



**Architecture, Engineering, &
Environmental Services**
600 N Plankinton Ave. Suite 600
Milwaukee, WI 53203
(414) 567-8034

McGovern Park Senior Center Remedial Action Timeline and Analytical Results

October 6, 2025

- **August 10-11, 2025** McGovern Senior Center sustains flood damage confined to basement.
- **August 12-15, 2025** Contractor cleaned the basement, including:
 - Mucking out sediment and extracting flood water
 - Steam cleaned basement surfaces
 - Applied antimicrobial product
 - Began running dehumidifiers and air purifier machines
- **August 12, 2025** Facility closure due to food damage and cleaning efforts
- **August 19, 2025** Post-cleaning air sampling performed in the basement
- **August 21, 2025** Air sampling results indicated high levels of mold spores in the basement. **See Attachment 1.** Continued closure of building recommended by Milwaukee County consultant.
- **August 12-25, 2025** Continuous running of dehumidifiers and air purifier machines
- **August 25, 2025** Re-sampled building air. This event also sampled air on the first floor to see if it was possible to reopen while potentially sealing off the basement.
- **August 27, 2025** Air sampling results indicated high concentrations of mold spores on the first floor and in the basement. **See Attachment 2.**
- **September 6-10, 2025** Contractor worked to reclean basement, including:
 - Deep cleaning of the mechanical room
 - Removal of flood-impacted insulation
 - Utilization of three types of disinfectants
 - Operation of HEPA machines
 - Replacement of all filters in the HVAC system
 - Placement of basement under containment



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- **September 11, 2025** Third round of air sampling results taken throughout the facility.
- **September 17, 2025** Air sampling results indicated increased mold growth throughout the first floor. There were, however, reduced spore concentrations in the basement. **See Attachment 3.**
- **September 18, 2025** Milwaukee County HVAC specialist completed HVAC visual inspection.
- **September 25, 2025** Specialized indoor air quality contractor completed facility inspection. Mold now visible on first floor surfaces and HVAC system. Surface samples were collected.
- **September 28, 2025** Indoor air quality specialist report submitted. Confirmed the presence mold throughout HVAC system and on surfaces where it wasn't previously. The report provided recommendations for further remedial action. The report also suggested that increased humidity caused continual mold growth and recommended hiring an engineering firm to determine the source of moisture. **See Attachment 4.**
- **September 30, 2025** Internal HVAC report recommended installing HEPA filters on air handling unit. **See Attachment 5.**
- **September 30, 2025** AE staff consulted with the Milwaukee Health Department to discuss remedial action efforts.
- **October 1-2, 2025** AE staff met with contractors to estimate costs for the recommended remedial action including: drying the air handling unit crawl space and cleaning the HVAC system and first floor.
- The recommended remedial actions are likely to take several weeks once contracts are secured.

Prepared By: Timothy Detzer, PE and Kevin O'Brien, Milwaukee County Environmental Services

Timothy Detzer

Kevin P. O'Brien

Attachment 1



EMSL Analytical, Inc.

3410 Winnetka Avenue North New Hope, MN 55427

Tel/Fax: (763) 449-4922 / (763) 449-4924

<http://www.EMSL.com> / minneapolislab@emsl.com

EMSL Order: 352508696
Customer ID: LFGR78
Customer PO:
Project ID:

Attention: Linda Fellenz
LF Green Development, LLC
5600 West Brown Deer Road
Milwaukee, WI 53223

Phone: (414) 254-4813
Fax: (414) 375-4098
Collected Date: 08/19/2025
Received Date: 08/20/2025 09:15 AM
Analyzed Date: 08/21/2025

Project: McGovern Park Senior Center, Milwaukee, WI

Test Report: Air-O-Cell™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number: Client Sample ID: Volume (L): Sample Location:	352508696-0001 A-1 150 Basement NE			352508696-0002 A-2 150 Basement SE			352508696-0003 A-3 150 Outside		
	Spore Types	Raw Count†	Count/m ²	% of Total	Raw Count†	Count/m ²	% of Total	Raw Count†	Count/m ²
Alternaria (Ulocladium)	-	-	-	-	-	-	2	40	0.4
Ascospores	9	200	3.1	4	80	1.2	101(119)	2510	24.4
Aspergillus/Penicillium++	104(270)	5700	89.6	112(291)	6140	91.7	37	780	7.6
Basidiospores	9	200	3.1	9	200	3	105(228)	4810	46.7
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	8	200	3.1	12	250	3.7	94	2000	19.4
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	1	20	0.3	-	-	-	-	-	-
Fusarium++	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	1	20	0.2
Myxomycetes++	-	-	-	-	-	-	-	-	-
Pithomyces++	-	-	-	1	7*	0.1	6	40*	0.4
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	2	40	0.6	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	1	7*	0.1	3	60	0.6
Zygomycetes	-	-	-	-	-	-	-	-	-
Cercospora++	-	-	-	-	-	-	4	30*	0.3
Nigrospora	-	-	-	2	10*	0.1	-	-	-
Total Fungi	299	6360	100	320	6694	100	494	10290	100
Hyphal Fragment	-	-	-	-	-	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	1	7*	-	-	-	-	1	20	-
Analyt. Sensitivity 600x	-	21	-	-	21	-	-	21	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-
Skin Fragments (1-4)	-	1	-	-	1	-	-	-	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	3	-	-	1	-

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.
++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

Jodie Bourgerie, Laboratory Manager
or other Approved Signatory

No discernable field blank was submitted with this group of samples.

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Samples analyzed by EMSL Analytical, Inc. New Hope, MN AIHA LAP, LLC-EMLAP Accredited #101103

Initial report from: 08/21/2025 11:09 AM

For information on the fungi listed in this report, please visit the Resources section at www.emsl.com

Attachment 2



EMSL Analytical, Inc.

