Post Remediation Verification Report

Cornish Library & Community Center

226 NH-120
Cornish Flat, NH 03746

June 26, 2026

Prepared for:

Ian Drennan, P.E.
Trumbull-Nelson Construction Co., Inc.
19 Plaza Heights Road
West Lebanon, NH

Prepared By:

Four Brothers Environmental
9 Alden Avenue
Greenland, NH

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1.0 INTRODUCTION

Four Brothers Environmental, LLC (hereinafter "4BE") of Greenland, New Hampshire was retained by Ian Drennan of Trumbull-Nelson Construction Co., Inc. to conduct a post mold remediation verification sampling for the building located at 226 NH-120, Cornish Flat, NH 03746 (Subject Property).

On June 24, 2026, Evan MacArthur and Matthew Knowles performed a visual inspection and collected four interior airborne spore trap samples and one exterior control sample to evaluate indoor fungal conditions and identify evidence of moisture-related microbial amplification.

2.0 MOLD INSPECTION

2.1 METHODOLOGIES

Analytical Procedures

Crystal Analytical, LLC (hereinafter "Crystal") of Rockland, MA is an active participant in the AIHA EMPAT proficiency program.

Airborne non-viable spore traps were collected on site using a Buck BioAire™ (Model B520) 5-20 LPM controlled flow sampling pump. Samples were collected at 15 Liters per minute (LPM) for 5 minutes.

To analyze the airborne non-viable spore trap samples collected on-site, Crystal conducts an intralaboratory Standard Operating Procedure adapted from ASTM Method D7391-17e1 - Categorization and Quantification of Airborne Fungal Structures in an Inertial Impaction Sample by Optical Microscopy.

Interpretation of Analytical Results

Although there are no definitive levels set by Federal or State regulators for airborne fungi or fungal spores, several guidelines are referred to for assessing airborne mold spores. Airborne mold spores below 500 spores/m^3 are normally not a concern for indoor environments unless the analysis yields mold spores inside the Subject Property that are not present in the control sample(s), if the mold species is not commonly found indoors, or if the species is not normally airborne and/or known to indicate water damage (i.e. Stachybotrys, Chaetomium, etc.). Airborne levels outdoors are normally between 500 and 10,000 spores/ m^3. Indoor airborne levels between 500 and 1,000 spores/ m^3 are typically considered to be intermediate. Indoor airborne levels that exceed 1,000 spores/ m^3 are considered high and will typically show signs of active mold growth and require remediation. A summary of the above can be found in Table 1 below:

Table 1 – Interpretation of Analytical Results

Categories	Spores/m^3 of air	Classification	Action
I	<500	Normal	No action needed
II	500-1000	Intermediate	Remediation likely required
III	>1000	High	Remediation required

*Table is only applicable when the interior mold spores are in line with species found in the outdoor samples. Concentration of certain mold spores may require remediation regardless of the above concentrations.

Additional information is available in the analytical report included in **Appendix A**.

2.2 SCOPE OF WORK

Limited post remediation verification sampling was completed within four designated interior sampling zones identified on the attached sample zone map. One outdoor control sample was collected for comparison. The assessment consisted of a visual inspection for moisture intrusion and visible microbial growth and airborne non-viable spore trap sampling. No destructive investigation or concealed-space evaluation was performed.

The scope of our investigation only included locations listed in this report and did not include removal of registers or access point coverings to observe the interior of HVAC ductwork, or removal of intact wall systems to visually observe interstitial spaces.

2.3 OBSERVATIONS

The Subject Property was undergoing a substantial renovation at the time of the inspection. Interior wall and ceiling finishes had been removed throughout much of the structure, exposing the wood framing, roof sheathing, structural timbers, and mechanical systems. Temporary weather protection had been installed over several window and door openings while new windows and exterior doors were in various stages of installation. Construction activities were ongoing throughout the building during the inspection.

The interior generally consisted of exposed dimensional lumber framing, structural timber posts and beams, tongue-and-groove wood flooring, and isolated concrete slab sections. Framing members appeared dry and in serviceable condition, with some sections of framing painted with a post mold remediation encapsulant/anti-fungal surface treatment.

Although interior air samples satisfy industry standards, potential visible growth was observed in the west barn area on underside of the roof at the northeast loft. 4BE also observed a puddle of water on the floor at the top of the stairs in the middle area of the building, and moisture on the south wall between west

barn area and the main building section west window. Please see the photographs attached in **Appendix C**. As of July, 2026, these water intrusion issues have been addressed and the roof replaced.

