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August 14, 2012

2812 Cottonwood Ave
Bellingham, WA 98226

Dear _____ :

Pursuant to your request, the Northwest Clean Air Agency provided an indoor air quality inspection of your rented apartment at the above address. You report a plumbing leak that led to discovery of long term water damage and mold contamination in the wall cavity behind and below your kitchen cabinets.

Findings:

The wall cavity behind your kitchen sink shows evidence of long term excess moisture issues. The wallboard has been saturated is mold covered and has lost its structural integrity. The reverse side is also mold covered.

The wall board above the floor trim adjacent to the tub in the bathroom is above 20 percent moisture content. 18 percent will support mold growth.

Proper remediation of the damaged wallboard would involve installing a plastic sheet barricade between the kitchen work zone and the rest of the apartment (and your belongings), pulling the cabinetry out to expose and remove all damaged drywall plus a couple feet more in all directions where possible, thorough cleaning of mold from wood framing (or replacement of rotten framing), drying of everything to below 14 percent moisture content and putting things back together. The cabinetry itself is moldy and needs a thorough scrubbing, at least, before re-installation.

In summary, your family is clearly being exposed to mold when occupying this apartment. The same is no doubt true for occupants of the apartment next door that shares this wet wall.

If NWCAA may be of further service, including meeting owners, managers or their representatives on site to discuss these findings, please contact me.

Sincerely,

David Blake

Environmental Specialist – Indoor Air/Asbestos