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Summary Table of Break Room Observations and Findings

(Original Building- Wide Assessment Performed on June 30th through July 3rd. Summary Report dated 07/11/08):

Break Room Location	Physical Staining	Material Damage	Mold-like growth /indicator	Moisture Content	Comments	Recommendations	Mitigation Priority Level * (1-3)	Clearance
25 th Floor Penthouse Break Room	Yes- Minimal on venire surface	ND	ND	ND	Slow faucet drip into sink noted.	Recommend normal janitorial cleaning of sink cabinet so as to remove surface staining. Correct faucet plumbing drip then re-inspect.	NA	Not Necessary
2402	ND	ND	ND	ND	Break Room area reconstructed by DGS at time of assessment.	Recommend cleanup of construction debris, refrigerator interior, and wipe cabinet tops.	NA	Clearance Rpt 04/03/08
2424	ND	ND	ND	ND	Area reconstructed by DGS at time of assessment. Observed floor tile cracked at sw corner.	Recommend cleanup of construction debris, refrigerator interior, and wipe cabinet tops. Replace floor tile. Thoroughly inspect and test plumbing.	NA	Clearance Rpt 04/03/08
2302	NA	NA	NA	NA	Break Room mitigated but not reconstructed at time of assessment.	Thoroughly inspect and test plumbing prior to reconstruction.	NA	Clearance w/in Rpt 3/31/08
2323	NA	NA	NA	NA	Break Room mitigated but not reconstructed at time of assessment.	Thoroughly inspect and test plumbing prior to reconstruction.	NA	Clearance w/in Rpt 3/31/08
2224 Employee Lounge	ND	ND	ND	ND	Area previously mitigated but not reconstructed at time of assessment.	Thoroughly inspect and test plumbing prior to reconstruction.	NA	Summary Rpt 08/26/08 Cleared 5/21/08
2223	ND	ND	ND	ND	Break Room mitigated but not reconstructed at time of assessment.	Thoroughly inspect and test plumbing prior to reconstruction.	NA	Summary Rpt 08/26/08 Cleared 5/21/08
2202	ND	ND	ND	ND	Break Room mitigated but not reconstructed at time of assessment.	Thoroughly inspect and test plumbing prior to reconstruction.	NA	Summary Rpt 08/26/08 Cleared 5/21/08
2108	Moderate Staining	Cabinet Venire Cracking	Chaetomium and Pen/Asp confirmed on bulk sample.	ND	Extensive cracking of venire observed. Staining present on sheetrock below baseboard adj to cabinet	Mitigation Recommended. Recommend posting "Do Not Use" on cabinet below sink.	Level 2-3	Containment extended into adjacent room #2106 Cleared 3/17/09 Report 01/07/10
2106	Moderate Staining	Cabinet Venire Cracking	Suspected	ND	Extensive cracking water damage, and mold-like staining of venire observed within cabinet	Mitigation Recommended. Recommend posting "Do Not Use" on cabinet below sink.	Level 1-2	Extended area from 2108 Cleared 3/17/09 Report 01/07/10