3410 Winnetka Avenue North New Hope, MN 55427
Tel/Fax: (763) 449-4922 / (763) 449-4924
<http://www.EMSL.com> / minneapolislab@emsl.com

EMSL Order: 352508910
Customer ID: LFGR78
Customer PO:
Project ID:

Attention: Linda Fellenz
LF Green Development, LLC
5600 West Brown Deer Road
Milwaukee, WI 53223
Phone: (414) 254-4813
Fax: (414) 375-4098
Collected Date: 08/25/2025
Received Date: 08/26/2025 09:10 AM
Analyzed Date: 08/27/2025
Project: McGovern Park Senior Center, Milwaukee, WI

Test Report: Air-O-Cell™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number: Client Sample ID: Volume (L): Sample Location:	352508910-0001			352508910-0002			352508910-0003		
	A4			A5			A6		
	150			150			150		
	Basement			Exercise room			Music room		
Spore Types	Raw Count†	Count/m³	% of Total	Raw Count†	Count/m³	% of Total	Raw Count†	Count/m³	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-	-	-	-
Ascospores	11	230	1.3	6	100	1.2	18	380	10.3
Aspergillus/Penicillium++	120(780)	16500	94.9	113(367)	7740	92.8	100(130)	2740	73.9
Basidiospores	8	200	1.2	10	210	2.5	13	270	7.3
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	19	400	2.3	12	250	3	13	270	7.3
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium++	-	-	-	-	-	-	-	-	-
Ganoderma	2	40	0.2	1	20	0.2	1	20	0.5
Myxomycetes++	-	-	-	1	20	0.2	1	20	0.5
Pithomyces++	1	7*	0	-	-	-	-	-	-
Rust	1	7*	0	-	-	-	1	7*	0.2
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-	-	-	-
Total Fungi	822	17384	100	397	8340	100	177	3707	100
Hyphal Fragment	1	20	-	1	20	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	1	20	-	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	21	-	-	21	-	-	21	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-
Skin Fragments (1-4)	-	1	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	1	-	-	1	-

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.
++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

Jodie Bourgerie, Laboratory Manager
or other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. New Hope, MN AIHA LAP, LLC-EMLAP Accredited #101103

Initial report from: 08/27/2025 12:50 PM

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Attention: Linda Fellenz
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5600 West Brown Deer Road
Milwaukee, WI 53223

Phone: (414) 254-4813
Fax: (414) 375-4098
Collected Date: 08/25/2025
Received Date: 08/26/2025 09:10 AM
Analyzed Date: 08/27/2025

Project: McGovern Park Senior Center, Milwaukee, WI

Test Report: Air-O-Cell™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number: Client Sample ID: Volume (L): Sample Location:	352508910-0004			352508910-0005			352508910-0006		
	A7			A8			A9		
	150			150			150		
	Craft room			Lobbyq			Outside east of doors		
Spore Types	Raw Count†	Count/m ³	% of Total	Raw Count†	Count/m ³	% of Total	Raw Count†	Count/m ³	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-	-	-	-
Ascospores	2	40	0.3	2	40	0.2	103(191)	4030	43.2
Aspergillus/Penicillium++	117(507)	10700	91.7	154(1000)	21100	93.9	7	100	1.1
Basidiospores	-	-	-	4	80	0.4	113(184)	3880	41.6
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	44	930	8	57	1200	5.3	28	590	6.3
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium++	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	1	20	0.1	29	610	6.5
Myxomycetes++	-	-	-	1	20	0.1	7	100	1.1
Pilthomyces++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	1	20	0.1	1	20	0.2
Zygomycetes	-	-	-	-	-	-	-	-	-
Total Fungi	553	11670	100	1066	22480	100	447	9330	100
Hyphal Fragment	-	-	-	1	20	-	-	-	-
Insect Fragment	-	-	-	-	-	-	2	40	-
Pollen	-	-	-	-	-	-	3	60	-
Analyt. Sensitivity 600x	-	21	-	-	21	-	-	21	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-
Skin Fragments (1-4)	-	1	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	2	-	-	2	-

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.
++ Includes other spores with similar morphology, see EMSL's fungal glossary for each specific category.

Jodie Bourgerie, Laboratory Manager
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Initial report from: 08/27/2025 12:50 PM

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Attachment 3



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Tel/Fax: (763) 449-4922 / (763) 449-4924

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EMSL Order: 352509636
Customer ID: LFGR78
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Project ID:

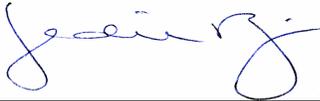
Attention: Linda Fellenz LF Green Development, LLC 5600 West Brown Deer Road Milwaukee, WI 53223	Phone: (414) 254-4813 Fax: (414) 375-4098 Collected Date: 09/11/2025 Received Date: 09/15/2025 09:10 AM Analyzed Date: 09/16/2025
Project: McGovern Park Senior Center, Milwaukee, WI	

Test Report: Air-O-Cell™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number: Client Sample ID: Volume (L): Sample Location:	352509636-0001 A-9 150 Basement			352509636-0002 A-10 150 Outside			352509636-0003 A-11 150 Music Room		
	Raw Count†	Count/m²	% of Total	Raw Count†	Count/m²	% of Total	Raw Count†	Count/m²	% of Total
Spore Types									
Alternaria (Ulocladium)	-	-	-	-	-	-	-	-	-
Ascospores	9	200	15	100(217)	4580	40.4	40	840	12.4
Aspergillus/Penicillium++	36	760	57.1	-	-	-	168(218)	4600	67.7
Basidiospores	13	270	20.3	101(263)	5550	49	33	700	10.3
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	6	100	7.5	49	1000	8.8	28	590	8.7
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	1	7*	0.1	-	-	-
Fusarium++	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	9	200	1.8	2	40	0.6
Myxomycetes++	-	-	-	-	-	-	1	20	0.3
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-	-	-	-
Cercospora++	-	-	-	-	-	-	-	-	-
Total Fungi	64	1330	100	539	11337	100	322	6790	100
Hyphal Fragment	-	-	-	1	20	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	1	20	-	8	200	-	1	20	-
Analyt. Sensitivity 600x	-	21	-	-	21	-	-	21	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-
Skin Fragments (1-4)	-	1	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	1	-	-	2	-	-	1	-

