

May 2, 2025



Mold Remediation Plan

Former Alpha Delta Omega Fraternity House
62 Elm Street
Oneonta, NY 13820

Prepared for:

Greater Mohawk Valley Land Bank
500 East Main Street, 2nd Floor
Little Falls, NY 13365



Prepared by:

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TABLE OF CONTENTS

Topic	Page
1.0 INTRODUCTION.....	1
1.1 Background.....	1
1.2 Assessment Summary.....	1
1.3 Scope-of-Work Development.....	3
1.4 Estimated Cost and Duration.....	3
2.0 GENERAL.....	3
2.1 Contractor Qualifications	3
2.2 Work Areas.....	3
2.3 Occupant Notification.....	4
3.0 WORK PROCEDURES.....	5
3.1 Work Area Containment.....	5
3.2 Personnel Protection and Equipment.....	5
3.2.1 Exiting Work Area.....	6
3.3 Remediation Process.....	6
3.3.1 Post Remediation Clearance Assessment	7
4.0 POST-REMEDICATION CLEARANCE REPORT	8

APPENDIX A

Mold Remediation Project Diagrams

APPENDIX B

Mold Assessment Report

1.0 INTRODUCTION

HSE Consulting Services, LLC (HSE) has prepared this Mold Remediation Plan (MRP) to address the remediation of mold impacted and water damaged building materials within the former Alpha Delta Omega fraternity house located at 62 Elm Street in the City of Oneonta, Otsego County, NY. This scope-of-work is based on information gathered by HSE in conjunction with an assessment performed on April 29, 2025 (see HSE Mold Assessment Report in Appendix B). The following information regarding the property and structure was obtained from the Otsego County Department of Real Property Tax Services web site or other available sources:

Tax Map Number	⇒	288.18-3-30
Property Class	⇒	418 - Inn/Lodge
Stories	⇒	2
Year Built	⇒	1965
Square Feet	⇒	4,725
Basement	⇒	Unfinished



1.1 Background

The Greater Mohawk Valley Land Bank (GMVLB) acquired the property from Otsego County in March 2023. The property was previously utilized as a fraternity house for Alpha Delta Omega until the City of Oneonta revoked the fraternity’s permit. When the structure was vacated by the fraternity members, the windows were reportedly left open during the winter months causing pipes to freeze and burst, resulting in significant water damage. The structure reportedly has remained vacant for an extended period of time during which significant mold growth has occurred.

The structure includes two stories plus a full basement and unfinished attic. The basement level includes a large dining room, kitchen, utility room, bathroom, and two storage rooms. The first-floor level includes a vestibule, entry foyer, lounge, living room, two bathrooms, and four bedrooms. The second-floor level includes one bathroom and six bedrooms. The main stairs, which provide access between the first and second floor levels, are located in the entry foyer at the west end of the structure. Secondary stairs, providing access between the basement and second floor levels, are located at the northeast section of the structure. The secondary stairs also previously provided access to the unfinished attic but were sealed off at the attic floor level. The attic can currently be accessed through a small ceiling hatch located above the stairs at that location.

Interior finishes generally included drywall or plaster ceilings and walls with ceramic wall tile in some bathrooms; hardwood, sheet vinyl, and laminate flooring; wood doors and casings; wood windows and casings; wood or vinyl cove base; and wood cabinetry. A significant quantity of furnishings and debris, reportedly left by the former fraternity members, are also present.

1.2 Assessment Summary

Evidence of water damage/staining or mold contamination was generally observed throughout each level of the structure with the most severe damage and mold growth noted on the first floor and basement levels. Mold contamination was also observed in wall and ceiling cavities that were exposed due to deterioration or delamination of the drywall or plaster in some areas, and on contents throughout the structure left by fraternity members when the structure was vacated.

Table 1 below summarizes mold contaminated and/or water damaged materials observed on April 29, 2025, or suspected to potentially be present based on observations and conditions that existed at the time of the assessment.

Table 1
Summary of Mold Contaminated and/or Water Damaged Materials
Former Alpha Delta Omega Fraternity House
62 Elm Street, Oneonta, NY

FLOOR LEVEL	MATERIALS	QUANTITY
Attic	Visible mold and localized areas of water damage were observed on the underside of wood plank roofing, roof framing, wood plank flooring, window framing, etc. Essentially all surfaces within the attic appear to be impacted.	1,750 ft ² (see Note 1)
Basement	Visible mold and areas of water damage were observed throughout the basement on drywall, within ceiling or wall cavities, on wood cabinetry, wood doors and framing, wood trim, debris and contents, masonry surfaces, and in the stairway leading to the first floor. Essentially all surfaces within the basement appear to be impacted.	1,540 ft ² (see Note 1)
First Floor	Visible mold and areas of water damage were observed throughout the first floor on drywall or plaster, within exposed ceiling or wall cavities, on flooring, wood doors and framing, window sashes and framing, wood baseboard and trim, stairs, debris and contents, etc. Essentially all surfaces on the first-floor level of the structure appear to be impacted.	1,750 ft ² (see Note 1)
Second Floor	Visible mold and areas of water damage were observed throughout the second floor on drywall or plaster, within exposed ceiling or wall cavities, on flooring, wood doors and framing, window sashes and framing, wood baseboard and trim, stairs, debris and contents, etc. Essentially all surfaces on the second-floor level of the structure appear to be impacted.	1,750 ft ² (see Note 1)

NOTES

- 1) The listed quantities represent the estimated square footage of each floor level, not the surface area of water damaged or mold contaminated material. As noted in Table 1, essentially all surfaces on each floor level have been impacted by water damage or mold contamination.
- 2) Pigeon guano was also observed throughout the attic. Pigeon droppings can harbor diseases, parasites, and fungal spores that can be inhaled or spread, leading to illness. Additionally, guano can contribute to structural damage and attract other pests.
- 3) Please refer to project diagrams in Appendix A and HSE’s mold assessment report in Appendix B for additional information.

1.3 Scope-of-Work Development

This scope-of-work was developed in accordance with regulations established by New York State (see Article 32 of the New York State Labor Law) using multiple guidance documents including but not limited to those published by the United States Environmental Protection Agency (USEPA) and the New York City Department of Health (NYCDOH). This protocol may be modified, with HSE's approval, due to unique and/or unforeseen conditions that become apparent during the remedial efforts.

Remediation of mold impacted building materials in accordance with this scope-of-work is intended to minimize potential adverse health risks to building occupants by:

- Minimizing the potential for entrainment of mold into uncontaminated building areas.
- Ensuring that materials identified as water damaged/mold contaminated have been eliminated.

This approach will also minimize the potential for adverse health effects to workers engaged in the removal efforts.

It is suggested that if present, susceptible persons occupying the residences be relocated until all removal work has been completed.