2113	Moderate Staining	Cabinet Venire Cracking	Elevated Pen/Asp confirmed on bulk/surface sample.	Moist at particle board beneath "S" trap.	Extensive cracking of venire observed. S trap drip observed	Recommend BPM corrects S Trap leak only, without disturbing cabinet materials then posts "Do Not Use" on cabinet below sink. Mitigation Recommended	Level 2	Cleared 1/12/09 Report 2/2/09
2008	Minimal staining < 1sf but physical damage to vertical side support in contact with adj wall	Some cabinet venire and floor tile cracking present.	Stained Sheetrock under baseboard. Chaetomium and Pen/Asp confirmed on collected bulk sample.	Elevated moisture on sink base	Visible drips coming from copper Insta-Hot supply.	Recommend that BPM corrects copper pipe plumbing only, without disturbing cabinet materials then posts "Do Not Use" on cabinet below sink. Mitigation Recommended	Level 2	Cleared 1/30/09 Report 01/11/10
2014	Significant Staining	Significant Cracking	Chaetomium and Pen/Asp confirmed on collected bulk and surface samples. See 5/26/08 report.	ND	Area is currently under containment as previously inspected and "closed" pending forthcoming mitigation	Mitigation Recommended in accordance with established BioMax protocol dated May 26 th , 2008	Level 1	Clearance achieved 12/08/08. Report 12/16/08
1915	Minimal staining	Minimal Cracking	Suspect growth due to evidence of historical leaking	Puddle noted on cabinet base from copper supply	10 x 10 inch Puddle noted on cabinet base. Loose faucet drip noted into sink.	Recommend that BPM corrects copper pipe plumbing and faucet drip without disturbing cabinet materials then posts "Do Not Use" on cabinet below sink. Destructive Inspection Mitigation recommended	Level 2-3	Cleared 1/30/09 Report 01/11/10
1905 and 1908 (adjacent office area)	Significant Staining	Significant Cracking	Mold-like staining visibly present at cracking. See BioMax 6/12/08 Rpt.	Previously present and water source shut off.	Area is currently under containment as previously inspected and "closed" pending forthcoming mitigation	Mitigation Recommended in accordance with established BioMax protocol dated June 12 th , 2008	Level 1	Clearance achieved 7/21/08. Report 8/05/08
1805	Min-Moderate staining	Moderate cracking < 1sf	Minimal but present at cracked venire	ND	Cracking and historical moisture damage present	Destructive Inspection Mitigation recommended	Level 3	Clearance 2/13/09 Report 01/15/10
1814	Moderate staining	Moderate cracking < 2 sf	Minimal but present at cracked venire	ND	Cracking and historical moisture damage present	Destructive Inspection Mitigation recommended	Level 3	Cleared 4/01/09 Report 01/15/10
1710	Moderate Staining	Moderate cracking < 1sf	Minimal but present at cracked venire	ND	Cracking and historical moisture damage present	Destructive Inspection Mitigation recommended	Level 3	Cleared 2/13/09 Report 01/15/10
1719	Moderate Staining < 3 sf	Moderate cracking < 3sf	Minimal but present at cracked venire	ND	Cardboard box presenting cabinet with significant	Destructive Inspection Mitigation recommended	Level 3	Cleared 4/27/09 Report 01/20/10

					staining. Historical moisture evident in cabinet and vinyl wall area.			
1616	Mod/Sig Staining < 3 sf	Minor cracking	Confirmed Chaetomium and Pen/Asp detected in bulk sample	ND	Insta-Hot failure likely. Old within baseboard underlayment	Destructive Inspection Mitigation recommended	Level 2	Extend into adjacent worker occupied room (open) area 1602. Cleared 3/17/09 Report 01/07/10
1603	Significant Staining > 4 sf	Significant cracking	Confirmed Chaetomium and Pen/Asp detected in bulk sample	Elevated moisture detected.	Drips observed at "S" trap. Insta-Hot failure evident.	Recommend that BPM corrects drip at trap without disturbing cabinet materials then posts "Do Not Use" on cabinet below sink. Mitigation recommended	Level 2	Cleared 12/24/08 Report 1/05/09
1602	Visible Moisture staining	Staining	unconfirmed	ND	Visible staining present viewed from Break Room 1616	Mitigation Recommended	Level 2	Extended into area from 1616 Cleared 3/17/09 Report 01/07/10
1508	Significant Staining <6 sf	Significant cracking	Confirmed Pen/Asp detected in bulk sample.	Drips at "S" trap observed	Current signage on cabinet from BPM. Puddle present on cabinet base. Staining of adjacent vinyl floor tiles.	Recommend that BPM corrects drip at trap without disturbing cabinet materials then posts "Do Not Use" on cabinet below sink until mitigation commences. Mitigation recommended	Level 1-2	Mitigation extended into 1506. Clearance 2/13/09 Report 01/13/10
1506 (Conference Room)	Visible Moisture staining	Staining	unconfirmed	ND	Visible staining noted during DI of 1508	Conference room area added during destructive investigation of 1508	Level 1-2	Cleared 2/13/09 Report 01/13/10
1504	Significant Staining <6 sf	Significant cracking	Confirmed Pen/Asp detected in bulk sample. Mold-like odors present	Moisture Puddle observed. Drips at "S" trap observed	Current signage on cabinet from BPM. Puddle present on cabinet base. Staining of adjacent vinyl floor tiles.	Recommend that BPM corrects drip at trap without disturbing cabinet materials then posts "Do Not Use" on cabinet below sink until mitigation commences. Mitigation recommended	Level 1	Clearance 12/24/08 Report 1/05/09
1410 Employee Lounge	Staining	Visible staining	unconfirmed	ND	Room locked at time of assessment. Discovered during BR1409 mitigation	Mitigation Recommended	Level 2	Included with Break Room 1409 containment Cleared 3/20/09 Report 01/22/10
1409	Significant staining ~6 sf	Significant cracking	Confirmed Chaetomium mold growth at bulk baseboard sample underlayment	ND	Suspected mold growth	Recommend that BPM corrects drip at trap without disturbing cabinet materials then posts "Do Not Use" on cabinet below sink until mitigation commences. Mitigation recommended	Level 2	Containment extend into Quiet Room 1408 and Employee Lounge 1410. Cleared 3/20/09 Report 01/22/10
1408 Quiet Room	Staining	Staining	Unconfirmed	ND	Discovered during BR 1409 mitigation	Mitigation Recommended	Level 2	Include with Break Room 1409 containment Cleared 3/20/09 Report 01/22/10