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 Jodie Bourgerie, Laboratory Manager
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Initial report from: 09/16/2025 02:53 PM

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Attention: Linda Fellenz
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5600 West Brown Deer Road
Milwaukee, WI 53223

Phone: (414) 254-4813
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Collected Date: 09/11/2025
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Analyzed Date: 09/16/2025

Project: McGovern Park Senior Center, Milwaukee, WI

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Lab Sample Number: Client Sample ID: Volume (L): Sample Location:	352509636-0004			352509636-0005			352509636-0006		
	A-12			A-13			A-14		
	150			150			150		
	Craft Room			Lobby			Fitness		
Spore Types	Raw Count†	Count/m³	% of Total	Raw Count†	Count/m³	% of Total	Raw Count†	Count/m³	% of Total
Alternaria (Ulocladium)	1	7*	0	-	-	-	1	20	0
Ascospores	4	80	0.1	21	440	1.8	12	250	0.4
Aspergillus/Penicillium++	121(6290)	133000	97.1	169(1100)	23200	95.1	127(3300)	69600	98.8
Basidiospores	6	100	0.1	15	320	1.3	4	80	0.1
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	1	20	0.1	-	-	-
Cladosporium	109(177)	3740	2.7	14	300	1.2	20	420	0.6
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium++	-	-	-	-	-	-	-	-	-
Ganoderma	1	20	0	3	60	0.2	-	-	-
Myxomycetes++	-	-	-	-	-	-	1	20	0
Pithomyces++	1	20	0	2	40	0.2	1	20	0
Rust	-	-	-	1	20	0.1	1	20	0
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-	-	-	-
Cercospora++	-	-	-	-	-	-	1	20	0
Total Fungi	6480	136967	100	1157	24400	100	3341	70450	100
Hypal Fragment	-	-	-	-	-	-	1	20	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	1	20	-	2	40	-	-	-	-
Analyt. Sensitivity 600x	-	21	-	-	21	-	-	21	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-
Skin Fragments (1-4)	-	1	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	2	-	-	2	-

† Due to method stopping rules, extrapolated raw counts are reported in parenthesis.

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

Jodie Bourgerie, Laboratory Manager
or other Approved Signatory

No discernable field blank was submitted with this group of samples.

EMSL Analytical, Inc. maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL Analytical, Inc. EMSL Analytical, Inc. bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. Skin Fragment and Fibrous Particulate ratings are based on the percent of non-fungal material they represent: 1 (1-25%), 2 (26-50%), 3 (51-75%), or 4 (76-100%). Background ratings are based on the total area covered by non-fungal particles: 1 (1-25%), 2 (26-50%), 3 (51-75%), 4 (76-99%), or 5 (100%; overloaded). High levels of background particulate can obscure spores and other particulates, leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "*" Denotes particles found at 300X. "-" Denotes not detected. Due to method stopping rules, raw counts >= 100 are extrapolated based on the percentage analyzed.

Samples analyzed by EMSL Analytical, Inc. New Hope, MN AIHA LAP, LLC-EMLAP Accredited #101103

Initial report from: 09/16/2025 02:53 PM

For information on the fungi listed in this report, please visit the Resources section at www.emsl.com

Attachment 4



- Indoor Air Quality
- Mold & Allergens
- Bacteria & Chemicals
- Asbestos & Lead
- Water-Loss Consulting
- Thermal Imaging
- Industrial Hygiene

Indoor Air Quality Diagnostics, Inc.

September 26, 2025

LIMITED FUNGAL ASSESSMENT



Project Description:

McGovern Park Senior Center
4500 W. Custer Avenue
Milwaukee, WI 53218

Project #: M.0048780-0925

Prepared for:

Milwaukee County
Kevin O'Brien
2711 W. Wells Street; Rm 212
Milwaukee, WI 53208



Indoor Air Quality
Mold & Allergens
Bacteria & Chemicals
Asbestos & Lead
Water-Loss Consulting
Thermal Imaging
Industrial Hygiene

Document prepared by:
Indoor Air Quality Diagnostics, Inc.
11611 W. North Ave; Suite 203
Wauwatosa, WI 53226

Indoor Air Quality Diagnostics, Inc. appreciates the opportunity to provide you with our services. Please contact the undersigned with any questions.

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APPENDIX A – LABORATORY RESULTS	

A handwritten signature in black ink that reads 'A. Wians'.

Adam S. Wians
BS Microbiology (University of Wisconsin – La Crosse)
Council-certified Indoor Environmentalist Consultant (CIEC) (ACAC) (ID #: 0612008)
Commercial Drying Specialist (CDS) (IICRC) (ID#: 88851)
Water Damage Restoration Technician (WRT) (IICRC) (ID#: 88851)
Fire & Smoke Restoration Technician (FSRT) (IICRC) (ID#: 88851)
Asbestos Inspector (State of Wisconsin - DHS) (ID#: AII-112826)



At the request of Milwaukee County ('CLIENT'), and with Kevin O'Brien's authorization, Indoor Air Quality Diagnostics, Inc. ('IAQ Diagnostics') performed a *limited fungal assessment* of the McGovern Park Senior Center located at 4500 W. Custer Avenue in Milwaukee, Wisconsin ('SITE'). The findings from that assessment are outlined in this report.