2.4 AIRBORNE SPORE TRAP SAMPLING

On June 24th, 2026, 4BE collected one (1) airborne mold spore trap sample from the exterior of the building and four (4) airborne mold spore trap samples from the interior of the building (please see attached floorplan for locations).

Analytical results are summarized in **Table 2**:

Table 2 – Airborne Spore Trap Sampling Summary

Sample #	Location	Organism(s) Identified	Spores/m^3
00319665	Outside Building	Ascospores	107
		Basidiospores	7,320
		Bipolaris/Drech/Exser/Helm	227
		Cladosporium	480
		Ganoderma	40
		Rusts/Smuts/Myxo/Periconia	67
		Chaetomium	13
		Unidentified Spores	760
		Cumulative Total	**9,014**
00319696	Interior – Zone 01	Ascospores	107
		Basidiospores	907
		Bipolaris/Drech/Exser/Helm	67
		Cladosporium	160
		Rust/Smut/Myxo/Periconia	13
		Cumulative Total	**1,320**
00319649	Interior – Zone 02	Ascospores	13
		Basidiospores	2,467
		Bipolaris/Drech/Exser/Helm	13
		Cladosporium	40
		Cumulative Total	**2,573**
00319672	Interior – Zone 03	Ascospores	53
		Basidiospores	2,173
		Bipolaris/Drech/Exser/Helm	13
		Cumulative Total	**2,279**
00319525	Interior – Zone 04	Basidiospores	80
		Cumulative Total	**80**

Laboratory analytical results indicate that the levels and species of airborne mold spores in the samples collected at the subject property were not elevated when compared to the exterior control sample, and general airborne mold spore level guidelines.

3.0 RECOMMENDATIONS

3.1 MOLD INSPECTION

Based on the visual observations and laboratory analytical results, 4BE did not identify evidence of widespread airborne fungal amplification at the time of the investigation. As of July, 2026, the damaged roofing has been replaced and active roof leaks have been eliminated.

4BE recommends the structure be maintained in a dry condition, with indoor relative humidity maintained below approximately 50 percent where practical, to minimize the potential for future fungal growth.

4.0 GENERAL LIMITATIONS

Report information was obtained through sources deemed reliable (i.e. interviews with owners, agents, occupants or other appropriate persons involved with the subject property). Findings, conclusions and/or recommendations are based on our visual observations, the information provided to or obtained by 4BE, or provided by the Client or property contact, and/or a review of readily available and supplied documents and drawings. 4BE renders no opinion as to the property condition at un-surveyed and/or inaccessible portions of the subject property.

This Report presents the findings of a limited investigation but does not constitute a complete determination of whether past or present owners or occupants of the Subject Property have been in compliance with all applicable local, state, and federal environmental regulations. The information contained herein is based on on-site observations and on a limited investigation involving site observations. The investigative methods applied to this assessment are consistent with current industry standards for the performance of investigation within the limits of the scope of work, budget, and schedule. Survey evaluations are limited in the sense that conclusions and recommendations are developed from personal interviews and information obtained from limited research, site observations and secondary informational sources. Except as set forth in this report, 4BE has made no independent investigations as to the accuracy or completeness of the information derived from the secondary sources and personal interviews and has assumed that such information was accurate and complete. It should be noted that no conclusions can be drawn regarding the existence of conditions that were not addressed by the scope of work.

This assessment and Report were prepared by 4BE solely for the use of Trumbull-Nelson. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users and use or re-use of this document or the findings, conclusions, or recommendations, is at risk of said user. Third party use of this Report is prohibited without the prior written consent of 4BE and use thereof is at the risk of the user. The observations and results presented in this Report are believed to be representative of site conditions prevailing at the time of the assessment in the areas explored. Changes in site conditions or in the availability of information regarding past or current site conditions should be brought to 4BE's attention so that they can be addressed and 4BE's conclusions verified or modified as appropriate. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated. This document is not designed for bidding purposes. This report is not to be provided to potential bidders for the purpose of soliciting proposals for mold remediation. Microbial sampling results are inherently limited in scope and represent environmental conditions present only at the specific locations and at the time the samples were collected. Airborne spore concentrations and surface conditions may vary over time due to changes in occupancy, environmental conditions, ventilation, humidity, and disturbance of materials. As such, the sampling performed during this assessment should be considered a snapshot of conditions observed on the date of inspection and is not intended to represent conditions at all times or in all areas of the property.