1.4 Estimated Cost and Duration

The estimated cost and duration of the project will be determined by bids and schedules submitted to the GMVLB. Contractors submitting bids for mold remediation on this project shall be responsible for visiting the property and making themselves knowledgeable of site conditions and the level of effort required to accomplish the remediation of identified mold contamination and water damage.

2.0 GENERAL

2.1 Contractor Qualifications

Contractors selected for this project should have demonstrated capabilities in the removal of mold impacted building materials. Contractors and Mold Abatement Workers must be licensed as such by the State of New York (see Article 32 of the New York State Labor Law). Hazard communication training with respect to potential hazards associated with mold impacted building materials is required by the US Occupational Safety and Health Administration (OSHA – see 29 CFR 1910.1200) for all personnel performing removal activities. The contractor is responsible for complying with all additional local, state, and federal regulations.

2.2 Work Areas

Based on the mold assessment services completed by HSE on April 29, 2025 (see HSE Mold Assessment Report in Appendix B), areas identified to have visual indications of mold or elevated moisture content, and proposed remediation methods, are summarized below in Table 2.

Table 2
Summary of Mold Contaminated and/or Water Damaged Materials
and Proposed Remediation Methods
Former Alpha Delta Omega Fraternity House
62 Elm Street, Oneonta, NY

FLOOR LEVEL	MATERIALS	QUANTITY	REMEDICATION METHOD
Attic	Visible mold and localized areas of water damage were observed on the underside of wood plank roofing, roof framing, wood plank flooring, window framing, etc. Essentially all surfaces within the attic appear to be impacted.	1,750 ft ² (see Note 1)	Dispose of any contents or furnishings. Clean and treat all surfaces with biocide. (See Note 2)
Basement	Visible mold and areas of water damage were observed throughout the basement on drywall, within ceiling or wall cavities, on wood cabinetry, wood doors and framing, wood trim, debris and contents, masonry surfaces, and in the stairway leading to the first floor. Essentially all surfaces within the basement appear to be impacted.	1,540 ft ² (see Note 1)	Dispose of any contents or furnishings. Remove and dispose of all finishes (i.e., gut to studs) except for items specified by owner to be saved. Clean and treat all remaining surfaces and cavities with biocide.
First Floor	Visible mold and areas of water damage were observed throughout the first floor on drywall or plaster, within exposed ceiling or wall cavities, on flooring, wood doors and framing, window sashes and framing, wood baseboard and trim, stairs, debris and contents, etc. Essentially all surfaces on the first-floor level of the structure appear to be impacted.	1,750 ft ² (see Note 1)	Dispose of any contents or furnishings. Remove and dispose of all finishes (i.e., gut to studs) except for items specified by owner to be saved. Clean and treat all remaining surfaces and cavities with biocide.
Second Floor	Visible mold and areas of water damage were observed throughout the second floor on drywall or plaster, within exposed ceiling or wall cavities, on flooring, wood doors and framing, window sashes and framing, wood baseboard and trim, stairs, debris and contents, etc. Essentially all surfaces on the second-floor level of the structure appear to be impacted.	1,750 ft ² (see Note 1)	Dispose of any contents or furnishings. Remove and dispose of all finishes (i.e., gut to studs) except for items specified by owner to be saved. Clean and treat all remaining surfaces and cavities with biocide.

2.3 Occupant Notification

If applicable, the contractor shall notify occupants remaining in the building during remediation efforts that remediation will be taking place and when. The notification shall address potential health concerns; be delivered to all building occupants or posted at all building entrances at least one week before the anticipated start date. The notice must also be posted at all work area entrances for the duration of remediation efforts.

3.0 WORK PROCEDURES

3.1 Work Area Containment

Before remediation of mold contaminated and water damaged building materials, these containment guidelines shall be followed, but may have to be adapted, either more or less stringent, due to site conditions or unforeseen circumstances:

1. Shut down and seal off any ventilation systems (ducts, vents, and grills) in each work area with 6-mil. flame-retardant polyethylene sheeting and duct tape. If the system is to be cleaned (see Section 3.3) this step may be modified or eliminated at the discretion of the remediation contractor.
2. Install 6-mil. flame-retardant polyethylene flooring in the work areas to contain liquids and debris and to protect existing floor, if applicable.
3. Isolate work areas from the rest of the building by sealing all openings to the work area using 6-mil. flame-retardant polyethylene sheeting (use 2" x 4" wooden studs and plywood or equivalent, as necessary) and duct tape before removal, to contain dust/debris.
4. A HEPA filtered exhaust system capable of achieving 0.02 in. H₂O (negative pressure) or 4 air changes per hour must be utilized. Also, at least one HEPA filtered air scrubbing system shall be installed per work area to minimize the concentration of airborne particulate.
5. The contractor shall be responsible for removing or cleaning and isolating any undamaged contents in the work area in preparation for removal or cleaning of the water damaged/mold contaminated building materials.
6. Non-porous (e.g., metal, plastic, etc.) and semi-porous (e.g., wood) content items shall be HEPA vacuumed and wiped clean with an effective biocide and removed or isolated. Porous removed contents (e.g., curtains, clothing) shall be removed and laundered. Porous furniture shall be removed and cleaned (e.g., dry cleaned) or discarded and replaced. Electronic contents shall be removed and similarly cleaned and disinfected.
7. Attach a changing room with airlocks. The changing room shall be fabricated with 6 mil. flame retardant poly. sheeting and framing or equivalent.
8. Once containment and engineering controls have been established for each work area and prior to the start of remediation activities, HSE shall be notified and HSE will make a site visit to confirm that containment and engineering controls are in place as per the guidelines above.

3.2 Personnel Protection and Equipment

1. Respiratory protection (e.g., P-95 disposable respirator, at minimum), utilized in accordance with the OSHA respiratory protection standard (29 CFR 1910.134), is required.
2. Disposable protective clothing, covering both head and shoes (e.g., Tyvek disposable coverall) must be worn while in contained areas to minimize soiling of street clothes, and inadvertent migration of dust to adjacent areas by removal workers.
3. Safety eyewear and gloves (e.g., latex inner, heavy duty outer) must be worn to minimize skin and eye contact for workers.

Note: The above levels of protection apply only to workers who do not have an elevated susceptibility to adverse health effects (i.e., susceptible persons) due to recent surgery, suppressed immune system, chronic inflammatory lung disease (e.g., asthma, hypersensitivity pneumonitis, severe allergies, etc.).