1.0 BACKGROUND

SITE is a single-story Senior Center that is approximately twelve thousand (12,000) square feet. The building also contains an eight hundred (800) square foot Basement that houses the mechanical equipment. The remainder of the building was constructed over a dirt Crawlspace that has a partial vapor barrier held down by pea gravel and sections of exposed soil.

Extremely heavy rainfall on the night of August 9, 2025, caused the Basement and Crawlspace to flood. ServiceMaster and Integrity Environmental have dried and cleaned the Basement. The exposed soil in the Crawlspace still appears to be wet.

Following the mitigation and cleaning, CLIENT contracted an environmental consultant to gather air quality samples (with respect to airborne mold spores) in the Basement and on the Main Level. The results from multiple rounds of sampling showed elevated levels of airborne mold spores in several locations (primary *Aspergillus/Penicillium* spores).

To investigate further, CLIENT contracted IAQ Diagnostics to perform a *limited fungal assessment* of the building.

2.0 LIMITED FUNGAL ASSESSMENT

IAQ Diagnostics performed the *limited fungal assessment* of SITE on September 25, 2025. Outdoor weather conditions consisted of fair skies and calm winds. The approximate temperature was sixty-six (66) degrees Fahrenheit, with a relative humidity of sixty-eight (68) percent.

The main goal of IAQ Diagnostics' assessment was to identify areas of visible mold growth that may be contributing to the elevated levels of airborne mold spores found throughout the building.

Basement/Crawlspace

IAQ Diagnostics inspected the Basement/Crawlspace and noted that exposed soil in the Crawlspace was wet (see PIC 2.0.1). Exposed soil can contribute to air quality issues including musty odors and elevated levels of airborne mold spores. These issues can be exasperated by excess moisture.

PIC 2.0.1



Crawlspace – wet soil

IAQ Diagnostics also inspected the accessible sections of ductwork in the Basement and Crawlspace. Some sections of the ductwork were internally lined with fiberboard insulation. These insulated sections of ductwork appeared to be heavily impacted by mold growth (see PIC 2.0.2 – PIC 2.0.7). Three (3) tape lift samples were



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taken for analysis and confirmed the presence of *Cladosporium* and *Penicillium* growth (see Section 3.0 – SAMPLING).

PIC 2.0.2



Crawlspace – internally lined ductwork (visible mold growth)

PIC 2.0.3



PIC 2.0.4



Crawlspace – internally lined ductwork (visible mold growth)

PIC 2.0.5



PIC 2.0.6



Basement – internally lined ductwork (visible mold growth)

PIC 2.0.7



Main Level

IAQ Diagnostics also inspected the Main Level of SITE and observed many areas of surface mold growth on the contents of the building (e.g. chairs, desks, doors, etc.). Example photos are provided below (see PIC 2.0.8 – PIC 2.0.19).

One tape lift sample of the mold growth found on a chair in the Exercise Room was taken for analysis which confirmed the presence of *Aspergillus* growth (see Section 3.0 – SAMPLING).

It is extremely likely that these areas of surface mold growth were caused by prolonged periods of high relative humidity. A thorough cleaning of the building will be needed to remove these areas of mold growth.

PIC 2.0.8



Lobby – chair (surface mold growth)

PIC 2.0.9



Administration Office – desk

PIC 2.0.10



PIC 2.0.11



Administration Office – desk (surface mold growth)

PIC 2.0.12



PIC 2.0.13



Administration Office – chair (surface mold growth)

PIC 2.0.14



PIC 2.0.15



Exercise Room – chair (surface mold growth)

PIC 2.0.16



PIC 2.0.17



Craft Room – door (surface mold growth)

PIC 2.0.18



PIC 2.0.19



Craft Room – chair (surface mold growth)

3.0 SAMPLING

Four (4) tape lift samples were taken for analysis. The samples were sent overnight express to Environmental Microbiology Laboratory, Inc. ('EMLAB') in Naperville, Illinois.

EMLAB is accredited by the American Industrial Hygiene Association's (AIHA) Environmental Microbiological Laboratory Accreditation Program (EMLAP).

3.1 LABORATORY RESULTS

Surface Samples

The tape lift samples identified the following types of mold growth:

- **Basement (HVAC – 16" x 18" duct):** 4+ *Cladosporium* species
- **Crawlspace (HVAC – 40" x 40" duct):** 3+ *Penicillium* & < 1+ *Cladosporium* species
- **Crawlspace (HVAC – 40" x 40" duct):** 4+ *Penicillium* & < 1 *Cladosporium* species
- **Main Level – Exercise Room (chair):** 2+ *Aspergillus* species

It is generally accepted that molds can be allergenic and can lead to adverse health conditions in susceptible people; however, no regulatory limits or standards have been set by the State of Wisconsin or the federal government for airborne levels of mold spores.

4.0 CONCLUSIONS

The following is a summary of observations made during the assessment:

- Visible mold growth was found on the contents of the Main Level and on the internal fiberboard insulation of the ductwork in the Basement and Crawlspace. These areas should be addressed in a manner consistent with the IICRC S520 - *Standard and Reference Guide for Professional Mold Remediation*.
- All sources of excess moisture should be corrected before (or during) the mold remediation process. If moisture issues are not corrected, mold is likely to return.

IAQ Diagnostics was not responsible for identifying the sources of the moisture issues, or for correcting those sources.

- It is recommended that CLIENT contact a qualified contractor for removal and/or cleaning of affected materials.

5.0 REMEDIATION RECOMMENDATIONS

The remediator is responsible for obtaining all necessary permits.

IAQ Diagnostics recommends the remediation procedures given below; however, alternative procedures may also be acceptable. The remediator should use their professional discretion and always err on the side of caution.

The Remediator should have a written ‘Respiratory Protection Plan’ (29 CFR 1910.134).

