

ADVOCATE DESIGN/BUILD & CONSTRUCTION, LLC

880 Iron Mine Hill Road, North Smithfield, RI 02896 (401) 474-6014

RI Contactor #38650

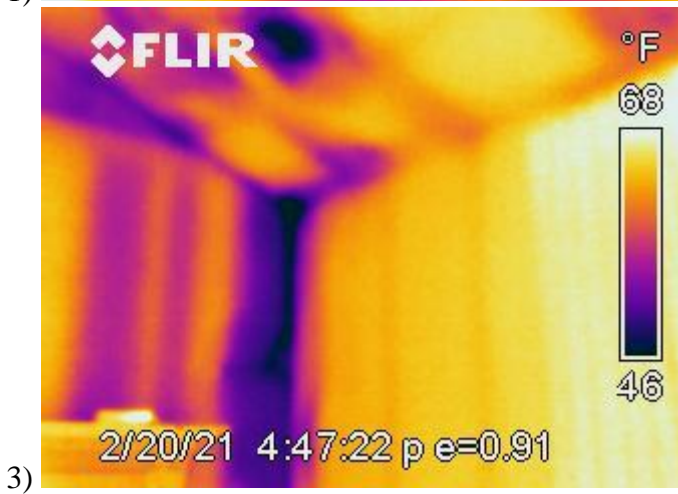
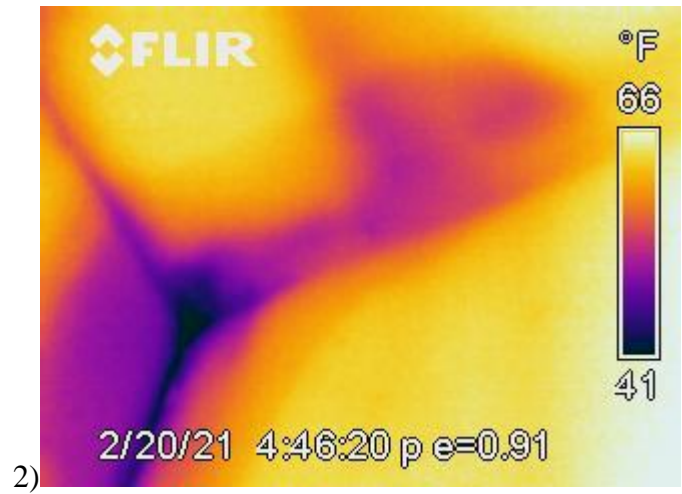
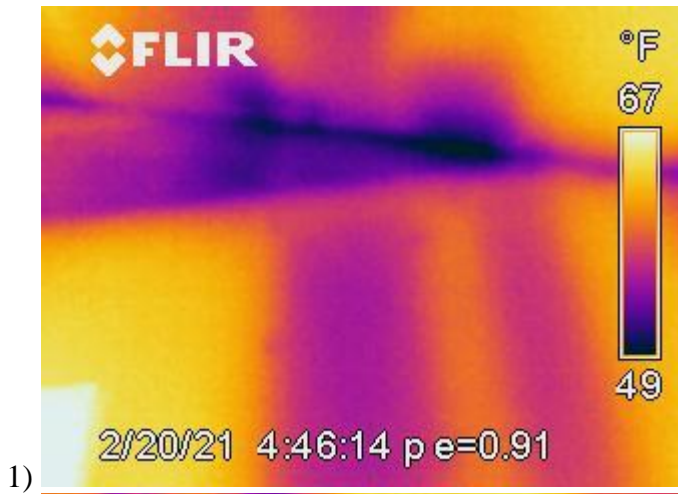
AdvocateDBC.com

Owner: XXXX XX XXXX, XXXX Mendon Road #XXX, Cumberland, RI 02864

Service Start Date: 2/20/2021



Heavy accumulation of snow on the side of the chimney chase at XXXX Mendon Road #CCC, Cumberland. Water is coming in to the living room ceiling and walls near the lower end of the ceiling slope in the great room. These photos were taken at the time of the emergency service call at about 4:45 PM on Saturday February 20, 2021.



