

4/19/05
DATE CONTACTED

Record of Request for Environmental Health Services
PALM BEACH COUNTY HEALTH DEPARTMENT
Indoor Environmental Quality
901 Evernia Street, West Palm Beach, FL 33402

69-05
IEQ NUMBER

CUSTOMER INFORMATION

Last Name: Barns First Name: Stem Candace Phone Number: 561-364-4240 Position: _____
Address: 10158 Stonehenge Cir. City: BOYNTON BCH Zip: 33437

BUILDING INFORMATION: _____ Owner Renter _____ Length of Occupancy: 2 yrs

RESIDENTIAL: SFH Condo/Apt. Mobile Home Duplex INSTITUTION: OCCUPATIONAL: COMMERCIAL: Freestanding Strip Mall Multi-story Office
Age: 1995 Construction Type: CBS Wood frame Composite Other: _____
Recent Renovation: NO YES; where: _____ New items: _____
Combustion Appliances: NO YES; what, where: _____ Corrective actions taken: NO YES, what, when: _____

REPORTED IEQ PROBLEM
SBS MOLD/MILDEW CHEMICALS MIGRATING ODORS RELATIVE HUMIDITY PARTICULATES/DUST ODOR TEMPERATURE
ETS SANITATION WATER LEAKS RADON TOXIC SUBSTANCE DUCT CLEANING UNKNOWN OTHER

DETAILS: IAQ concerns. Hurricanes caused flooding thru kids' room - RATS

REPORTED SYMPTOMS: * lady - asthma/allergies/her-bronchial asthma - wheezing
HEADACHES NAUSEA EYE IRRITATION VOMITING DIZZINESS RASH HROAT IRRITATION FATIGUE SINUS -
IRRITATION RESPIRATORY IRRITATION COUGHING CHRONIC URI FEVER OTHER blood in sputum

SEEN A PHYSICIAN: NO YES; WHEN, DIAGNOSIS, TREATMENT asthma/allergies RESPOND TO TREATMENT No Yes; _____

DO SYMPTOMS GO AWAY: NO YES; WHEN: _____ Coincide with other events? _____

TOTAL NUMBER OF BUILDING OCCUPANTS: 3 CHILDREN UNDER AGE 6: no YES; PETS: no YES; WHEN DID SYMPTOMS START: November 200

WHEN ARE SYMPTOMS GENERALLY WORSE: indoors/in apt.

Mr./Fl	Mold/Mild Leaks/Stains	ETS	Visual Dust	VOC	RH	Temp	OA/CO ₂	*Other	HVAC System	Unit 1	Unit 2
Living	N	N	N	UNK	44%	76°	N/A		Location	closet	
									Filter Type	Standard	
									Filter fit?	✓	
AC closet	UNK	Y	N	Y	UNK				Filter Repl. Freq.	✓	
									Coil/Cooling Fins	See comments	
									Handler Walls	See comments	
									Plenum Area	✓	
									Diffusers/Vent	See comments	
									Infiltration	None seen	
									Other		

OTHER OBSERVATIONS

House Pressure	Negative/Positive			
Air Flow	Good/Poor/Ceiling Fans			
Odor	Yes/No - <u>AC closet</u>	Where:		
Ventilation	Dryer Vented to outside? Yes/No	Bathroom Exhaust Yes/No	Cooking Exhaust? Yes/No	Attic Vented? Yes/No
Refrigerator Pan	Clean/Moldy/ Dirty			<u>UNK</u>

Comments FPL contacted recent 'Energy Audit' - A/C problem continued on back page

IEQ Problems Chart Key
m/fl - type room and floor number
old/mildew - apparent possibility of mold based on visual and odor perception of inspector (no measurements) (check mark only)
eaks/stains - visible presence of drywall/or surface water stains (check mark only)
TS - check mark for presence of Environmental Tobacco Smoke
visual Dust - check mark
OC - Volatile Organic Compounds in parts per million (ppm)
H - Relative humidity - actual measurement by %
temp - Temperature in deg. F
A/CO₂ - comparison of outside and ambient carbon dioxide (a check for structural infiltration of outside air) ppm
ther - as per notation below
VAC - Heating Ventilation Air Conditioning