IAQ Diagnostics was NOT contracted to identify asbestos containing materials (ACM) or the presence of lead-based paint. CLIENT and/or the remediator are responsible for the identification and proper removal of ACMs and building materials containing lead-based paint if disturbed by the remediation.

5.1 PERSONAL PROTECTIVE EQUIPMENT (PPE)

IAQ Diagnostics recommends that all individuals wear proper respiratory protection (fit-tested) while working within an affected area. At a minimum, workers should wear a full-face elastomeric respirator with P-100 filters (in accordance with OSHA respiratory protection standard (29 CFR 1910.134)). Eye protection, protective suites (Tyvek™ or equivalent), and gloves should also be worn.

5.2 ENGINEERING CONTROLS (CONTAINMENT AND AIR FILTRATION DEVICES (AFD))

In accordance with generally accepted industrial hygiene principles, engineering controls (not PPE) are the first line of defense for ensuring worker and occupant safety.

Isolation Barriers

Multiple rounds of content cleaning are sometimes necessary to achieve “clearance” (i.e. post-remediation testing). Therefore, CLIENT should consider having the restoration contractor compartmentalize the Main Level using six (6) mil plastic. The Basement and Crawlspace are already under containment.

The HVAC systems should also be contained before addressing the fiberboard insulation.

Place AFDs (with high efficiency particulate air (HEPA) filtration) throughout the work areas. Industrial hygiene practices recommend a minimum of four (4) air exchanges per hour for contaminant dilution.

The minimum number of AFDs required to achieve the desired air changes per hour (ACH) is determined by calculating the CFM needed using the following formula:

$$\text{CFM required} = \frac{\text{room volume (ft}^3\text{)} \times \text{number of ACH}}{60 \text{ minutes}}$$

All debris leaving the Basement/Crawlspace should be double bagged (six (6) mil polyethylene disposable bags) and wiped down with a mild detergent (or HEPA vacuumed) prior to leaving the area.

AFDs should run throughout the remediation process and at least an additional twenty-four (24) hours thereafter to remove airborne mold spores. A Clearance Notification should be granted by IAQ Diagnostics before containment and AFDs are removed from SITE.

5.3 STRUCTURAL REMEDIATION

General Recommendations

Published documents from the Occupational Safety and Health Administration (OSHA) and the U.S. Environmental Protection Agency (EPA) state that porous materials (e.g. insulation, etc.) directly impacted by mold growth should generally be replaced.

Site-Specific Recommendations

HVAC SYSTEMS/DUCTWORK

The fiberboard duct lining is very porous; therefore, IAQ Diagnostics recommends removing the insulation.

The National Air Duct Cleaners Association (NADCA) *ACR – Assessment, Cleaning, and Restoration of HVAC Systems* states the use of an antimicrobial product in a HVAC system must never be substituted for complete removal of visible mold growth. If an antimicrobial product is used along with removal, that product must be specifically registered by the EPA (and other applicable regulatory agencies) for use in HVAC systems.

After the insulation is removed, IAQ Diagnostics recommends cleaning the HVAC system. Again, the NADCA *ACR – Assessment, Cleaning, and Restoration of HVAC Systems* should be strictly followed when performing HVAC remediation.

CONTENT REMEDIATION

Non-porous and semi-porous items containing surface mold growth can typically be cleaned using an EPA registered detergent and disposal rags.

The remediator should follow the detergent label specifically. Safety data sheets (SDS) should be available upon request.

The IICRC S520 recommends that porous items containing visible mold growth should typically be removed and discarded; however, this may not be cost feasible for Milwaukee County. CLIENT should consult with the remediation contractor on cleaning surfaces such as fabric chairs.

After the cleaning is complete, HEPA vacuum (or damp wipe) horizontal surfaces to remove dust and settled spores. Polyethylene barriers should also be wiped down. Once completed, containment should be left in place, and AFDs run for a minimum of twenty-four (24) hours before post-remediation testing is performed.

6.0 OBTAINING PROPERTY CLEARANCE

Post-remediation verification is performed to ensure that the remediation procedures were successful. Once laboratory results with acceptable concentrations of airborne mold spores are received, a “Clearance Notification” will be granted to CLIENT.

In order to achieve clearance, results of indoor samples must be statistically similar to an outdoor reference, area-of-non concern, or EMLAB’s Extended Outdoor Comparison.

7.0 REMARKS & LIMITATIONS

Inspections, assessments, and testing performed by IAQ Diagnostics are often non-invasive; therefore, IAQ Diagnostics cannot be held responsible for areas of hidden mold growth, areas of hidden moisture, undiscovered hazardous materials, or undiscovered structural defects.

No matter how comprehensive the survey, all fungal growth may not be identified or located during the fungal assessment.

CLIENT and/or the remediator are responsible for the identification and proper removal of asbestos containing materials and/or building materials containing lead-based paint if disturbed by the remediation.

This report is designed for use by a qualified contractor to assist in safe removal of fungal contaminants. IAQ Diagnostics assumes that the remediator is capable of:

- containing the impacted area
- stopping all sources of excess moisture
- properly drying the structure
- calculating and placing necessary equipment (e.g. air filtration devices, dehumidifiers, etc.)
- correctly performing the remediation and content cleaning

The findings documented in this report are only valid at the time of its design. CLIENT and the remediator should be aware that conditions of the property may have changed due to further moisture issues, or continued mold growth. Because of this, the remediator should always err on the side of caution when performing mold remediation.

IAQ Diagnostics may have used information supplied by CLIENT for the design of this report; therefore, IAQ Diagnostics cannot be held responsible for any damages (indirect or consequential) as a result of that misinformation or omissions of information.

No warranty is either expressed or implied in this document.



References:

ANSI/IICRC S500-2015: Standard and Reference Guide for Professional Water Damage Restoration (Third Edition). Institute of Inspection Cleaning and Restoration Certification (IICRC).

