



HOMEGUARD ENVIRONMENTAL

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48 Union Street  
Stamford, CT 06906

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48 Union Street  
Stamford, CT 06906

Telephone: 203-323-8000  
203-255-9935  
Fax: 203-327-0005

Gary H. Stone, President

e-mail: office@environmental.net  
www.environmental.net

ASBESTOS ABATEMENT  
LEAD ABATEMENT  
INSULATION SERVICES  
LEAD RISK ASSESSMENT & CONSULTING  
LEAD PROJECT PLANNING & DESIGN  
MOLD ABATEMENT  
RRP CERTIFIED



TO:



## ABOUT HOMEGUARD...

Our Company has been specializing in Residential and Small Commercial abatement since 1985. Serving Connecticut, HOMEGUARD, Environmental Services, provides a variety of Environmental Services for Homeowners, Condominiums, Cooperatives, Apartment Buildings, General Contractors, Architects, Engineers, Fuel Oil Companies, Banks, Insurance Companies, and others involved with Real Estate or Real Estate based services.

The Company has completed over 6,000 projects some of which include the Sears Mansion, and Ralph Loren's Estate, the current or former homes of: Ivan Lendl, George C. Scott, J. Stillman Rockefeller, Sam Champion, Marcia Kramer, Chuck Scarborough, Michelle Marsh, Pat Reilly, Pete Gogolak, and Malcolm Pray, The Wilton Historical Society, The Bolivar on the Upper West Side of Manhattan on Central Park West, Surprise Lake Camp in Cold Springs, NY. Additional projects include: Cablevision

of CT, Silver Hill Hospital in New Canaan, Westchester Medical Center, Country Club of Darien, Stamford Hospital and St. Joseph's Medical Center, Mobil Oil, Canyon Ranch in the Berkshires, and United Artists Theaters, King & Low Heywood Thomas School, Temple Sinai - Stamford; United Methodist and First Congregational Churches - New Canaan; St. Peter's Church - Norwalk, the Second Congregational Church and Greenwich Synagogue - Greenwich; and the Perrott Memorial Library, Old Greenwich; Stamford Center for the Performing Arts Palace Theatre, and Crown Theatres.

HOMEGUARD follows all applicable EPA, OSHA, CT Department of Health Services regulations, as applicable. All of the company's environmental technicians and supervisors are fully trained as required. Homeguard carries Worker's Compensation Insurance, General Liability Insurance, as well as

Asbestos and Lead Liability Insurance. We are complimented often by our clients, not only for the high quality of work which we performed, but also for the very courteous and sensitive manner in which we work with our clients to accommodate any of their special needs and/or concerns.

Numerous Real Estate Brokers and Agents, Property and Facility Managers, as well as General, Boiler, Roofing, Plumbing, and HVAC Contractors, and Fuel Oil Companies have chosen to work with HOMEGUARD on a repeat basis. These organizations have recognized our dedication to our clients, along with the unsurpassed service, which we provide.

We are certain that you, and anyone associated with the project, will be very pleased with our company, its employees, and the manner in which we complete your project. We hope that you'll select HOMEGUARD as your Environmental Contractor.



# ENVIRONMENTAL PERSPECTIVES

HOMEGUARD ENVIRONMENTAL

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## COUGHING, SNEEZING, OR WHEEZING?

### You May Have a Mold Problem

Concerns about the presence of mold and potential exposure to building occupants (residential and commercial) continues to gain attention as more people become aware of the health effects from mold exposure, and the physical damage mold growth causes.

### WHY IS MOLD A PROBLEM?

Prolonged or even a one-time exposure to mold can make certain individuals severely ill; reactions can be immediate or delayed. Unless highly allergic, most people don't react to common molds.

However, short or long term exposure can result in symptoms such as headaches, asthma, rashes, chronic fatigue, nose bleeds, irritated eyes and skin. While people may react differently to exposure, with different symptoms, there is a clear cause and effect to mold and mold related contamination. But that's only part of the story.



Mold in a Petri dish.

Aside from the health risk, since mold requires a food source to grow, as the mold digests the organic material, it's actually eating away and damaging whatever it's growing on. If not identified, controlled, and cleaned early, there can be significant financial impact from having to undertake what could be an expensive mold abatement and replacement of impacted and compromised building components. Mold impacted personal items (clothing, family heir looms, photos, etc.) often cannot be cleaned and must be discarded.

### WHERE DOES MOLD COME FROM AND HOW DOES IT GROW?



Mold and Water Damage behind shelving.

Mold can be found both inside and outside buildings and in the air we breathe daily. Spores are often on surfaces throughout our environment, however, at relatively low levels. Mold becomes a significant problem when spore counts spike. In order to grow, perfect conditions need to exist; the right amount of moisture, the correct temperature (some molds thrive at warmer temperatures and others actually when it's cooler), and food must exist.



Mold Impacting Basement Ceiling Joist. Possible water leak from Bathroom above.

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## WHERE DOES MOLD COME FROM AND HOW DOES IT GROW?