It has been a pleasure to prepare this *Report.* Please contact me at (603) 203-6235 if you have any questions, comments, or if I can be of further assistance in any way.

Respectfully Submitted,



Jeremy Boucher, CMC
President



APPENDIX A

AIRBORNE MOLD SPORE ANALYTICAL REPORT

2601002741

Report Prepared for:

Jeremy Boucher,
Four Brothers Environmental

9 Alden Avenue
Greenland, NH

Project Information:

387-NH-26-001
Cornish Library
Cornish, NH

Collected: June 24, 2026
Received: June 24, 2026
Reported: June 25, 2026

SUPPLIER DIVERSITY OFFICE
CERTIFIED
SDO Client ID: 20250163
mass.gov/sdo

We sincerely appreciate your confidence in choosing Crystal Analytical LLC for your testing needs. On June 24, 2026 we received your samples in acceptable condition for this project. The findings presented in this report are specific to the samples associated with this submission and should not be applied to any other project. Please note that information provided by the client may influence the reliability of the results. Our conclusions apply only to the materials as received.

This report, in whole, is the property of Crystal Analytical LLC and may not be reproduced, in part or in full, without prior written authorization. All client information and project details are treated as strictly confidential. We will not release, duplicate, or share any data—either verbally or in writing—except with individuals or parties specifically authorized by the client.

Crystal Analytical is not responsible for sample collection procedures, inherent method limitations, or the manner in which test results are applied or interpreted. Responsibility for the interpretation and use of this data rests solely with the client. Any statements regarding potential health effects or significance of findings are provided strictly as professional opinion. Under no circumstances shall Crystal Analytical LLC or its staff be held liable for lost revenue, incidental damages, or consequential claims arising from the use of this report.

Christine Cleveland, MS
Laboratory Director
Crystal Analytical LLC

Jeremy Boucher
Four Brothers Environmental
9 Alden Avenue
Greenland, NH

387-NH-26-001
Cornish Library
Cornish, NH

Crystal Analytical

Lab ID: 2601002741

BIO-SOP-001
Inertial Impactor (Spore Trap)

Sample Number	0001	00319665		0002	00319696		0003	00319649		0004	00319672	
Sample Name	Outside Building			Interior - Zone 01			Interior - Zone 02			Interior - Zone 03		
Sample Volume	0.075 m³			0.075 m³			0.075 m³			0.075 m³		
Reporting Limit	13 Spores / m³			13 Spores / m³			13 Spores / m³			13 Spores / m³		
Debris Rating	Moderate			Moderate			Moderate			Moderate		
Pollen	Trace			None			None			None		
Epithelial Cells	Trace			Light			Light			Light		
Taxa/Organism	**Count**	**Struct/m³**	**% of Total**	**Count**	**Struct/m³**	**% of Total**	**Count**	**Struct/m³**	**% of Total**	**Count**	**Struct/m³**	**% of Total**
Ascospores	8	107	1.2%	1	13	1.0%	1	13	0.5%	4	53	2.3%
Basidiospores	549	7,320	81.2%	68	907	68.7%	185	2,467	95.9%	163	2,173	95.3%
Bipolaris/Drech/Exser/Helm	17	227	2.5%	5	67	5.1%	1	13	0.5%	1	13	0.6%
Cercospora												
Cladosporium	36	480	5.3%	12	160	12.1%	3	40	1.6%			
Curvularia												
Epicoccum												
Ganoderma	3	40	0.4%									
Pestalotia												
Pithomyces												
Rusts/Smuts/Myxo/Periconia	5	67	0.7%	1	13	1.0%						
Stemphylium												
Arthrinium												
Penicillium/Aspergillus												
Trichoderma												
Alternaria (syn. Ulocladium)												
Chaetomium	1	13	0.1%									
Stachybotrys												
Nigrospora												
Spegazzinia												
Tetraploa												
Torula												
Scopulariopsis												
Unidentified Spores	57	760	8.4%	12	160	12.1%	3	40	1.6%	3	40	1.8%
Hyphal Fragments												
Total	**676**	**9,014**	**100%**	**99**	**1,320**	**100%**	**193**	**2,573**	**100%**	**171**	**2,279**	**100%**

Water Damage | Common Allergen | Elevated | Highly Elevated | Composition Alert

Analyst: Christine Cleveland	Christine Cleveland	Date: 06-25-26

Reviewer: Christine Cleveland	Christine Cleveland	Date: 06-25-26

Collected: 06/24/26
Received: 06/24/26
Analyzed: 06/25/26
Reported: 06/25/26

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9 Alden Avenue
Greenland, NH