3.2.1 Exiting Work Area

Prior to leaving a work area, workers shall at a minimum remove any gross debris from their coveralls. Workers shall then enter the airlock and remove their coveralls and disposable respirators. Non-disposable respirators when used may be cleaned with a HEPA vacuum, appropriately disinfected, and placed in a sealable plastic bag for later usage. Disposable PPE shall be placed in 6 mil. plastic bags that shall be sealed and disposed of properly. Workers shall then use a HEPA filtered vacuum to remove all residual dust from street clothing and skin. Workers may then leave the air lock. Good personal hygiene must then be observed (i.e., wash hands and face thoroughly).

3.3 Remediation Process

1. Complete work area containment per Section 3.1 above.
2. Remove and/or clean mold impacted building materials as specified. The removal and/or cleaning shall proceed from the area with the most mold impacted material outward until no further damaged material or mold remains.
3. Non-porous materials may be cleaned (as described below) and left in place. Mold contaminated building materials (e.g., wallboard) that are to be removed from the building and discarded shall be contained in doubled 6 mil. plastic bags sealed with duct tape. Removed materials shall be disposed of in accordance with any applicable local, state, and federal regulations. If removed materials are temporarily stored on-site, they shall be secured to prevent vandalism or disturbance.
4. Once the initial removal has occurred the work areas shall be inspected for mold contamination, staining or water damage that was not previously identified. Materials not previously identified shall be removed or cleaned, if non-porous, until there is no further evidence of water damage/mold contamination. Framing/studs or other structural components that are to be left in place shall also be free of any evidence of water damage/mold contamination.
5. As a precautionary measure, an EPA registered biocide that destroys mold spores or renders them non-viable (e.g., Vital Oxide, MMR, Shock Wave or equivalent) shall be applied to building materials left in place after they have been cleaned. Remaining wood framing components may be dried and coated with an anti-microbial paint (e.g., Foster 40/20).
6. If the HVAC system was operational during the time the water intrusion event was occurring the system shall be cleaned and treated with a biocide and the associated duct work shall be cleaned with an appropriate system that ensures the system will be under negative pressure and that exhausted air from the cleaning process will be HEPA filtered before discharge. After the HVAC system is cleaned, treated with a biocide, and visually evaluated, the system shall be sealed until the clearance criteria for the work areas have been successfully completed.

7. The work area and area used by remedial workers for egress shall be HEPA vacuumed (a vacuum equipped with a High Efficiency Particulate Air filter) and cleaned with a damp cloth and/or mop and detergent solution daily.
8. All areas shall be left dry and visibly free from discoloration and debris. A dehumidification system shall be used for drying, if necessary. Fans, when appropriate may be used in conjunction with the dehumidification system.
9. A post-remediation visual clearance evaluation shall be conducted by HSE's assessor to confirm the remediation of mold contaminated and water damaged building materials, completeness of cleaning, treatment and sealing of mold impacted materials in the work areas.
10. Removal of isolation barriers and/or reconstruction shall not commence until a successful clearance evaluation has been completed (see Section 3.3.1).

3.3.1 Post Remediation Clearance Assessment

As part of the post-remediation evaluation the Mold Assessor will conduct air sampling to verify whether concentrations of mold in the remediated areas are elevated when compared to outdoor control samples.

Upon completion of a successful visual clearance evaluation (see Section 3.3 item 9) the work areas shall be vacated. The HEPA filtered negative pressure system and air scrubbing systems shall remain on for an additional 24 hours. The HEPA filtered negative pressure system shall then be shut down and the work area(s) shall be sealed. The pressure neutral air scrubbing system(s) shall continue to operate for a minimum of 12 hours. After 12 hours the scrubbing system(s) shall be turned off and the containment area shall be allowed to equilibrate for a minimum of 1 hour if clearance air testing is conducted by the Assessor.

Air sampling for total fungal spores will generally be conducted as follows:

- A minimum of one (1) air sample will be collected from within each work area.
- Four (4) control samples will be collected from different outdoor areas at approximately the same time for comparison purposes.

Post remediation sampling shall not be initiated until HEPA filtering and scrubbing as described above has been completed. All samples collected will be submitted for analysis to an acceptable laboratory with appropriate chain of custody documentation. Twenty-four-hour turnaround time will be specified unless otherwise requested by the client.

Because there are currently no Permissible Exposure Limits (PEL) or "safe" levels for exposure to fungi established by OSHA or any other governmental authority, samples collected from remediated areas will be evaluated against control samples collected from the outdoors. Areas are considered to be satisfactorily remediated when the airborne concentration of each fungi (identified to genus) in each area is essentially less than or equal to the airborne concentration of each fungi identified in the outdoor samples. Also, total airborne spore counts in each work area indoors must be the same or lower than total airborne spore counts in the control samples. Containment and engineering controls can be left in place while the reconstruction is completed as a means of dust control, if desired.



4.0 POST-REMEDATION CLEARANCE REPORT

To document the use of appropriate means and methods as well as compliance with this MRP, HSE shall prepare a final summary report after the completion of the successful clearance evaluation. The final summary report shall include, but not be limited to, the following topics:

- 1.0 Project Personnel
 - 2.0 Introduction / Background Information
 - 3.0 Discussion
 - 4.0 Post Remedial Observations
 - 5.0 Water Intrusion Mitigation
 - 6.0 Conclusions / Recommendations
- Appendices: Contractor Certificates, Project Photographs, etc.

For questions regarding this MRP please contact HSE at (315) 698-1438.