These three thermal images were taken during the emergency service call. The thermal images are date stamped. Heavy build up of water running down wall bays and up behind the ceiling in the living room. Since there was so much remaining snow build up, we only moisture mapped the loss on Saturday 2/20.**



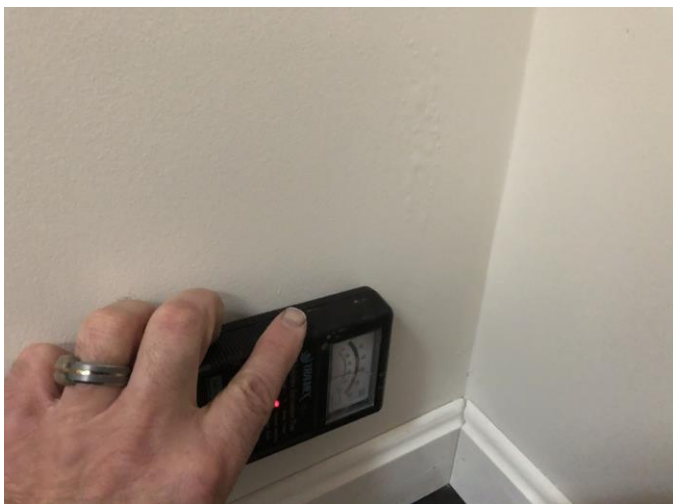
This thermal image taken as per date stamp on 2/22/2021



Water accumulation at the bottom of the ceiling slope and in the affected wall bays as shown.



Water in ceiling 2/20



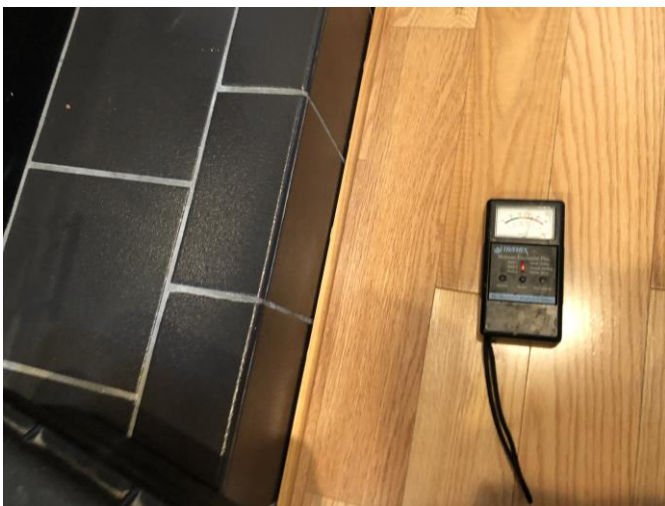
Water in stud bay on fireplace wall 2/20



Water in wall bays on rear wall of great room 2/20



Water under engineered floor in front of fireplace 2/22



The water has run 4-5 feet under the clear grade engineered oak 2/22/21



Active water photographed upon opening wall bays to the right of the chimney chase



Soaked insulation



Some suspect mold presence on drywall



Suspected mold on insulation and the back of stucco



Suspected mold colonies on the back of the insulation



Water falling from ceiling into receptacle – 2/22/2021



Monitoring visit #3 2/24. Re-assembled DriForce InterAir system to blow warm air into stitial space in ceiling cavity -did not wish to disseminate suspected mold (await sample results from CEI Labs)



InterAir 1/2 Inch cavity feed was run into the ceiling



At completion of monitoring visit #3 just prior to re-containment on 2/24/2021



2/27/2021 – Removed dehu and floor drying equipment with normal wood material moisture content typical in New England in winter months.



5-Ply Oak engineered flooring, clear grade. There will be a small area of engineered floor that needs replacement. Under 10 square feet.



Containments set for mold abatement



Containments – Second floor opera window opens to the Great Room. This is immediately adjacent to the Master Suite and bedroom two on the second floor.



With the engineer floor finally dry, we opened ceiling to find additional mold conditions. These conditions were expected, which is why no fan drying was done on this job.



Steel beam structural component – no insulation. Also more evidence of fungal staining.



Furring for wall board is stained and wet in this area. 2/27/2021. Ambient drying will occur here. Snow is melted from roof top, and a tarp set up by the association was placed.



Contents covered after first manipulation within the work area.

Owner: XXXX XXX XXXX, XXXXX Condominiums, XXX Mendon Road #XXX, Cumberland, RI 02864
Service Start Date: 2/20/2021

General Comments:

Dry standard achieved on floor area. No fans used due to suspected mold, and mold was confirmed present with test results received 2/24/21. Containments set 2/27, mold abatement proceeding at this time. HEPA air scrubber set in containment area 2/27/21.

Floor area repairs will be needed in an 8-10 square foot area near fireplace. Minor amount of finish carpentry will be performed. Wall repairs will be required with extensive paint work, for which some staging will be necessary to reach 15'4" sloped ceiling height.

Todd Pascoe, CIE/CIRBST/FL Mold Assessor and Mold Remediator
Advocate Design/Build & Construction, LLC