387-NH-26-001
Cornish Library
Cornish, NH

Crystal Analytical

Lab ID: 2601002741

BIO-SOP-001
Inertial Impactor (Spore Trap)

Sample Number	0005	00319525	
Sample Name	Interior - Zone 04		
Sample Volume	0.075 m^3		
Reporting Limit	13 Spores / m^3		
Debris Rating	Light		
Pollen	None		
Epithelial Cells	Light		
Taxa/Organism	**Count**	**Struct/m^3**	**% of Total**
Ascospores			
Basidiospores	6	80	100.0%
Bipolaris/Drech/Exser/Helm			
Cercospora			
Cladosporium			
Curvularia			
Epicoccum			
Ganoderma			
Pestalotia			
Pithomyces			
Rusts/Smuts/Myxo/Periconia			
Stemphylium			
Arthrinium			
Penicillium/Aspergillus			
Trichoderma			
Alternaria (syn. Ulocladium)			
Chaetomium			
Stachybotrys			
Nigrospora			
Spegazzinia			
Tetraploa			
Torula			
Scopulariopsis			
Unidentified Spores			
Hyphal Fragments			
Total	**6**	**80**	**100%**

Water Damage | Common Allergen | Elevated | Highly Elevated | Composition Alert

Analyst: Christine Cleveland		Date: 06-25-26

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BIO-SOP-001
Spore Trap Analysis Information

Reporting Limit	The reporting limit is the lowest quantity of spores that we are able to detect based on the total volume of the sample collected and the percentage ("trace") of the slide that is analyzed. We analyze 100% of the slide, therefore sample volume is the only factor contributing to RL. Fungal structure counts in excess of 500 will be estimated.
Debris Rating, Pollen, Epithelial Cells	A qualitative score used to describe how much non-target particulate (dust, fibers, skin flakes, soot, etc.) is on the sampling trace. It indicates how much the background debris obscures spores and can affect counting accuracy and the reporting limit. Debris is rated on the following scale: **None:** No observable debris present **Trace:** 0-5% field obscured by debris **Light:** 5-25% field obscured by debris **Moderate:** 25-75% field obscured by debris **Heavy:** 75-90% field obscured by debris **Very Heavy:** >90% field obscured by debris. Recollection of sample recommended
Hyphal Fragments	Hyphal fragments are broken pieces of fungal hyphae—the filamentous strands that make up a fungus's mycelium. Elevated hyphal fragments (especially indoors vs. outdoors) may suggest active or recently disturbed fungal growth.
Baseline Comparisons	There are no federally established numeric limits for indoor fungal spore concentrations. A widely used IAQ guideline is that indoor spore levels—and the dominant spore types—should be comparable to, and not exceed, those measured outdoors at the same time. Some spores are expected in normal indoor air. Sampling and counting are tools to judge whether conditions are elevated or atypical and, if so, to help locate likely sources. Spore counts should not be the only basis for determining contamination; results can be influenced by factors such as building conditions, occupant activity, sampling methods, and changing outdoor conditions, which complicate indoor-outdoor comparisons.
Water Damage	Species often linked to long-term moisture/water intrusion. Their presence commonly signals an underlying building issue.
Common Allergen	While any mold can trigger allergies, these groups are the most frequently encountered indoor allergens.
Elevated vs Baseline	Indoor total is slightly above the outdoor reference; may reflect normal variability or a mild elevation—interpret with site context.
Highly Elevated vs Baseline	Indoor levels are well above the outdoor baseline, strongly suggesting an active indoor source.
Composition Alert	Indoor spore mix should generally resemble the outdoor sample taken at the same time. A noticeable shift in composition (≈25% or more increase in the proportion of a given type) can indicate atypical amplification indoors—even when that type's absolute indoor count is lower than outdoors.
Color Flagging	Fungal structures present in non-background samples at levels below 200 structures per cubic meter are not color coded unless they are of the water damage taxa.

