, pets, and through doors and windows. Spores may also remain dormant for a period of months and years waiting for the right conditions to grow. The most common indoor molds are Cladosporium, Penicillium, Aspergillus, and Alternaria.

Most individuals do not exhibit adverse health effects when exposed to mold. However, mold can be an allergen for those individuals that are susceptible to developing allergies. Allergies to mold may result in symptoms including itchy eyes, runny nose, and a sore throat. It is also possible that mold can exacerbate breathing in those individuals with asthma. People with a comprised immune system could develop an infectious disease when exposed mold. Molds can sometimes create mycotoxins, these molds are more commonly referred to in the media as "toxic molds". The connection between "toxic molds" and unique health conditions such as pulmonary hemorrhage or memory loss is not proven and is considered very rare. All indoor mold, contamination regardless the species, should be treated with the same approach.

Mr. Scott Cohen
Parco Merged Media Corp.

In general, indoor mold growth is not conducive to a healthful environment. The discovery of moisture or mold growth should be treated promptly and appropriately following a comprehensive guidance document such as the United States Environmental Protection Agency's (US EPA's) "Mold Remediation in Schools and Commercial Buildings."

RECOMMENDED STANDARDS

Currently, there are no specific Occupational Safety and Health (OSHA) and United States Environmental Protection Agency (US EPA) standards for molds and fungi. Therefore, sample collection and interpretation of results can be difficult and inconclusive. Sample collection can be helpful in documenting the presence or absence of suspect mold growth. However, under the 501(a)(1) of the OSH Act, known as the General Duty Clause, OSHA states that *(a) each employer (1) shall furnish to each of his employees employment and a place of employment which are free from recognized hazards that are causing or are likely to cause death or serious physical harm to his employees.*

FINDINGS

IEQ Assessment

The north wall on the basement level of 208 Fore Street has been impacted by water and visible mold growth on the surfaces of drywall, wood, concrete, brick, linoleum, carpeting, and cardboard materials. It's likely that the cause of the water intrusion may be from the abrasive blasting of the north wall which could have removed the hard, outer protective surface, making the brick more susceptible to weathering and degradation. In addition, use of abrasive materials to clean or remove paint may increase water permeability of the brick wall. The impact of the abrasive material has a tendency to erode the mortar and brick bond, leaving cracks or enlarging existing cracks creating a pathway for water to enter the interior space.

Moisture meter readings indicated moderate to high moisture content on many of the surfaces surveyed. The survey results are outlined in Table 1. Furthermore, strong mildew odors were present in the basement and have migrated to the first floor of the main office space. From the extensive water staining, visible mold growth, strong odors, and degraded building materials, water intrusion into the basement office space appears to be a chronic occurrence. Photographs are attached as Appendix A.

Mold Sampling

Four samples were collected to determine the presences or absence of suspect mold growth in the basement office space. Three tape lift samples and one swab sample were collected. Tape lift sample TL-1 was collected from the wooden telephone network mount in the closet of the kitchenette. Two tape lift samples (TL-2 and TL-3) were collected from the office space adjacent to the kitchenette, TL-2 on the drywall and TL-3 from the surface of the carpeting. A surface swab sample (SS-1) was collected from the wooden support beam in the electrical room. Mold spores were detected in samples (TL-1 and TL-2).

Mr. Scott Cohen
Parco Merged Media Corp.

The species identified in sample TL-1 is Aspergillus sp. Sample results are summarized on Table 1 and laboratory results are attached at Appendix B.

INTERPRETATION OF RESULTS

Visible mold growth and water intrusions are indicators of an issue that has the potential to affect indoor environmental quality, and consequently the health and comfort of the occupants of that space. The tape lift samples confirm the presence of mold. The moisture meter survey indicates that building materials are wet and mold growth will continue until the source of the moisture is repaired and mold contaminated building materials are cleaned and/or removed. Strong mildew or "musty" odors are also a tell-tale sign of mold growth and/or water intrusion.

RECOMMENDATIONS

Considering the IEQ assessment findings and reported employee health issues, the basement office space at 208 Fore Street should not be occupied by office staff until the moisture issue is corrected and impacted building materials are properly cleaned and abated. Furthermore, mold spores can travel passively through the air or mechanically through the HVAC system to areas beyond the basement. Occupancy of other work areas such as the first floor office space should also be avoided until water intrusion issues are addressed and repaired and mold-contaminated building materials are cleaned and/or remediated.

A certified Mold Remediator and/or an Industrial Hygienist should be consulted to provide proper guidance of safe cleaning and removal methods.

