

Steven E. Rice, R.S./E.H.S.  
Environmental Inspections

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*Celebrating 40<sup>th</sup> Year of Service*  
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Mold-Radon-Lead-Asbestos-IAQ

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June 30, 2015

Ms. Barbara Owen  
Housing Authority of Dry Ridge  
300 Meadowview Circle  
Dry Ridge KY 41035

Dear Ms. Owen:

On June 30, 2015, Steven E. Rice Environmental Inspections performed mold and moisture evaluations at three townhouses at Meadowview Estates. Significant findings and recommendations are listed below:

Apartment 368

1. The washing machine had been removed from the laundry room approximately two weeks ago. Water was leaking from the cold-water faucet into the washing machine box. The box was severely rusted and may be leaking into the wall below. Certainly, the drywall was moldy and wet from some source. I recommend that the wet, marked drywall be cut out and thrown away. An inspection of the wall cavity can then be made and necessary plumbing repairs accomplished such as replacement of the washer box. While the wall is opened, examine the plate board and studs and scrub them clean of mold or replace them if they are decayed. Examine the backside of the furnace room wall and cut out all of the wall that has mold on it. Replace the wall with "green board" instead of conventional drywall, paint the walls and replace the baseboard. At the ceiling of the laundry room, clean the surface, seal with joint compound and paint.
2. Water is leaking under the kitchen sink. Test the plumbing under the kitchen sink for leaks and correct as necessary.
3. The furnace filter was extremely dirty. The furnace filter is not being changed by the maintenance staff often enough. The Housing Authority needs to establish a program for replacing the furnace filters at least quarterly. This will prolong the functioning of the HVAC systems, improve performance and conserve energy. Perhaps a checklist could be established that you could monitor to ensure that this is being done in the future.
4. The upstairs bathroom toilet tank was leaking onto the floor. The lower part of the drywall in the bathroom needs to be cut out and replaced with "green board".
5. The following suggestions were made for the tenants to implement: a) operate the AC to dehumidify the apartment. b) operate the bathroom exhaust fans during showers and for 15 minutes after with the door closed. c) carefully use the shower curtain to keep water inside the tub. d) the kitchen sink faucet spout must be kept over the sink to prevent leakage around the rim of the sink. e) report problems promptly to the management.

No other mold and moisture issues were identified in the apartment.

Apartment 366

1. Two ceramic tiles have been removed from the wall below soap dish in the shower wall. Water is being absorbed into the wall at that location. The tenant was instructed to install a barrier to prevent water from contacting the area so that it can dry out for later repair.
2. The furnace filter was extremely dirty. The furnace filter is not being changed by the maintenance staff often enough. The Housing Authority needs to establish a program for replacing the furnace filters at least quarterly. This will prolong the functioning of the HVAC systems, improve performance and conserve energy. Perhaps a checklist could be established that you could monitor to ensure that this is being done in the future.
3. The following suggestions were made for the tenants to implement: a) operate the AC to dehumidify the apartment. b) operate the bathroom exhaust fans during showers and for 15 minutes after with the door closed. c) carefully use the shower curtain to keep water inside the tub. d) the kitchen sink faucet spout must be kept over the sink to prevent leakage around the rim of the sink. e) report problems promptly to the management.

No other mold and moisture issues were identified in the apartment.

Apartment 362

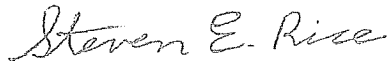
1. In the laundry room there was significant mold growth on two walls and baseboard. All was dry today. At a minimum, scrub the mold from the surfaces with a detergent and water solution until clean. A more effective control would be to cut out the affected areas of drywall and baseboard. Replace the removed drywall with "green board". Clean up any mold inside the wall. The rusted washer box should be replaced.
2. The clothes dryer vent duct may be clogged because the tenant reports that the walls and ceiling of the laundry room steam up and drip when the dryer is used. Remove any obstructions such as lint and bird nests from the ducts.
3. The furnace filter had been changed by the tenant. The furnace filter is not being changed by the maintenance staff often enough. The Housing Authority needs to establish a program for replacing the furnace filters at least quarterly. This will prolong the functioning of the HVAC systems, improve performance and conserve energy. Perhaps a checklist could be established that you could monitor to ensure that this is being done in the future.
4. The upstairs toilet is loose. If it cannot be tightened, the soft subfloor of the entire bathroom may need replacement. Re-glue the cove base to the wall. The bathroom components were dry today.
5. The following suggestions were made for the tenants to implement: a) operate the AC to dehumidify the apartment. b) operate the bathroom exhaust fans during showers and for 15 minutes after with the door closed. c) carefully use the shower curtain to keep water inside the tub. d) the kitchen sink faucet spout must be kept over the sink to prevent leakage around the rim of the sink. e) report problems promptly to the management.
6. No other mold and moisture issues were identified in the apartment.

7. The following suggestions were made for the tenants to implement: a) operate the AC to dehumidify the apartment. b) operate the bathroom exhaust fans during showers and for 15 minutes after with the door closed. c) carefully use the shower curtain to keep water inside the tub. d) the kitchen sink faucet spout must be kept over the sink to prevent leakage around the rim of the sink. e) report problems promptly to the management.

No other mold and moisture issues were identified in the apartment.

Thank you for selecting Steven E. Rice Environmental Inspections for these important inspections. Please call me with any questions about these apartments.

Sincerely,



Steven E. Rice, R.S./E.H.S.  
Environmental Inspections