DATED STARTED 4/22/05 DATE CLOSED 4/25/05 TOTAL TIME (25 HRS) 1.5 REPORT REQUESTED NO YES
SIGNATURE OF INSPECTOR: Tony Coates DATE: 4/25/05
SIGNATURE OF SUPERVISOR: _____ DATE: 4/26/05

FOR MORE INFORMATION PLEASE VISIT EPA'S WEB
SITE AT: www.epa.gov/iaq

Continued from Front Page:

RECOMMENDATIONS

Air Conditioning System

- Replace AC Filter with HEPA filter, 3 M filter, electrostatic filter or pleated type
- Follow manufacturers recommendation for filter cleaning and replacement, if not clean or replace monthly
- Ensure filter fits properly in the AC unit
- Clean Coils/Cooling Fins
- Keep air-conditioning drip pans clean and the drain lines unobstructed and flowing properly.
- Clean plenum area
- Have AC unit assessed by a certified AC specialist
- Tape all holes and openings in the plenum with air conditioning tape to prevent leakage
- Store all chemicals and paints away from the air intake of A/C
- Clean the drip pan and make sure that outlet is not blocked and the water from this outlet runs away from the foundation

Appliances

- Clean or replace range hood filter
- Clean and disinfect Refrigerator drip pans and dehumidifiers
- Vacuum using cleaners with HEPA vacuum filters once a week
- Ensure that there is no gas leaks for appliances working on gas.
- Use exhaust fans or open the window when cooking, running the dishwasher etc.
- Maintain combustion equipment and ventilate them to outside.
- Do not use an exhaust fan in the same area where a naturally vented combustion appliance is operating
- Do not run lawn mowers or cars in a closed garage

Others

- Clean, disinfect and dry surfaces immediately
- Dry out Bathroom after showers with fan or opening windows after showering.
- Do not smoke inside the house
- Stop using aerosol fresheners
- Remove dust from the house

- Remove Mold/Mildew according to EPA guidelines
- Maintain Relative humidity below 60 percent, ideally between 30 to 50 percent.
- Reduce/Eliminate Clutter in the house
- Use dust mite proof covers for pillows and mattresses
- Fix leaks on windowsills and doors. Make sure that there is no water leak
- Direct Sprinklers away from the walls
- Seal outside walls to prevent water penetration
- Fix all plumbing and all other water leaks as soon as possible preferably immediately. Dry all items completely
- Make sure ground slopes away from the building foundation so that water does not enter or collect around the foundation.
- Open Windows and replace indoor air with outside air. Use Fans to assist this process.
- Increase air circulation by opening closet doors and moving furniture away from walls
- Dispose of wet carpeting and other damp fabric furnishings
- Control moisture in crawl space
- Replace all mold affected dry walls and cabinets
- Make sure that there is positive pressure in the house.

Paints, thinners, varnishes, shellac, strippers, waxes, turpentine, glues, adhesives, dry cleaning products, mothballs, deodorizers, air fresheners and pesticides

- Choose products with low volatile organic compounds(VOC)
- Use outdoors
- Ventilate areas with new pressed wood products or new carpets
- Choose a carpet with low VOC
- Provide plenty of ventilation
- Schedule during mild seasons when doors and windows may be left open
- Take regular breaks for fresh air
- Use protective gear
- Keep containers closed
- Keep away from children
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Thermostat broken - recently replaced.

A/C System: Appears that coils/cooling fins were recently cleaned.

→ Diffusers/Vents recently cleaned (condensation problem)

→ Drain pan leaking - getting filter wet.



IMPORTANT INFORMATION

regarding Florida's Lodging Laws



ATTENTION: Consumers and Lodging Licensees

Number: 2002-04 Date: 2002 October 05

SUBJECT: Mold Infestations and Information

Complaints regarding mold are probably the fastest growing category of grievance coming into the division. Additionally, the media is increasing the public's awareness of this problem leading to more complaints.

