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To: Cathy Fountain
Business Office

November 11, 2008

From: Robin Lindenboom, Industrial Hygienist
Environmental Health and Safety Office

Re: Mold Evaluation at 219 Melrose Court

Cathy:

I have summarized my notes and thoughts from the July visit to 219 Melrose Court below.

At the request of the business office I dropped by the rental house at 219 Melrose Court to do an evaluation of the house for mold issues in the basement. This was during the height of the flood recovery efforts on campus at the end of July so the evaluation was brief.

This is an older brick house that I would describe as having a semi-finished basement with exposed floor beams above. The basement was fairly dry but there was obvious evidence of some water intrusion. Given the weather conditions this year and the high water table it is likely that water seepage between the wall and the floor has occurred. I did see a thin strip of mold growth on the south exterior wall about a foot above the floor.

I used a moisture meter on the wall and it showed an elevated moisture content for about the bottom two feet of the exterior wall. This would be the result of the high water content of the soil outside.

The air conditioner was off so no dehumidification was taking place. The windows on the first floor were open so this would create humidity levels in the house to match the outside. The humidity in the basement on the day of the visit was below 65% so mold growth would not be supported by excessive humidity inside this day.

Cleaning off any visible mold and painting the wall could help minimize mold growth but the mold probably will return and require re-cleaning until the water table drops and the wall can dry out completely.

Maintaining dehumidification in the basement would help reduce the amount of mold growth occurring there.

The window wells and outside drainage around the house could be improved.

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