1402	Moderate staining	Moderate cracking < 3 sf	Confirmed Pen/Asp growth present on bulk sample	ND	Mold growth at wallboard baseboard underlayment	Recommend posting "Do Not Use" on cabinet below sink until mitigation commences. Mitigation recommended	Level 2	Cleared 1/12/09 W/in Rpt 2/02/09
12 th Floor BPM Break Room	Minor Staining present	Minor cracking observed	ND	ND	Evidence of minor historical moisture damage within 3 cabinet bases and dividers. Some delamination of venire. Previous evidence of presence of Insta hot unit (now removed).	Destructive inspection (under containment) and mitigation recommended for consideration.	Level 3	Cleared 4/13/09 Report 02/05/10
1103	Significant Staining <6 sf	Significant cracking	Confirmed Pen/Asp detected in bulk sample.	Moisture and Drips from "S" trap observed	Puddle present on cabinet base drip pan. One Break room on this floor.	Recommend that BPM corrects drip at trap without disturbing cabinet materials then posts "Do Not Use" on cabinet below sink until mitigation commences. Mitigation recommended	Level 1-2	Cleared 12/17/08 Report 12/30/08
1004	Minor Staining *	Cracking*	Previously mitigated and cleared in March 08	Previously mitigated and cleared in March 08	Previously mitigated and reconstructed area in March 08. Insta-Hot removed. Current staining observed in plastic drip tray.	*Previously mitigated and cleared in March 08	Level 1 Previously mitigated and cleared	Cleared 2/19/08 Report 3/19/08
1003 (Office area)	Minor Staining *	NA	Previously mitigated and cleared in March 08	Previously mitigated and cleared in March 08	Added to 1004 during mitigative DI	*Previously mitigated and cleared in March 08	Level 1 Previously mitigated and cleared	Cleared 2/19/08 Report 3/19/08
1002 (Conference Room)	Minor Staining *	NA	Previously mitigated and cleared in March 08	Previously mitigated and cleared in March 08	Added to 1004 during mitigative DI	*Previously mitigated and cleared in March 08	Level 1 Previously mitigated and cleared	Cleared 2/19/08 Report 3/19/08
1009	Significant Staining <6 sf	Significant cracking of entire cabinet base. ~ 6 sf	Confirmed Pen/Asp detected in bulk sample.	Significant moisture observed at right of cabinet and wall. Unknown source.	Current signage on cabinet from BPM. Puddle present on cabinet base. Six (6) delaminated tiles with staining.	Recommend tenant relocation, immediate containment and mitigation	Level 1	Cleared 7/21/08 Report 8/05/08
910	Min-Moderate staining ~ 3 sf	Moderate cracking of venire	Mold growth suspected in venire cracking	ND	Staining with cracks present evident of historical moisture	Destructive investigation and mitigation recommended	Level 3	Cleared 2/18/09 Report 02/04/10
903	Significant Staining <6 sf	Significant cracking of entire cabinet base. ~ 6 sf	Confirmed Pen/Asp and other mold detected in bulk sample.	ND	Staining with cracks present evident of historical moisture and plumbing fix.	Destructive investigation and mitigation recommended	Level 2	Cleared 1/12/09 w/in Rpt 2/02/09
905 Employee	Minimal staining <1	Minimal cracking	Mold growth	ND	Staining with cracks present	Destructive investigation and	Level 3	Cleared 5/08/09 Report 02/02/10