Bioaerosols: Assessment and Control. (1999), American Council of Governmental Industrial Hygienists (ACGIH).

Certified Indoor Environmentalist. (2000) “Course Manual” Chelsea Group Ltd. Indoor Air Quality Association (IAQA).

Guidelines on Assessment and Remediation of Fungi in Indoor Environments (2008): New York City Department of Health and Mental Hygiene

IICRC S520-2015: Standard and Reference Guide for Professional Mold Remediation. Institute of Inspection Cleaning and Restoration Certification (IICRC).

Recognition, Evaluation, and Control of Indoor Mold. (2008). American Industrial Hygiene Association (AIHA).

Recommendations for the Management, Operation, Testing, and Maintenance of HVAC Systems: *Maintaining Acceptable Indoor Air Quality in Non-Industrial Employee Occupancies through Dilution Ventilation*. American Industrial Hygiene Association - AIHA Guideline 2 – 2004.

Sampling and Identifying Allergenic Pollens and Molds. *An Illustrated Identification Manual for Air Samplers*, (1990), by E. Grant Smith.

Standard Guide for Assessment of Fungal Growth in Buildings: American Society for Testing and Materials (ASTM). Designation: D7338-10.

The IAQ Investigator’s Guide: *A Guide to the Principles, Techniques, and Resources for Professional Indoor Air Quality Investigations*. American Industrial Hygiene Association (AIHA) (2006).

The Occupational Environment: Its Evaluation Control and Management. Second Edition (2003). American Industrial Hygiene Association (AIHA).

WHO Guidelines for Indoor Air Quality: Dampness and Mould. (2009). World Health Organization (WHO).



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Appendix A

Laboratory Results

Report for:

Mr. Adam Wians
Indoor Air Quality Diagnostics, Inc.
11611 West North Ave Suite 203
Wauwatosa, WI 53226

Regarding: Eurofins Built Environment Testing Central, LLC
Project: McGovern
EML ID: 4245277

Approved by:



Business Unit Manager
Itzel Cuellar

Dates of Analysis:

Direct microscopic exam (Qualitative): 09-26-2025

Service SOPs: Direct microscopic exam (Qualitative) (EM-MY-S-1039)
AIHA LAP, LLC accredited service, Lab ID #176641

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested.

Eurofins Built Environment Testing Central, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins Built Environment Testing Central, LLC's LabServe® reporting system includes automated fail-safes to ensure that all AIHA LAP, LLC quality requirements are met and notifications are added to reports when any quality steps remain pending.

Client: Indoor Air Quality Diagnostics, Inc.
 C/O: Mr. Adam Wians
 Re: McGovern

Date of Sampling: 09-25-2025
 Date of Receipt: 09-26-2025
 Date of Report: 09-26-2025

DIRECT MICROSCOPIC EXAMINATION REPORT

Location:	M.092525-1: HVAC DUCT - Bottom of stairs (16"x18")	M.092525-2: HVAC DUCT - Crawl (40" x40") #1	M.092525-3: HVAC DUCT - Crawl (40" x40") #2
Sample type:	Tape sample	Tape sample	Tape sample
Lab ID-Version‡:	21234604-1	21234605-1	21234606-1
Analysis Date:	09/26/2025	09/26/2025	09/26/2025
MOLD/FUNGAL GROWTH*: Molds seen growing with underlying mycelial and/or sporulating structures			
Acremonium			
Alternaria			
Aureobasidium			
Basidiospores			
Chaetomium			
Cladosporium	4+	< 1+	< 1+
Colorless spores typical of Penicillium / Aspergillus			
Fusarium			
Other colorless, ID unknown			
Penicillium		3+	4+
Stachybotrys			
Torula			
Ulocladium			
Miscellaneous spores**	Very few	Very few	Very few
Other comments†	None	None	None
Background debris or Description††	Heavy	Heavy	Heavy
General impression	Mold growth	Mold growth	Mold growth

* See Mold/Fungal Growth Details table on the last page.

** See Miscellaneous Spores table on the last page.

† Some comments may refer to the following: Most surfaces collect a mix of spores which are normally present in the outdoor environment. At times it is possible to note a skewing of the distribution of spore types, and also to note "marker" genera which may indicate indoor mold growth. Marker genera are those spore types which are present normally in very small numbers, but which multiply indoors when conditions are favorable for growth.

†† Background debris is an indication of the amounts of non biological particulate matter present. This background amorphous material is graded and described as scant, light, moderate, heavy, or very heavy. (Very heavy background debris may obscure visibility.)

Fungal types listed without a growth rating or data entry were not detected during the course of the analysis for the respective sample.

Interpretation is left to the company and/or persons who conducted the field work.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".
 The limit of detection is < 1+ when mold growth is detected.

Client: Indoor Air Quality Diagnostics, Inc.
 C/O: Mr. Adam Wians
 Re: McGovern

Date of Sampling: 09-25-2025
 Date of Receipt: 09-26-2025
 Date of Report: 09-26-2025

DIRECT MICROSCOPIC EXAMINATION REPORT

Location:	M.092525-4: EXERCISE ROOM - Chair
Sample type:	Tape sample
Lab ID-Version‡:	21234607-1
Analysis Date:	09/26/2025
MOLD/FUNGAL GROWTH*: Molds seen growing with underlying mycelial and/or sporulating structures	
Acremonium	
Alternaria	
Aspergillus	2+
Aureobasidium	
Basidiospores	
Chaetomium	
Cladosporium	
Colorless spores typical of Penicillium / Aspergillus	
Fusarium	
Other colorless, ID unknown	
Stachybotrys	
Torula	
Ulocladium	
Miscellaneous spores**	Very few
Other comments†	None
Background debris or Description††	Moderate
General impression	Mold growth

* See Mold/Fungal Growth Details table on the last page.