Respectfully Submitted By:
HSE CONSULTING SERVICES, LLC

Daniel R. Hoosock

Daniel R. Hoosock
Vice President of Operations
NYS DOL Mold Assessor



APPENDIX A

Mold Remediation Project Diagrams

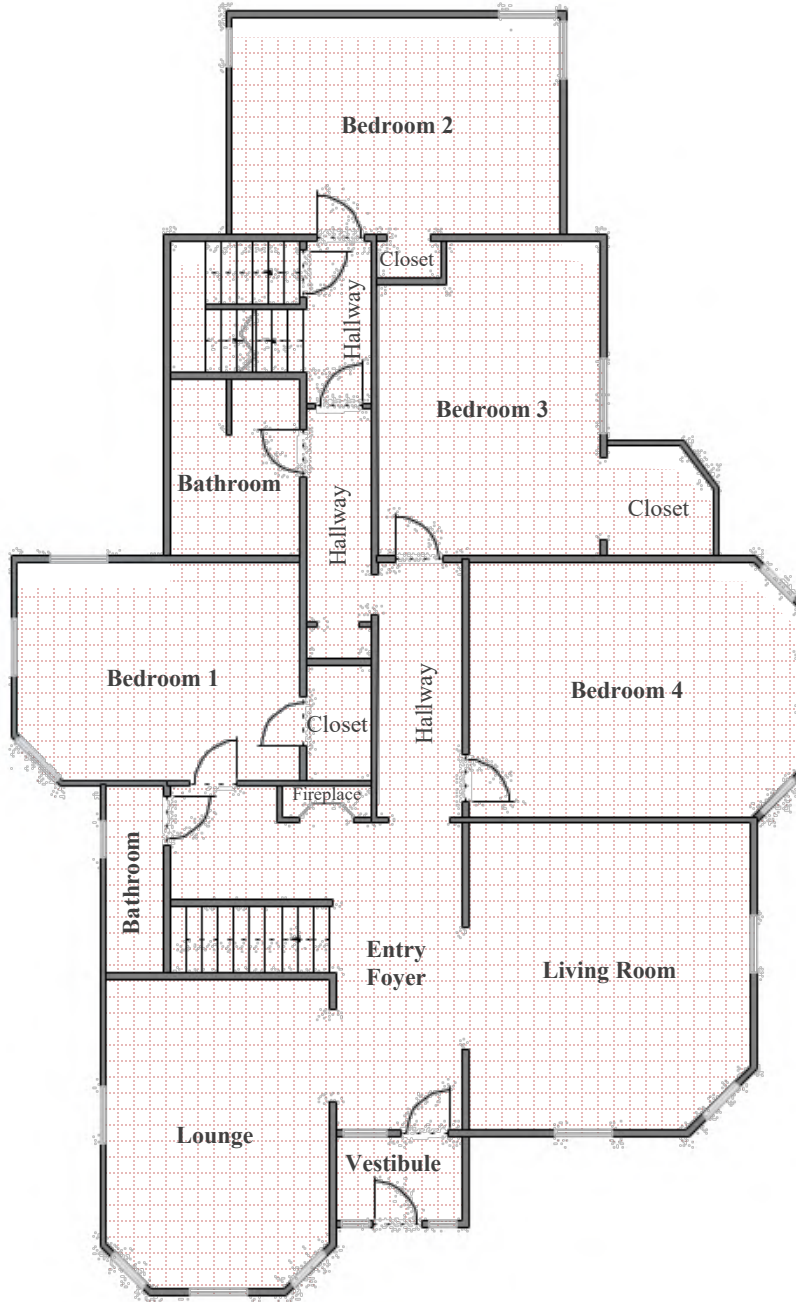


Figure Reference: Mold Remediation Plan



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Figure 2 - First Floor Plan

Former Alpha Delta Omega Fraternity House
 62 Elm Street
 Oneonta, NY 13820
 Otsego County

KEY



= General areas with visible mold and/or water damage.

Drafter: Daniel R. Hoosock

Date: 4/29/2025

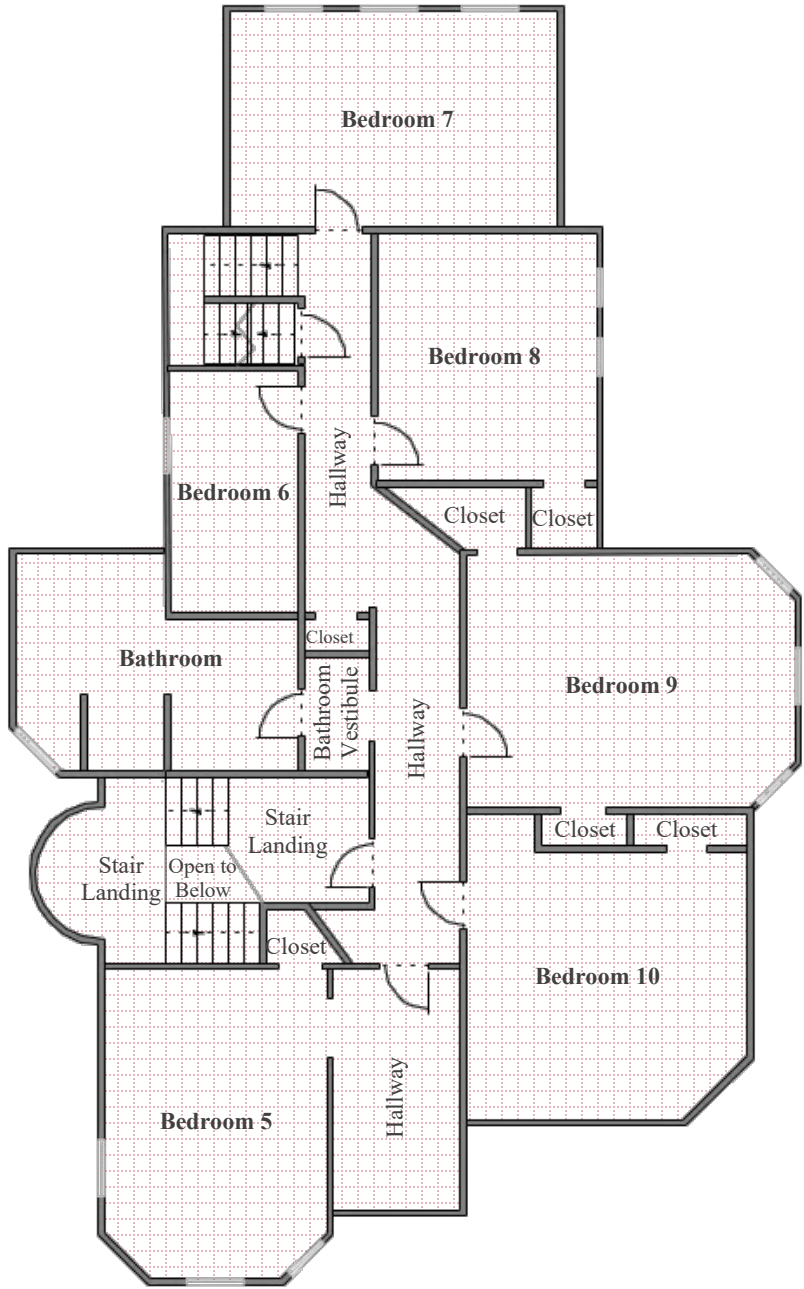


Figure Reference: Mold Remediation Plan



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Figure 3 - Second Floor Plan

Former Alpha Delta Omega Fraternity House
 62 Elm Street
 Oneonta, NY 13820
 Otsego County

KEY



= General areas with visible mold and/or water damage.