Lounge	sf	of venire	suspected in venire cracking		evident of historical moisture	mitigation recommended		
808	Significant Staining <6 sf	Significant cracking of cabinet base. ~ 6 sf	Mold growth suspected in venire cracking	ND	Staining with cracks present evident of historical moisture and plumbing fix.	Destructive investigation and mitigation recommended	Level 2	Cleared 1/12/09 w/in Rpt 2/02/09
807	Moderate staining < 3 sf	Moderate cracking of cabinet base. < 3 sf	Mold growth suspected in venire cracking	ND	Plumbing faucet dripping. Vinyl floor tile delamination present	Recommend that BPM corrects drip at faucet without disturbing base materials. Destructive investigation and mitigation recommended	Level 2-3	Cleared 8/27/08 w/in Rpt 9/22/08
805 (Conference Room)	Staining <1sf	ND	ND	ND	Added into break room 807 containment during destructive inspection	Included within break room 807 containment	Level 2-3	Cleared 8/27/08 w/in Rpt 9/22/08
704	Significant Staining <6 sf	Significant cracking of cabinet base. ~ 6 sf Delaminated floor tiles	Significant mold-like growth present in cabinet base	Significant ongoing moisture dripping and mold-like odors present in cabinet base	Cabinets currently sealed by BPM. Water now turned off following inspection. Full bucket/pail noted under sink (emptied at time by BioMax)	High priority mitigation recommended. Continued posting and barrier on cabinet base	Level 1	Cleared 7/28/08 w/in Rpt 8/14/08
707	Significant Staining <6 sf	Significant cracking of cabinet base. ~ 6 sf	Chaetomium and Pen/Asp confirmed in bulk sample	Minor moisture detected in cabinet base but no source ID	Staining with cracks present evident of historical moisture	Destructive investigation and mitigation recommended	Level 1-2	Cleared 10/01/08 w/in Rpt 10/07/08
706 (Supply Room)	Staining	ND	NA	ND	Discovered staining during DI of Break Room 707	Mitigation in conjunction with 707	Level 1-2	Cleared 10/01/08 w/in Rpt 10/07/08
610	Minor staining < 2 sf	Minimal cracking < 1 sf	Mold growth suspected in venire cracking	ND	Staining and floor tile delamination present evident of historical moisture	Staining and floor tile delamination present evident of historical moisture	Level 3	Cleared 3/25/09 Report 01/29/10
617	Moderate staining < 3 sf	Significant cracking < 3 sf	Chaetomium confirmed in bulk sample	ND	Staining present evident of historical moisture	Staining present evident of historical moisture	Level 2-3	Cleared 2/04/09 Report 01/26/10
514	Minor staining	ND	ND	ND	Drips from faucet into sink only	Recommend that BPM corrects drip at faucet without disturbing base materials. Janitorial cleaning of base cabinet with regular follow-up	NA	NA
507	Staining at cabinet base and adjacent wall	Cracking and paint delamination	Mold-like staining at wall confirmed in tape sample as Chaetomium and Pen/Asp	ND	Base cover layer previously installed over remaining cabinet base precluded inspection of underlayment.	Destructive investigation and mitigation recommended	Level 2-3	Cleared 2/04/09 Report 01/26/10