CLOSING

Investing time and money in the area of concern is required to improve indoor environmental quality. Ransom Environmental Consultants, Inc. would be happy to further assist with guidance on safe mold cleaning and removal methods should you requested it.

Please feel free to contact Lisa Kuronya at 207-772-2891 or lkuronya@ransomenv.com with any questions or concerns regarding the findings from this IEQ assessment.

Best regards,

RANSOM ENVIRONMENTAL CONSULTANTS, INC.

Lisa L. Kuronya

Lisa L. Kuronya
Industrial Hygienist

Todd Young
2006.10.20
15:18:56 -04'00'

Todd C. Young
Project Manager - Industrial Hygiene Services

TABLE 1: IEQ ASSESSMENT
Parco Merged Media Corp.
208 Fore Street
Portland, Maine

MOISTURE METER READINGS

Location	Media Type	Moisture Scale	Moisture Reading	Moisture Category
Kitchenette: closet where telephone networking is housed	Drywall	0.2% – 50%	1.4%	Red
Kitchenette: closet where telephone networking is housed, wood mounting	Wood	0% – 100%	21.4% 19.2% 18.2 16.2	Red Red Red Yellow
Office space adjacent to kitchenette, walls where water staining and mold growth was located.	Drywall	0.2% – 50%	Range: 0.6% – 2.6%	Yellow to Red
Office space adjacent to kitchenette, walls where no water staining or mold growth was located (east wall)	Drywall	0.2% – 50%	0.3	Green
Electrical panel room: support beam	Wood	0% – 100%	26.8% 27.4 29.9%	Red Red Red

MOLD SAMPLES

Location	Sample ID	Result (species type)	Sample Type
Wood network mounting in kitchenette closet	TL-1	Aspergillus sp.	Tape lift
Kitchenette closet drywall	TL-2	Misc. Spores	Tape life
Electrical panel room support beam	SS-1	Not detected	Surface swab
Carpet stained area of office adjacent to kitchenette	TL-3	Not detected	Tape lift

Notes:
Moisture Category –

DRYWALL
Green: 0% to 0.5%, sufficiently dry moisture level
Yellow: 0.5% to 1% building material is moderately moist
Red: >1%, building material is wet

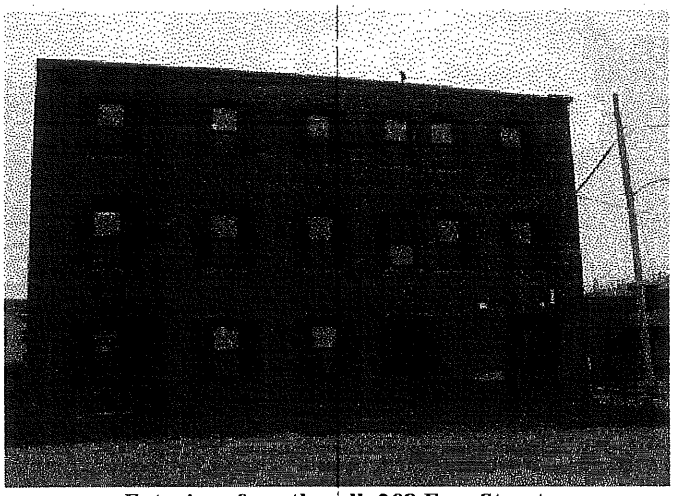
WOOD
Green: 6% – 15%
Yellow: 15% – 17%
Red: >17%

APPENDIX A

Photograph Log

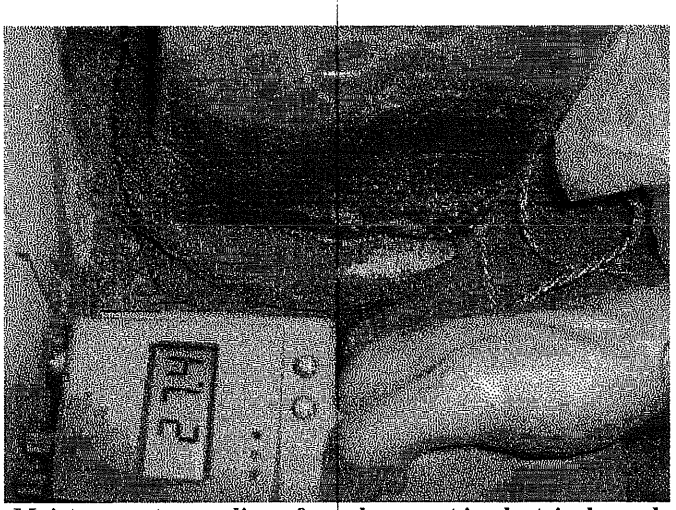
Indoor Environmental Quality Assessment
208 Fore Street
City of Portland, Cumberland County, Maine

