

DRAFT Table 1
Areas of Concerns
Arts - Rise
125 Roxbury Road
Old Greenhouse
Stamford, Connecticut

Area of Concern (AOC)	Location	AOC Description	Observations & Comments	Recommendations	Photograph(s)
AOC-01	Ejector Room	Black Mold Growth on Drywall, Ejector Pump Concerns by Building Occupants	Black Growth Observed on Drywall, Ejector Pump Observed to Be Stained, Visual Evidence of Water	Remove Mold Growth Impacted Drywall, Clean and Disinfect Ejector Pump, Retain Plumbing Contractor/Engineer to Inspect Ejector Pump	1, 2
AOC-02	Corridor at Room 2	Brown Mold Growth Under Water Fountain (Swab Sample Collected), Building Occupants Indicated Sink Leaks	Brown Growth Observed Below Sink (Swab Sample Did Not Identify Mold Spores), Fountain Did Not Appear to Leak	Conduct Periodic Surveillance, Retain A Plumber To Inspect Sink for Leaks	3
AOC-03	Alternative Room	Black Mold Growth at Window/Wall	Black Mold Growth Observed on Plywood, CMU Wall, Wood Header Plate, and Window Panes, Effervescence on Observed on CMU Wall, Vegetation Growth on Wall and Gutter Damage Observed on Exterior	Remediate Black Growth on CMU Wall, Wood Header Plate, and Window Panes, Remove Mold Growth-Impacted Plywood, Remove Vegetation on Exterior, Correct Gutter Damage, Retain Architect/Engineer to Inspect Exterior Wall, Roof, and Gutter	4, 5, 6

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AOC-04	Exterior Greenhouse	Deteriorated Structure	Large Scale Water Damage Observed on Wood within Greenhouse, Sandbag Observed at Office 1 Door, Water Damaged Fascia Above Greenhouse Observed, Damaged Gutter above Green House, Green Growth on CMU Wall Observed	Remediate Green Growth on CMU Wall, Remove Wood Stained Wood inside Greenhouse, Clean Greenhouse of Vegetation and Debris, Correct Drainage Issues within Greenhouse, Repair Water Damaged Fascia and Gutter, Retain Architect/Engineer to Inspect Viability of Structure (Appears Structure is Past Useful Life)	7, 8, 9, 10, 11
AOC-05	Office 1	Building Occupant Concern	No Visible Water Staining and/or Mold Growth Observed, Building Occupant Indicated Office Floods Occasionally, Sandbag at Exterior Door Into Greenhouse	Correct Drainage Issue in Greenhouse, Retain Architect/Engineer to Inspect Exterior Door	--
AOC-06	Open Area at Office/Greenhouse	Black Growth on CMU Wall and Windows	Black Mold Growth Observed on Window Panes and CMU Wall in Upper Section of Space, Water Stained Wood Ceiling, Effervescence on Observed on CMU Wall	Remediate Black Growth on CMU Wall and Window Panes, Correct Gutter Damage, Retain Architect/Engineer to Inspect Exterior Wall, Roof, and Gutter	12
AOC-07	Ladies Room	Black Mold Growth at Former Toilet Piping and Under Existing Toilet (Swab Sample Collected)	Black Growth Observed (Swab Sample Identified "Low" Concentrations of Unidentifiable Spores), Hole Underneath Toilet Observed	Remediate Black Growth on CMU Wall, Retain A Contractor to Correct Toilet and Infill Hole Under Toilet	13, 14

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AOC-05	Classroom 1	Black Mold Growth on Drywall at Former Window (Swab Sample Collected), Black Growth on Window Panes Behind Drywall	Black Mold Growth Observed on Drywall at Former Window and Window Panes Behind Drywall (Swab Sample Identified "High" Concentrations of <i>Cladosporium</i>) , Radiator Observed to be Rusted, Building Occupant Indicated the Drywall Has Leaked Before and Been Replaced, Vegetation on Exterior CMU Observed	Remove Black Growth Impacted Drywall and Window Panes, Remove Window System and Infill Opening with Masonry, Remove Vegetation on Exterior	15, 16
AOC-06	Classroom 3	Water Stained Ceiling Tiles, Occupant Concern of Flooding In Room	Water Stained Ceiling Tiles Observed, Water Stained and Water Damaged Drywall Skylight Observed Above Ceiling Tiles, Gap Below Exterior Door Observed	Remove Water Stained and Water Damaged Materials (Replace Once Leak Located/Corrected), Retain an Architect/Engineer to Inspect Roof, Retain a Contractor to Replace Exterior Door	17, 18
AOC-07	Classroom 4	Water Stained Ceiling Tiles	Water Stained Ceiling Tiles Observed, Water Stained and Water Damaged Drywall Skylight Observed Above Ceiling Tiles, Water Staining, Damage, and Rust on Sprinkler Pipe Coupling	Remove Water Stained and Water Damaged Materials (Replace Once Leak Located/Corrected), Retain an Architect/Engineer to Inspect Roof, Retain a Fire Protection Contractor to Inspect and Correct Sprinkler Pipe Coupling Leak	19, 20

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AOC-08	Classroom 5	Water Stained Ceiling Tiles, Occupant Concern of Flooding In Room and Damaged at Window Jambs, Black Mold Growth at Diffuser (Swab Sample Collected)	Water Stained Ceiling Tiles Observed, Water Stained and Water Damaged Drywall Skylight Observed Above Ceiling Tiles, Damaged Floor Tile at Exterior Door Observed, Black Mold Growth Observed at Diffuser (Swab Sample Identified "Rare" Concentrations of <i>Ascospores</i> , <i>Aspergillus/Penicillium</i> , <i>Cladosporium</i> , <i>Etc.</i>), Effervescence Observed at Window Jambs, Deteriorated Exterior Window Caulking Observed	Clean Diffuser with HEPA Vacuums and EPA Fungicide, Clean Consistently, Remove Water Stained and Water Damaged Materials (Replace Once Leak Located/Corrected), Retain an Architect/Engineer to Inspect Roof, Retain a Contractor to Replace Exterior Door and Recaulk Exterior Window	21, 22, 23, 24
AOC-09	Boiler Room	Water Stained Pipe Insulation	Water Stained Pipe Insulation Observed, Materials "Dry" When Moisture Metered	Remove Water Stained Materials (Replace Once Water Intrusion Located/Corrected)	--

LEGEND

SURVEY PERFORMED BY: Kevin McCarthy

DATE: November 15, 2018

NOTE: Limited Assessment. Assessment was Not A Full Building Assessment. Areas Assessed Were at Direction of Mold Task Force and Director