406	Minimal Staining < 1 sf	Minimal Cracking < 1 sf	Mold growth suspected in venire cracking	ND	Sink observed turned off with BOE posting present. When turned on noticed faucet drip into sink	Recommend that BPM corrects drip at faucet without disturbing base materials. Destructive investigation and mitigation recommended	Level 3	Cleared 2/04/09 Report 01/26/10
415	Low-Moderate staining < 2 sf	Moderate Cracking < 2 sf	Mold growth suspected in venire cracking	ND	Staining present evident of historical moisture	Destructive investigation and mitigation recommended	Level 2-3	Cleared 3/25/09 Report 01/29/10
304	Low-Moderate staining	Moderate cracking	Mold growth suspected in venire cracking	ND	Staining present evident of historical moisture damage at toe kick board	Destructive investigation and mitigation recommended	Level 2-3	Cleared 2/04/09 Report 01/26/10
320 and	Significant staining	Significant cracking	Chaetomium and Pen/Asp confirmed in prior samples. BioMax Assessment 6/27/08	Elevated in 320 and adjacent room 319. BioMax Assessment 6/27/08	Currently under negative air containment barriers. See BioMax Protocol dated 6/27/08	Continued containment and immediate mitigation recommended	Level 1	Cleared 7/21/08 Report 8/05/08
319 (adjacent Room to 320)	Staining	NA	NA	NA	Staining discovered during mitigation of 320	Mitigation recommended in conjunction with 320	Level 1	Cleared 7/21/08 Report 8/05/08
214	Minimal staining < 2 sf	Minimal cracking < 2 sf	Mold growth suspected in venire cracking	ND	Two delaminated floor tiles to left of cabinet	Destructive investigation and mitigation recommended	Level 3	Cleared 5/20/09 Report 02/09/10
203	Minimal staining < 2 sf	Minimal cracking < 2 sf	Mold growth suspected in venire cracking	ND	Staining present evident of historical moisture	Destructive investigation and mitigation recommended	Level 3	Cleared 4/01/09 Report 01/15/10
204(conf. room area extended from 203)	Staining	NA	NA	NA	Staining discovered during DI mitigation of 320	Mitigation recommended in conjunction with 203	Level 3	Cleared 4/01/09 Report 01/15/10
143	Moderate staining < 3 sf	Moderate cracking < 3 sf	Mold growth suspected in venire cracking	ND	Water previously shut off and cabinet sealed by BPM. Only water source in area for employee breaks	Destructive investigation and mitigation recommended	Level 2	Cleared 7/28/08 w/in Rpt 8/14/08
122 Conference Room	Debris only, no staining detected	ND	ND	ND	Debris present only. Very infrequently used appliance	Recommend normal janitorial cleaning of sink cabinet so as to remove surface debris. Place on regular inspection schedule	NA	NA
129	Staining within cabinet on base	ND	None Visible	ND	Debris present only.	Recommend normal janitorial cleaning of sink cabinet base so as to remove surface debris. Place on regular inspection schedule	NA	NA
136	Staining within cabinet base	Cracking and delamination of	Probable	ND	Cabinet used as storage of misc materials. Debris and staining	Destructive investigation and mitigation recommended	Level 3	Cleared 4/27/09 Report 01/20/10

	surface	cabinet base			present.			
139	Staining on sink cabinet surface	ND	None visible	ND	White surface residues on sink cabinet top surface	Recommend normal janitorial cleaning of sink cabinet top so as to remove surface debris. Place on regular inspection schedule	NA	NA

(Original Building- Wide Assessment Performed on June 30th through July 3rd. Summary Report dated 07/11/08)

ND – Not Detected at time of assessment

NA – Not Applicable under conditions noted

Mitigation Priority Level: (Intended for use for relative comparative purposes only)

1 - Highest Priority for mitigative activity due to current exposure potential/concerns resultant from elevated moisture content and/or confirmed significant mold-like growth

2 – Medium Priority for mitigative activity due to presence of minor moisture content and/or mold-like growth indicators with lower potential exposure risk (than Level 1) under currently assessed conditions.

3 – Lowest priority for mitigative activity due to minimal observed detected mold-like staining/indicators. However, BioMax recommends that such conditions warrant mitigative activity following completion of higher priority break room areas (such as Levels 1 and 2).

Following all corrective and mitigative measures noted above, All break rooms should be placed on a routine and periodic inspection program to identify new sources of moisture/staining/mold growth, etc.