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9 Alden Avenue
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387-NH-26-001
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Lab ID: 2601002741

BIO-SOP-001
Fungal Structure Descriptions

Ascospores	Habitat: Ascospores are produced by fungi in the phylum Ascomycota, which includes many species that grow on soil, plants, decaying vegetation, and damp building materials. They are commonly released into the air during wet or humid weather conditions. Health Effects: Inhalation can cause allergic reactions in sensitive individuals. They may contribute to respiratory symptoms such as sneezing, coughing, or asthma.
Basidiospores	Habitat: Basidiospores are formed by fungi in the Basidiomycota group, which includes mushrooms, bracket fungi, and puffballs. They are most abundant outdoors in wooded or grassy areas. Health Effects: They are common airborne allergens. High spore counts can aggravate allergies and asthma, particularly during damp seasons.
Bipolaris / Drechslera / Exserohilum / Helminthosporium	Habitat: These dark-pigmented molds are found in soil, decaying vegetation, and on grasses and crops. They are especially common in warm, humid climates. Health Effects: Known to cause allergic reactions and asthma. Rarely, they can cause infections such as sinusitis, keratitis, or opportunistic systemic disease in immunocompromised individuals.
Cladosporium	Habitat: Cladosporium is one of the most common molds worldwide, thriving on soil, plants, textiles, and damp indoor surfaces. It is especially abundant outdoors in summer and fall. Health Effects: A strong allergen that can trigger hay fever, asthma, and hypersensitivity reactions. It is one of the most frequent molds detected in indoor air quality testing.
Ganoderma	Habitat: Ganoderma species are wood-decaying fungi, often forming large shelf-like fruiting bodies on dead or living trees. They release spores abundantly in forested areas. Health Effects: Their spores are allergenic and can worsen respiratory conditions, particularly in those with asthma or mold sensitivity.
Rusts / Smuts / Myxomycetes / Periconia	Habitat: These diverse groups are primarily plant pathogens or saprophytes, growing on crops, grasses, and decaying plant material. Health Effects: Rusts and smuts may contribute to seasonal respiratory allergies. Generally, they are considered low risk to human health beyond allergenic potential.
Chaetomium	Habitat: Chaetomium thrives on cellulose-rich materials such as drywall, wood, and paper. It is common in water-damaged buildings. Health Effects: May cause allergic responses and, in rare cases, opportunistic infections in immunocompromised individuals.

Unidentified Spores	Habitat: These spores may originate from a variety of fungal sources, both indoors and outdoors, depending on conditions. Health Effects: Health risks are unknown unless the spores can be identified, though many airborne spores are allergenic.

9 Alden Avenue
Greenland, NH 03840

2601002741

Four Brothers Environmental Consulting

603-203-6235
jeremy@4beconsulting.com

Chain of Custody

Analysis and TAT:	4-6 Hour	24 Hour	48 Hour	Standard (3-5 day)	Standard (6-10 Day)	Comments (please indicate other test specific information here):
PLM						Please Cc: reports@4beconsulting.com
PCM						
Mold	N/A	X				
Lead	N/A					
TEM (air or bulk)	N/A					
Sampler:	Matt Knowles		Email: mknowles@4beconsulting.com			Positive Stop An: Yes / No
Location Samples Collected:	Cornish Library					
Project Manager:	Jeremy Boucher		Email: jeremy@4beconsulting.com			
	387-NH-26-001					

Sample Number	Type	Description and location	Volume (L	Date Collected
00319665	Air	Outside building	75L	06/23/26 - 10:10
00319696	Air	Interior - Zone 01	75L	06/23/26 - 10:23
00319649	Air	Interior - Zone 02	75L	06/23/26 - 10:29
00319672	Air	Interior - Zone 03	75L	06/23/26 - 10:35
00319525	Air	Interior - Zone 04	75L	06/23/26 - 10:41

Relinquished by: [signature] Date 6-25-26 Time _____

Received By: [signature] Date: 06/26/26 Time 11:15AM

APPENDIX B

SAMPLE ZONE MAP

Phase 1
Phase 2
Phase 3
Phase 4
Phase 5

Sample Location - Zone 3 - 00319672

Location where visible staining and/or mold growth observed on underside of roof from loft area.



Location where damp wood was observed. Presumed roof leak.



Sample Location - Exterior - 00319665

Sample Location - Zone 4 - 00319525

Sample Location - Zone 2 - 00319649

Sample Location - Zone 1 - 00319696

D8 LEVEL 1 - DEMOLITION PLAN
Scale: 1/8" = 1'-0"

Appendix C

PHOTOGRAPHS



1. Dark black staining / Potential mold growth at west barn area on underside of roof (northwest – loft).



2. Puddle of water on floor at top of stairs, middle of building.



3. Staining and moisture on south wall between west barn area and main building window.