Drafter: Daniel R. Hoosock

Date: 4/29/2025

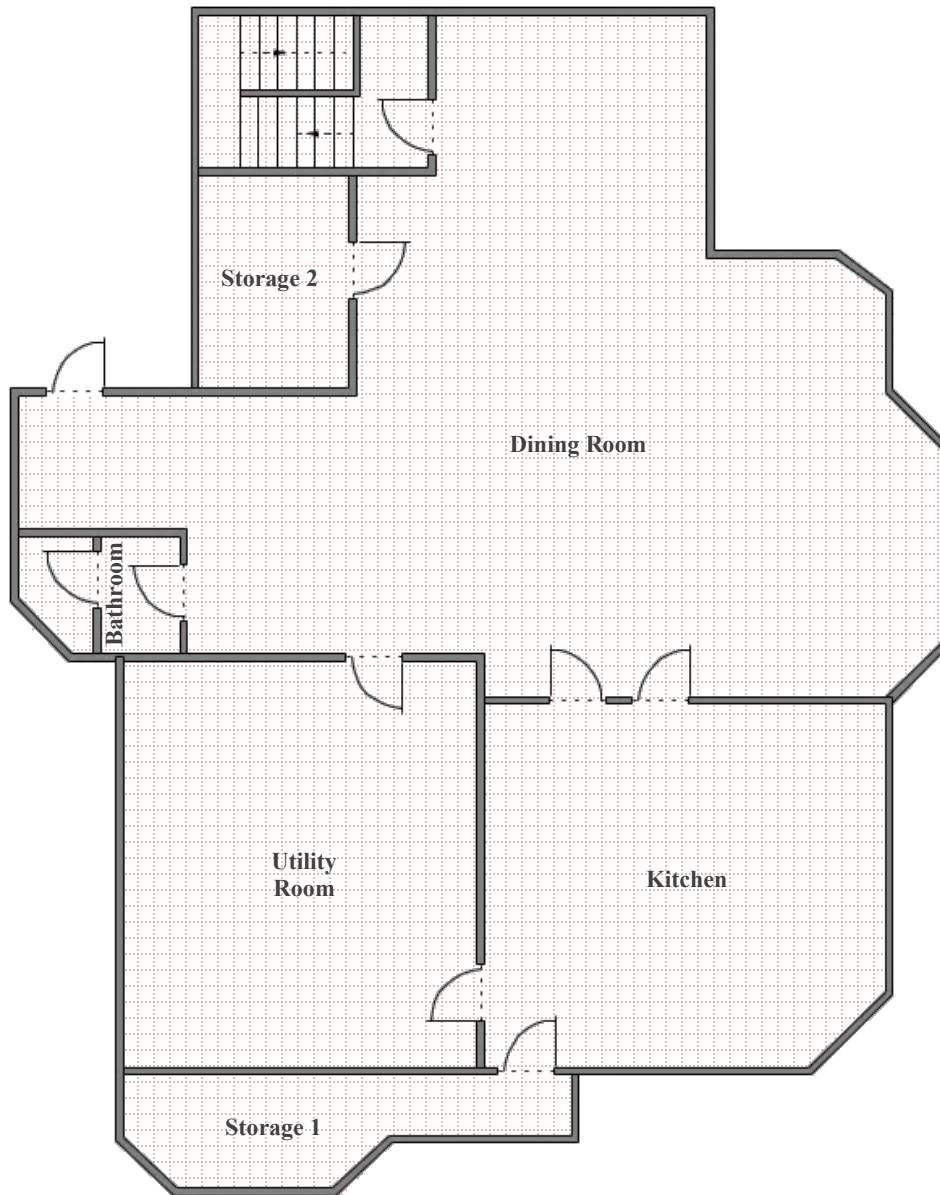


Figure Reference: Mold Remediation Plan



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Figure 4 - Basement Plan

Former Alpha Delta Omega Fraternity House
 62 Elm Street
 Oneonta, NY 13820
 Otsego County

KEY



= General areas with visible mold and/or water damage.

Drafter: Daniel R. Hoosock

Date: 4/29/2025

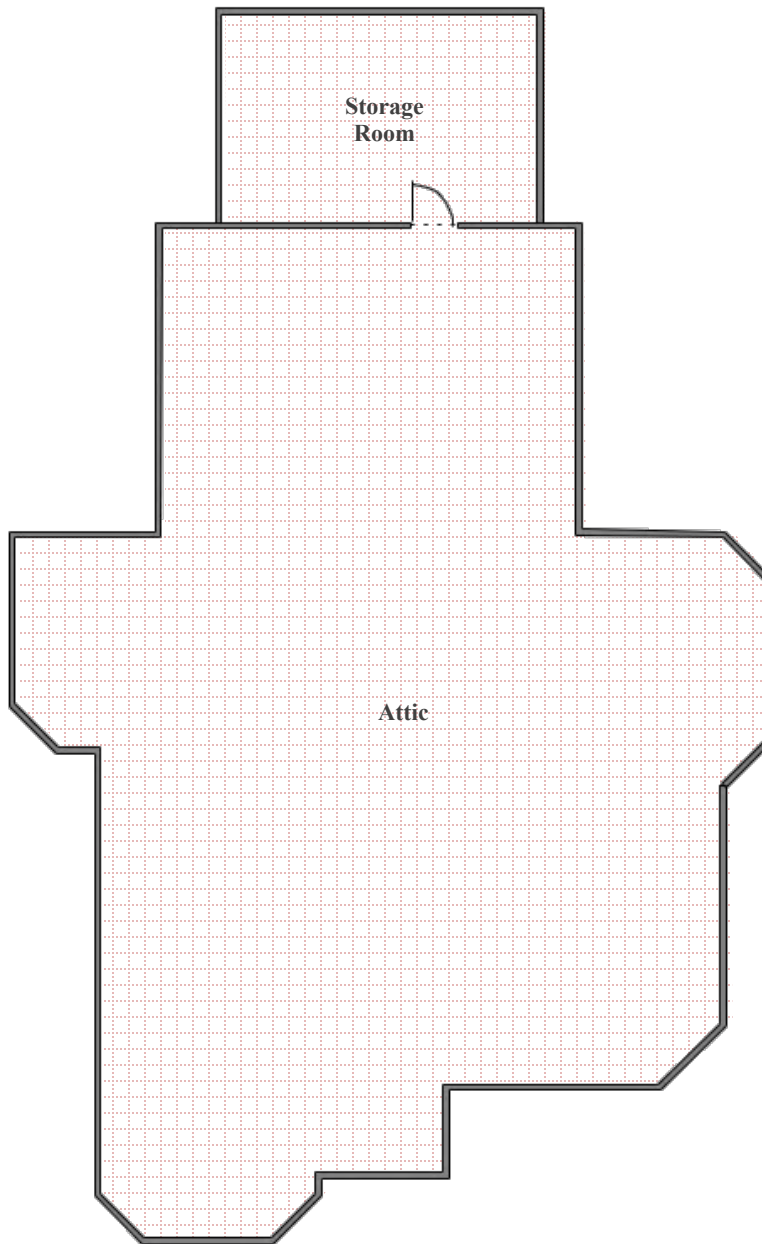


Figure Reference: Mold Remediation Plan



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Figure 5 - Attic Plan

Former Alpha Delta Omega Fraternity House
 62 Elm Street
 Oneonta, NY 13820
 Otsego County

KEY



= General areas with visible mold and/or water damage.