** See Miscellaneous Spores table on the last page.

† Some comments may refer to the following: Most surfaces collect a mix of spores which are normally present in the outdoor environment. At times it is possible to note a skewing of the distribution of spore types, and also to note "marker" genera which may indicate indoor mold growth. Marker genera are those spore types which are present normally in very small numbers, but which multiply indoors when conditions are favorable for growth.

†† Background debris is an indication of the amounts of non biological particulate matter present. This background amorphous material is graded and described as scant, light, moderate, heavy, or very heavy. (Very heavy background debris may obscure visibility.)

Fungal types listed without a growth rating or data entry were not detected during the course of the analysis for the respective sample.

Interpretation is left to the company and/or persons who conducted the field work.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

The limit of detection is < 1+ when mold growth is detected.

Client: Indoor Air Quality Diagnostics, Inc.
 C/O: Mr. Adam Wians
 Re: McGovern

Date of Sampling: 09-25-2025
 Date of Receipt: 09-26-2025
 Date of Report: 09-26-2025

Mold/Fungal Growth Rating Details

Growth Rating	Quantities of molds indicating growth are listed in the MOLD/FUNGAL GROWTH section. Judgement is used in determining the amount of growth present in the sample. For example, if only one portion of the sample has evidence of heavy growth, then it will receive a rating of heavy growth even though, strictly speaking, on a percentage basis of the entire sample, the amount of growth is low.	
	Swab/Tape/Dust/Wipe sample	Bulk Sample
< 1+ (Very Light Growth)	Evidence of very light growth observed on the sample as indicated by spores of one type seen with underlying mycelial and/or with their sporulating structures found in less than 10% of the microscopic fields examined.	Areas of very light growth detected by the presence of spores of one type seen with underlying mycelial and/or with their sporulating structures in the bulk sample.
1+ (Light Growth)	Evidence of light growth observed on the sample as indicated by spores of one type seen with underlying mycelial and/or with their sporulating structures found in 10 to 25% of the microscopic fields examined.	Areas of light growth detected by the presence of spores of one type seen with underlying mycelial and/or with their sporulating structures in the bulk sample.
2+ (Moderate Growth)	Evidence of moderate growth observed on the sample as indicated by spores of one type seen with underlying mycelial and/or with their sporulating structures found in 26 to 50% of the microscopic fields examined.	Areas of moderate growth detected by the presence of spores of one type seen with underlying mycelial and/or with their sporulating structures in the bulk sample.
3+ (Heavy Growth)	Evidence of heavy growth observed on the sample as indicated by spores of one type seen with underlying mycelial and/or with their sporulating structures found in 51 to 75% of the microscopic fields examined.	Areas of heavy growth detected by the presence of spores of one type seen with underlying mycelial and/or with their sporulating structures in the bulk sample.
4+ (Very Heavy Growth)	Evidence of very heavy growth observed on the sample as indicated by spores of one type seen with underlying mycelial and/or with their sporulating structures found to be nearly confluent in the majority of the microscopic fields examined.	Areas of very heavy growth detected by the presence of spores of one type seen with underlying mycelial and/or with their sporulating structures in the bulk sample.

Miscellaneous Spores

Slides/specimens are examined for the presence of mold spores and pollen, noting the quantities and distribution of spore types found. A designation of 'normal trapping' is made when a mix of spore types is present with the same general distribution as is usually found outdoors. In other words, the biological component of the sample surface is like that found everywhere. Types of spores present would include basidiospores (mushroom spores), myxomycetes (slime molds), plant pathogens such as ascospores, rusts and smuts, and a mix of saprophytic genera with no particular spore type predominating. Many of these spore types would not be found growing indoors on building materials since many plant pathogens require living plants for growth, and mushrooms require compost, leaf duff of various types, or associations with roots of certain trees, etc. Due to these factors, when a mix of spores seen include these types as well as pollen, the rational source is the outside air, rather than indoor mold growth. The numbers of miscellaneous spores seen are graded and described as shown below as none, very few, few, variety, and wide variety.

None	Very Few	Few	Variety	Wide Variety
No spores detected	Very few spores detected	A few spores detected	Many spores containing a variety of different genera detected	Many spores containing a wide variety of different genera detected

Eurofins Built Environment Testing Central, LLC
1815 West Diehl Road, Suite 800, Naperville, IL 60563
(866) 871-1984 www.eurofinsus.com/Built

Client: Indoor Air Quality Diagnostics, Inc.
C/O: Mr. Adam Wians
Re: McGovern

Date of Sampling: 09-25-2025
Date of Receipt: 09-26-2025
Date of Report: 09-26-2025

DIRECT MICROSCOPIC EXAMINATION REPORT
PROJECT ANALYST AND SIGNATORY REPORT



Analyst: Amber Rutter

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by AIHA LAP, LLC, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

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www.EMLabPK.com



New Jersey: 3000 Lincoln Drive East, Suite A, Marlton, NJ 08053 * (866) 871-1984
Phoenix, AZ: 1501 West Kautzsen Drive, Phoenix, AZ 85027 * (602) 551-4802
San Francisco, CA: 8000 Shoreline Court, Suite 205, South San Francisco, CA 94080 * (866) 888-6633

Weather	Fog	Rain	Snow	Wind	Clear
None	<input type="checkbox"/>				
Light	<input type="checkbox"/>				
Moderate	<input type="checkbox"/>				
Heavy	<input type="checkbox"/>				

CONTACT INFORMATION

Company: **IAO Dynamics Inc** Address: **Avant Wins**
 Contact: **262-258-6242** Special Instructions:
 Phone: **262-258-6242**

PROJECT INFORMATION

Project ID: **McGovern**
 Project Description: **McGovern**
 Project Zip Code: **92525**
 PO Number: **AWW**
 Sampling Date & Time: **9-25-25**
 Sampled By: **AWW**