The division's statutory authority is limited to assuring that facilities are, according to Chapter 509.221(3), Florida Statutes, "...properly lighted, heated, cooled, and ventilated and shall be operated with strict regard to the health, comfort, and safety of the guests." Chapter 509.221(4) continues, "Each bedroom in a public lodging establishment shall have an opening to the outside of the building, air shafts, or courts sufficient to provide adequate ventilation. Where ventilation is provided mechanically, the system shall be capable of providing at least two air changers per hour in all areas served. Where windows provide ventilation, each room shall have at least one window opening directly to the outside."

Additionally, Florida Administrative Code Rule 61C-1.004(6), states, "All building structural components, attachments and fixtures shall be kept in good repair, clean and free of obstructions."

An acceptable way to deal with mold is to reduce the moisture problems and reduce moisture in the air. Prevent condensation, repair leaks, increase ventilation (if outdoor air is cold and dry), or dehumidify (if outdoor is warm and humid).

Keep heating, ventilation, and air conditioning (HVAC) drip pans clean, flowing properly, and unobstructed.

Vent moisture-generating appliances, such as dryers, to the outside where possible.

Maintain low indoor humidity, below 60% relative humidity (RH), ideally 30-50%, if possible.

Perform regular building/HVAC inspections and maintenance as scheduled.

Clean and dry wet or damp spots immediately. Fix source(s) of moisture problems as soon as possible.

If you suspect you have a mold infestation consult a professional immediately. Serious financial and legal consequences may result from not properly addressing known problems.

A few resources you may wish to explore include the following:

American Conference of Governmental Industrial Hygienists - www.acgih.org

Bioaerosols: Assessment and Control, 1999 Edited by Janet Macher <http://www.acgih.org/store/ProductDetail.cfm?id=349>

American Industrial Hygiene Association (AIHA) (www.aiha.org)

Mold Introduction <http://www.aiha.org/governmentaffairs-pr/html/mold-intro.htm>

The Facts About Mold: For Everyone <http://www.aiha.org/governmentaffairs-pr/html/mold-consumer.htm>

The Facts About Mold: For the Professional <http://www.aiha.org/governmentaffairs-pr/html/mold-professional.htm>

The Facts About Mold: A Glossary <http://www.aiha.org/governmentaffairs-pr/html/mold-glossary.htm>

Report of Microbial Growth Taskforce, 2001 <http://www.aiha.org/Committees/documents/webmicrobial.pdf>

Building Science Corporation (www.buildingscience.com)

What You Need to Know About Mold http://www.buildingscience.com/resources/mold/mold_need_to_know.pdf

Mold: Causes, Health Effects and Cleanup http://www.buildingscience.com/resources/mold/mold_causes.pdf

Mold Testing http://www.buildingscience.com/resources/mold/mold_testing.pdf

National Apartment Association <http://www.naahq.org/Government/usatodaymoldmemo.aspx> or <http://www.naahq.org/Education/moldflyer.pdf>

National Center for Environmental Health (NCEH) (www.cdc.gov)

Molds in the Environment <http://www.cdc.gov/nceh/airpollution/mold/moldfacts.htm>

Questions and Answers on Stachybotrys chartarum and Other Molds <http://www.cdc.gov/nceh/airpollution/mold/stachy.htm>

State of the Science on Molds and Human Health <http://www.cdc.gov/nceh/airpollution/images/moldsci.pdf>

U.S. Army Center for Health Promotion and Preventive Medicine Mold Resources <http://chppm-www.apgea.army.mil/mold/>

U.S. Department of Health and Human Services (DHHS) Centers for Disease Control and Prevention (CDC) (www.cdc.gov)

U.S. Environmental Protection Agency (EPA) (www.epa.gov/iaq)

Mold Resources <http://www.epa.gov/iaq/molds/moldresources.html>

Mold Remediation in Schools and Commercial Buildings http://www.epa.gov/iaq/molds/mold_remediation.html

FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

Jeb Bush, Governor

Division of Hotels and Restaurants

Kim Binkley-Seyer, Secretary

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Tony Coates referred to Code Enforcement and gave us the direct number 850-487-1395 and to contact same regarding rat problem on storage units by kids room.