Drafter: Daniel R. Hoosock

Date: 4/29/2025



APPENDIX B

Mold Assessment Report

May 2, 2025



Report of Findings for Preliminary Mold Assessment

Former Alpha Delta Omega Fraternity House
62 Elm Street
Oneonta, NY 13820

Prepared for:

Greater Mohawk Valley Land Bank
500 East Main Street, 2nd Floor
Little Falls, NY 13365



Prepared by:

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Table of Contents

1.0 PROJECT PERSONNEL	1
2.0 INTRODUCTION	2
3.0 METHODOLOGY	2
3.1 Visual Observation	2
3.2 Moisture Content and Relative Humidity.....	2
4.0 DISCUSSION	2
4.1 Background Information.....	2
4.2 Site Visit	3
4.3 Visual Observations.....	3
4.4 Moisture Testing.....	4
4.5 Temperature and Relative Humidity	4
5.0 CONCLUSIONS AND RECOMMENDATIONS	5
Appendix 1 Site Location Map	
Appendix 2 Project Diagrams	
Appendix 3 Project Photographs	
Appendix 4 Firm NYSDOL Mold Assessor License	
Appendix 5 NYSDOL Mold Assessor License	



1.0 PROJECT PERSONNEL

<u>NAME</u>	<u>TITLE</u>	<u>AFFILIATION</u>
Tolga Morawski	Executive Director	Greater Mohawk Valley Land Bank
Daniel R. Hoosock	VP/Mold Assessor	HSE Consulting Services, LLC
Brian C. King, CIH	President	HSE Consulting Services, LLC

2.0 INTRODUCTION

HSE Consulting Services, LLC (HSE) has completed a preliminary mold assessment for the former Alpha Delta Omega fraternity house located at 62 Elm Street in the City of Oneonta, Otsego County, NY. Assessment services were performed to determine whether obvious indications of water damage, mold growth, or conditions conducive to facilitating mold growth, were present within the structure. The following information regarding the property and structure was obtained from the Otsego County Department of Real Property Tax Services web site or other available sources:

Tax Map Number	⇒	288.18-3-30
Property Class	⇒	418 - Inn/Lodge
Stories	⇒	2
Year Built	⇒	1965
Square Feet	⇒	4,725
Basement	⇒	Unfinished



HSE is a New York State Department of Labor (NYSDOL) licensed Mold Assessor firm (Mold Assessor Company License Number 23-6IPRC-SHMO). Daniel R. Hoosock, a NYSDOL licensed Mold Assessor (Mold Assessor License Number 23-6IV5P-SHMO) performed mold assessment services on behalf of HSE on April 29, 2025.

A site location map depicting the general location of the property within the City of Oneonta is included as Appendix 1 of this report. Diagrams depicting the layout of the structure are included in Appendix 2 and representative photographs taken during site assessment efforts are provided in Appendix 3.

3.0 METHODOLOGY

3.1 Visual Observation

Building materials within the structure were visually assessed for evidence of water damage (e.g., staining and/or discoloration, structural defects, etc.) and/or microbial contamination (i.e., mold) with the capability to adversely affect indoor air quality.

3.2 Moisture Content and Relative Humidity

A General Electric Protimeter-Mini was utilized to determine if elevated moisture levels were present in porous and semi-porous water damaged building materials. A Fluke 971 digital psychrometer was used to determine temperature and relative humidity readings.

4.0 DISCUSSION

4.1 Background Information

The Greater Mohawk Valley Land Bank (GMVLB) acquired the property from Otsego County in March 2023. The property was previously utilized as a fraternity house for Alpha Delta Omega until the City of Oneonta revoked the fraternity's permit. When the structure was vacated by the fraternity members, the windows were reportedly left open during the winter months causing pipes to freeze and burst, resulting in significant water damage. The structure reportedly has remained vacant for an extended period of time during which significant mold growth has occurred.

4.2 Site Visit

Outdoor weather conditions at the time of HSE’s site visit on April 29, 2025 were dry and sunny. The outdoor temperature at the time of the assessment was 77.9 degrees Fahrenheit (°F), and the relative humidity was 35.6%. The structure was vacant, and the first-floor level windows and doors were observed to be covered with plywood.

4.3 Visual Observations

The structure includes two stories plus a full basement and unfinished attic. The basement level includes a large dining room, kitchen, utility room, bathroom, and two storage rooms. The first-floor level includes a vestibule, entry foyer, lounge, living room, two bathrooms, and four bedrooms. The second-floor level includes one bathroom and six bedrooms. The main stairs, which provide access between the first and second floor levels, are located in the entry foyer at the west end of the structure. Secondary stairs, providing access between the basement and second floor levels, are located at the northeast section of the structure. The secondary stairs also previously provided access to the unfinished attic but were sealed off at the attic floor level. The attic can currently be accessed through a small ceiling hatch located above the stairs at that location.

Interior finishes generally included drywall or plaster ceilings and walls with ceramic wall tile in some bathrooms; hardwood, sheet vinyl, and laminate flooring; wood doors and casings; wood windows and casings; wood or vinyl cove base; and wood cabinetry. A significant quantity of furnishings and debris, reportedly left by the former fraternity members, are also present.

Evidence of water damage/staining or mold contamination was generally observed throughout each level of the structure with the most severe damage and mold growth noted on the first floor and basement levels. Mold contamination was also observed in wall and ceiling cavities that were exposed due to deterioration or delamination of the drywall or plaster in some areas, and on contents throughout the structure left by fraternity members when the structure was vacated.

Table 1 below summarizes mold contaminated and/or water damaged materials observed on April 29, 2025, or suspected to potentially be present based on observations and conditions that existed at the time of the assessment.

**Table 1
Summary of Mold Contaminated and/or Water Damaged Materials
Former Alpha Delta Omega Fraternity House
62 Elm Street, Oneonta, NY**

FLOOR LEVEL	MATERIALS	QUANTITY
Attic	Visible mold and localized areas of water damage were observed on the underside of wood plank roofing, roof framing, wood plank flooring, window framing, etc. Essentially all surfaces within the attic appear to be impacted.	1,750 ft ² (see Note 1)
Basement	Visible mold and areas of water damage were observed throughout the basement on drywall, within ceiling or wall cavities, on wood cabinetry, wood doors and framing, wood trim, debris and contents, masonry surfaces, and in the stairway leading to the first floor. Essentially all surfaces within the basement appear to be impacted.	1,540 ft ² (see Note 1)