TURN AROUND TIME CODES (TAT)

STD - Standard (DEFAULT)
 ND - Next Business Day
 SD - Same Business Day/Rush
 WH - Weekend / Holiday

Sample ID	Description	Sample Type (Below)	TAT (Above)	Total Volume / Area (as applicable)	Notes (Time of day, Temp, RH, etc.)
M-D 92525-1	HVAC DUCT - Bottom of Stairs (16" x 8")	↑	↑		
-2	HVAC DUCT - CRAWL (40" x 10") (#1)	↑	↑		
-3	" " " " " " (#2)	↑	↑		
-4	Exercise Room - CHAIR	T	SP		

FUNGAL ANALYSIS

REQUESTED SERVICES

Non-Culturable: Spore Trap Analysis
 Spore Trap: Spore Trap Analysis - Other particles
 Tape Swab Bulk: Direct Microscopic Exam (Qualitative)
 Bioc. Wate: Quantitative Spore Count Direct Exam
 Dust Characterization
 Air Fungi (Genus ID + Asp. speciation)
 Air Fungi - Full speciation Pen. & Clad. genus only
 Air Fungi - Full speciation
 1-Media Surface Fungi (Genus ID + Asp. speciat)
 1-Media Surface Fungi - Full spec. Pen/Clad gen
 1-Media Surface Fungi - Full speciation
 2-Media Surface Fungi (Genus ID + Asp. speciat)
 2-Media Surface Fungi - Full spec. Pen/Clad gen
 2-Media Surface Fungi - Full speciation
 3-Media Surface Fungi (Genus ID + Asp. speciat)
 3-Media Surface Fungi - Full spec. Pen/Clad ger
 3-Media Surface Fungi - Full speciation



SAMPLE TYPE CODES		RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
BC - BioCastelle™	CP - Contact Plate	T - Tape	D - Dust	<i>[Signature]</i>	9-25-25
A1S - Anderson	ST - Spore Trap, Zefon, Allergenco, Burkard, ...	SW - Swab	W - Water		
SAS - Surface Air Sampler	B - Bulk	SO - Soil			
0 - Other:					

By submitting this Chain of Custody, you agree to be bound by the terms and conditions set forth at <http://www.emlab.com/chainofcustodyterms.html>

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Attachment 5

McGovern HVAC Walk Summary

Walk – 09.18.25



Observations – HVAC Walk 09.18.25

Ground Floor & Basement

Outdoor Conditions:

- Sunny, damp from morning dew. No rain within 72 hours
- Temperature: 76°F, 80% RH

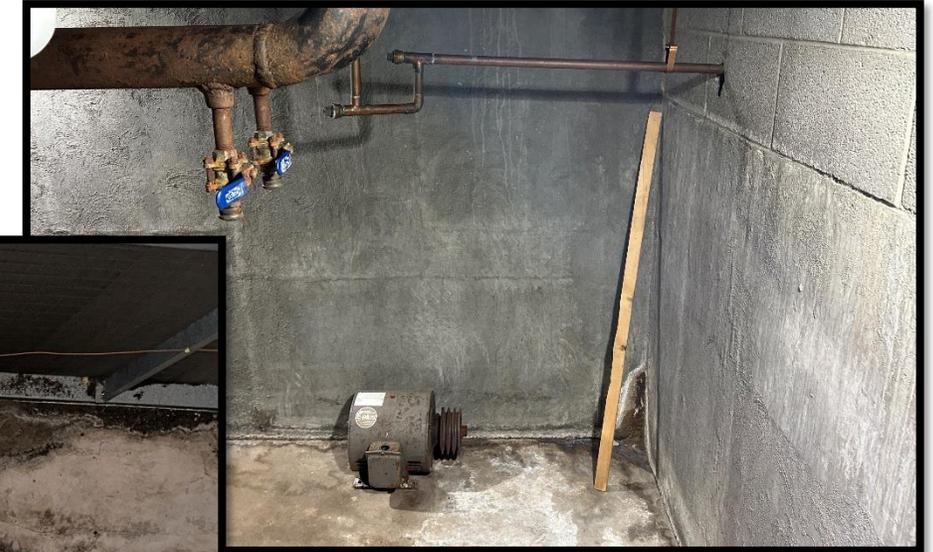
Ground Floor Conditions:

- No odor
- Temperature ~72°F, 50% RH
- Dry surfaces

Basement Conditions:

- No odor
- Temperature ~72°F, 50% RH
- Dry surfaces
 - Gravel in unexcavated area had moisture, but only 1” deep
 - Appears to be residue in the drip pan downstream of heating coil.

Pond-facing exterior wall



Drip pan behind heating coil

Air Testing Timeline

Based on Information from Recovery Updates

Basement Timeline

- Air Test 08.19 – Basement Spore Concentration: 5,700-6,140 Count/cubic meter
 - Actions taken before the next test was conducted: Standing water removed, washed all porous materials, Dehumidifiers and floor fans, AHU running.
 - Some standing water had pooled after standing water was removed.
- Air Test 08.25 – Basement Spore Concentration: 16,500 Count/cubic meter
 - Actions taken before conducting next test: Integrity deep clean, temporary HEPA air scrubbers placed
 - Basement contained and placed under negative pressure
- Air Test 09.11 – Basement Spore Concentration: 760 Count/cubic meter

Craftroom Timeline

- Air Test 08.25 – Craftroom Spore Concentration: 10,700 Count/cubic meter
 - No actions taken
- Air Test 09.11 – Craftroom Spore Concentration: 133,000 Count/cubic meter

Air handler turned off 09.18 until source of spores is identified.

Milwaukee County will use mobile HEPA filters from the Parks Department to assist with air scrubbing while air handler is off.

The entire building is to be planning to be inspected for moisture on 9.25 and an evaluation for minimizing moisture return in the future is planned afterwards.