Photograph Log

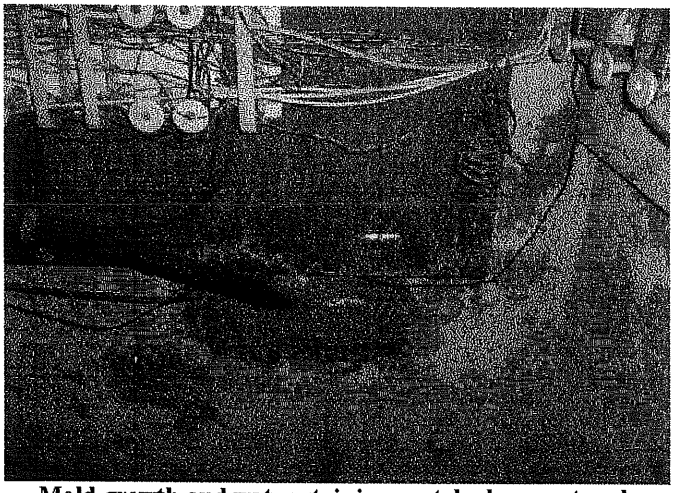


Exterior of north wall, 208 Fore Street.

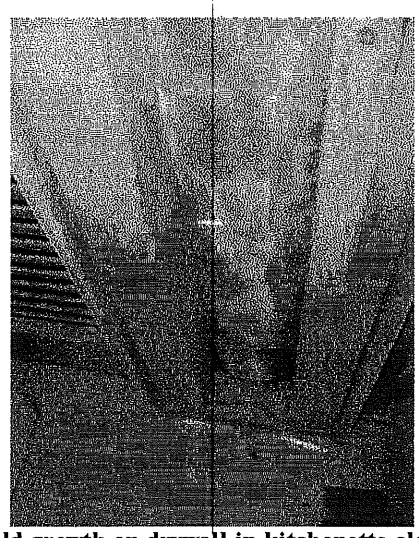
Mold growth on drywall in basement office.



Moisture meter reading of wood support in electrical panel room and wet moldy cardboard box.



Mold growth and water staining on telephone network mount.



Mold growth on drywall in kitchenette closet

Mineral deposits on brick interior wall from water intrusion.

APPENDIX B

Laboratory Results

Indoor Environmental Quality Assessment
208 Fore Street
City of Portland, Cumberland County, Maine

Ransom Environmental Consultants, Inc.
Project 066065

Northeast Laboratory SERVICES

AIHA Environmental Microbiology ACCREDITED LABORATORY

1-800-244-8378 Phone
1-207-873-7022 FAX
227 China Rd.
Winslow, ME 04901

Client: Ransom Environmental

Address: 400 Commercial St.,
Suite 404
Portland ME 04101

Analysis Report
Direct Microscopic Exam

Date Sampled: 10/17/2006
Date Received: 10/18/2006
Date Reported: 10/19/2006
Project: 66065

Lab Number	Sample Type	Description	Background Debris (1)	Mold Growth (2)	Comments	Sample Condition
MF 23924	Tape Lift	TL1 - Wood in telephone network closet	3	5 *Aspergillus sp.*		Good
MF 23925	Tape Lift	TL2 - Painted drywall office adj to kitchenette	2	1 Misc. Spores*		Good
MF 23926	Swab	SS-1 Wooden support beam in electric room	2	n.d.		Good
MF 23927	Tape Lift	TL3 - Carpet stained area office adj to kitchenette	2	n.d.		Good

Qualitative Scale: N.D. = Not Detected; 1 = Lowest (Trace); 5 = Highest (Heavy or Highly Abundant Presence)
*= Spores only, no growth structures present.

(1) Background particles include organic and inorganic debris from a variety of sources, and generally occur as a result of settling from an airborne state.

(2) Mold observed with associated vegetative structures (unless otherwise indicated). In addition to a relative numerical abundance rating, molds present are identified to the highest level possible. Mold growing at level 4 or above could obscure the visibility of other, smaller mold growing under and/or within the heavily growing mold.

Reviewed By: _____
Brett Goodrich, Manager, Environmental Microbiology Dept.