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Moisture can be introduced in a number of ways; the most common would be from a flood, a plumbing issue (broken or leaking pipe, a bad toilet seal, or seepage around a bath or show-

er enclosure), poor drainage which allows moisture or water to seep through the foundation or slab, or from a leaking roof or bad flashing.

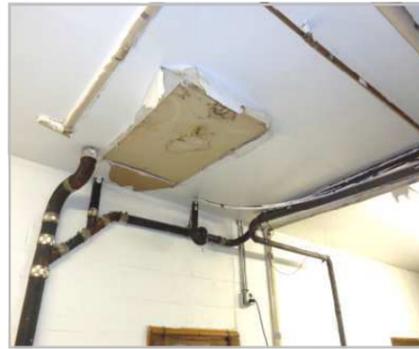


Mold growth inside wall cavity. Room is prepared for remediation.

Food sources are organic materials such as dust, wood (studs and sheathing), drywall, wall plaster, ceiling tiles, insulation, leather, carpets, cloth, and paper.

When spores are exposed to moisture and food, Mold growth can be amazingly fast, therefore, a rapid and effective response is needed when specific incidents occur. Unaddressed mold might not only be seen on surfaces, but

over a period of time can infiltrate in and/or behind sheetrock, plaster, or wood walls and ceilings and in the cavities behind. Mold can thrive under carpets, floor tiles, and linoleum.



Damage from water leak above.

## WHY SHOULD I BE CONCERNED?

Mold is a silent and often overlooked health threat.

Thousands are suing homebuilders, landlords, and insurance companies for damage to their property and for their compromised health. Increasingly numbers of state and local governments have and continue to pass mold legislation, ordinances or regu-

lations, establishing standards for acceptable levels of mold, along with a home seller's requirements of disclosure, and method and procedures to remediate.

Aside from visual clues (large surface areas covered with stains or strange growth) that there may be or probably is mold, smelling strong musty odors when you enter a build-

ing or space often a basement or crawlspace, or odors emanating from the HVAC system, is another indication there could be a mold problem

If family members or co-workers haven't felt great lately, possibly it's time to have your home or building assessed/tested to determine if there is a problem.

## ADDRESSING A MOLD ISSUE



Mold growing on a basement/crawlspace wall.

Before undertaking a mold remediation project, and assessment should be conducted by a qualified and experienced consultant to determine if there is a problem, if so, to what extent, what the cause is. For most projects, we'll require a copy of an assessment and a remediation plan.

Typically there are three basic ways to gather samples to test for



Mold impacted floor joists and sheathing.



mold. They are bulk sample, bio aerosol (air samples), and lift samples (dermal contact).

After samples have been taken following strict and specific protocols, they are placed into secure and sterile containers and sent to a lab for culturing and /or analysis. Culturing is a process where the lab grows the sample to better analyze it in respect to its type and quantity.



Hepa Filtration Device (Air Scrubber)

If the consultant determines that remediation is required, we'll meet with the property owner or agent, review the suggested scope of work (consultant's recommendations) and prepare a proposal consistent with the consultant's report.

Projects consist of many tasks, how

many and the exact order depend on the nature and extent of the contamination, and specifics can vary depending on the structure and issues.

Prior to remediation, the cause of the moisture (leaky roof, defective sump pump, broken water pipe, poor drainage, etc.) which is the "catalyst" for mold growth, must be fixed, otherwise the remediation will probably be in vain; mold will most likely reappear.

The work areas are isolated with thick plastic sheeting and HEPA filtration devices (the HEPA filter traps microscopic particles) are set-up to prevent contamination from spreading out of the work area. Possessions and items – paper or cloth-based materials, including furniture, if impacted would normally be slated for disposal, depending of course, upon the severity of degradation.

Impacted porous building components such as carpeting and carpet padding, sheet rock or plaster walls and ceiling, insulation, wood floors and sub-flooring, drop ceiling or acoustical ceilings tiles or panels, would most likely be demolished (removed) and disposed of.



Technician checking moisture in sheetrock wall.

After removal of the contaminated material and components is completed, the entire area is thoroughly cleaned HEPA vacuumed and disinfected with a biocide. The biocide is typically sprayed onto non-porous surfaces and carefully and thoroughly wiped down. The surfaces would then be HEPA vacuumed.

If specified a coating of a fungicidal encapsulant is applied to provide added protection.

Following completion of the work, the client can have his/her consultant conduct a post abatement clearance (visual inspection coupled with air testing) to verify successful remediation.

## FINDING A QUALIFIED MICROBIAL REMEDIATION CONTRACTOR ?

In one respect this can be very difficult, and in other, rather easy.

Currently, there's no mandatory independent oversight over mold remediation companies.

The most successful and competent companies often are those that have been engaged in Asbestos and Lead

remediation and have proven themselves competent in these highly specialized environmental areas with extensive experience.

Homeguard Environmental has been engaged in the environmental remediation area since 1985, and has a vast experience in Asbestos

and Lead abatement, decontamination services and Mold remediation.

Homeguard has developed a proficiency in cleaning – up mold problems, and has excellent working relationships with the leading mold consultants serving this area. We work closely with them to help solve whichever problems you face.