FLOOR LEVEL	MATERIALS	QUANTITY
First Floor	Visible mold and areas of water damage were observed throughout the first floor on drywall or plaster, within exposed ceiling or wall cavities, on flooring, wood doors and framing, window sashes and framing, wood baseboard and trim, stairs, debris and contents, etc. Essentially all surfaces on the first-floor level of the structure appear to be impacted.	1,750 ft ² (see Note 1)
Second Floor	Visible mold and areas of water damage were observed throughout the second floor on drywall or plaster, within exposed ceiling or wall cavities, on flooring, wood doors and framing, window sashes and framing, wood baseboard and trim, stairs, debris and contents, etc. Essentially all surfaces on the second-floor level of the structure appear to be impacted.	1,750 ft ² (see Note 1)

NOTES

- 1) The listed quantities represent the estimated square footage of each floor level, not the surface area of water damaged or mold contaminated material. As noted in Table 1, essentially all surfaces on each floor level have been impacted by water damage or mold contamination.
- 2) Pigeon guano was also observed throughout the attic. Pigeon droppings can harbor diseases, parasites, and fungal spores that can be inhaled or spread, leading to illness. Additionally, guano can contribute to structural damage and attract other pests.
- 3) Representative photographs taken during assessment services are provided in Appendix 3.

4.4 Moisture Testing

Moisture testing was conducted on representative porous and semi-porous water damaged building materials throughout the structure. Although there is visible evidence of significant prior water damage, moisture levels at the time of HSE’s assessment ranged from eight to thirteen percent (8-13%). Moisture levels exceeding 17% WME are generally considered to be elevated with the potential to support the initiation and amplification of mold. Therefore, moisture levels measured on April 29, 2025 are not considered to be elevated.

4.5 Temperature and Relative Humidity

Temperature and RH measurements obtained during the mold assessment performed by HSE are summarized below in Table 2.

**Table 2
Summary of Temperature and Relative Humidity Measurements**

Room Or Area	Temperature (°F)	Relative Humidity (%)
Basement	53.4 - 55.5	52.2 - 57.6
First Floor	55.3 - 55.6	56.0 - 59.3
Second Floor	55.1 - 58.7	54.7 - 58.5
Attic	68.6	55.3
Outdoor	77.9	35.6

Humidity levels within the structure at the time of HSE's assessment were below the guidelines established by The American Conference of Governmental Industrial Hygienists (ACGIH) which state that relative humidity in buildings "should not consistently exceed 60%" to limit fungal growth (see Bioaerosols – Assessment and Control, ACGIH, 1999). It is also noted that the HVAC system was not in operation and has reportedly not been in operation for several years.

5.0 CONCLUSIONS AND RECOMMENDATIONS

HSE has completed a preliminary mold assessment for the former Alpha Delta Omega fraternity house located at 62 Elm Street in the City of Oneonta, Otsego County, NY. Assessment services were performed to determine whether obvious indications of water damage, mold growth, or conditions conducive to facilitating mold growth, were present within the referenced structure. The assessment included visual observations, moisture testing, temperature and relative humidity measurements.

Essentially all surfaces on the basement, first floor, second floor, and attic levels of the structure appear to be impacted. Visible mold and areas of water damage were observed on drywall or plaster, within exposed ceiling or wall cavities, on flooring, doors and framing, window sashes and framing, wood baseboard and trim, wood stairs, wood cabinetry, debris and contents, etc. It is suspected that additional mold contamination and/or water damage may potentially exist in wall or ceiling cavities in areas where drywall or plaster remains in place, or behind wood trim, cabinetry, or built in fixtures.

Based on information provided to HSE, it appears that the observed mold growth and water damage likely resulted when the structure was vacated by Alpha Delta Omega and windows were left open during the winter months causing pipes to freeze and burst. The structure reportedly remained vacant for an extended period of time during which significant mold growth occurred.

Fungal growth on surfaces within an occupied building, or a building scheduled to be occupied, is inappropriate and should be eliminated. If mold contamination is not remediated promptly, it can lead to significant health issues, property damage, and potentially recurring mold problems. Mold can trigger respiratory problems, skin irritation, and worsen conditions like asthma. It can also weaken building materials like wood, leading to structural damage over time. Furthermore, inadequate remediation can fail to address the root cause of mold growth, such as moisture issues, resulting in mold returning.

Since the amount of contaminated surface is greater than ten square feet ($>10 \text{ ft}^2$), the identified mold should be remediated in accordance with Article 32 of New York State Labor Law (Licensing of mold inspection, assessment and remediation specialists and minimum work standards). This would generally include preparation of a Mold Remediation Plan (MRP) by a New York State Department of Labor (NYSDOL) licensed mold assessor, remediation by a NYSDOL licensed mold remediation contractor, and a final clearance examination by a NYSDOL licensed mold assessor.

If susceptible persons (those with elevated susceptibility to the adverse health effects associated with exposure to mold due to recent surgery, suppressed immune system, severe allergies, chronic inflammatory lung disease (e.g., asthma, hypersensitivity pneumonitis, etc.) occupy the building, additional containment measures or relocation of the person during mold removal may be necessary.



This report has been prepared based on observations made, and conditions that existed, at the time of HSE's mold assessment performed on April 29, 2025. It is possible that during remediation efforts the extent of mold contamination may be found to be more or less extensive than anticipated based on conditions observed on April 29, 2025.

HSE appreciates the opportunity to provide mold assessment services in support of this project. Should you have any questions or require additional information regarding our report, please do not hesitate to contact me at your convenience.

Respectfully Submitted By:

HSE CONSULTING SERVICES, LLC

Daniel R. Hoosock

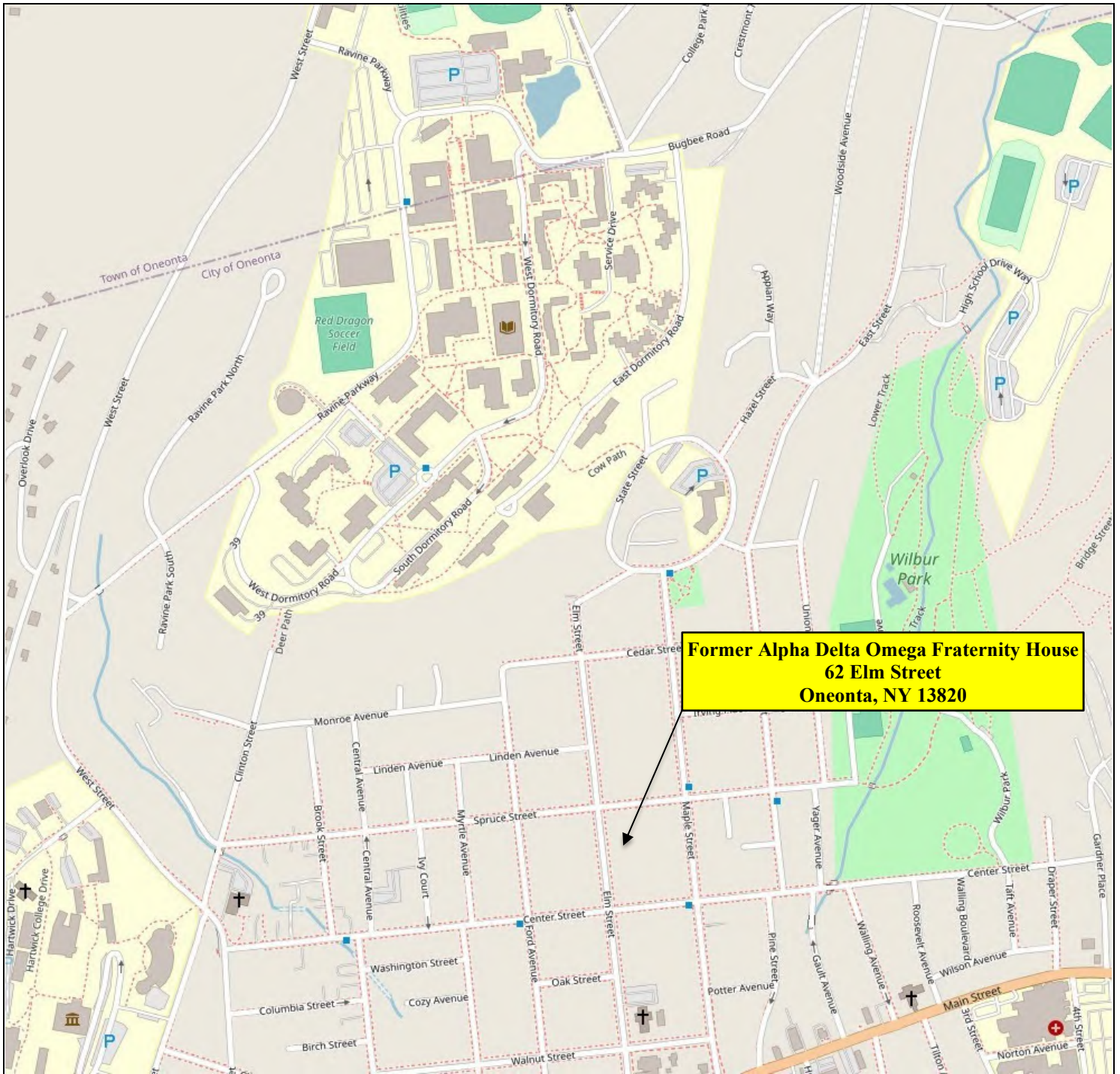
Daniel R. Hoosock

Vice President of Operations

NYSDOL Mold Assessor



Appendix 1
Site Location Map



**Former Alpha Delta Omega Fraternity House
62 Elm Street
Oneonta, NY 13820**

Figure Reference: Not to scale, for informational purposes only



8636 Brewerton Road, Cicero, NY 13039
Telephone: 315-698-1438 ♦ Fax: 315-698-1441
www.hseconsultingservices.com

Figure 1 – Site Location Map

Former Alpha Delta Omega Fraternity House
62 Elm Street
Oneonta, NY 13820
Otsego County

SOURCE

The National Map



Drafter: Daniel R. Hoosock

Date: 4/29/2025

Project No.



Appendix 2
Project Diagrams

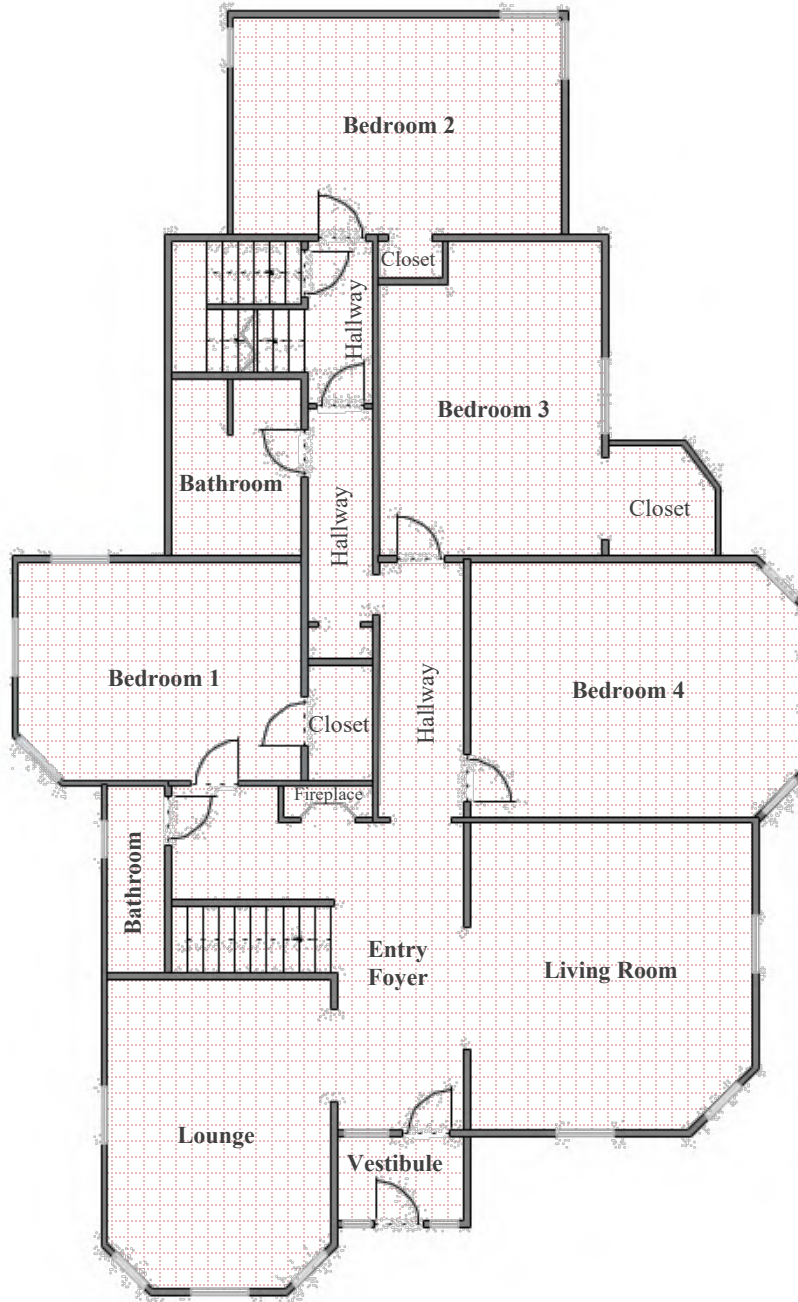


Figure Reference: Preliminary Mold Assessment



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Figure 2 - First Floor Plan

Former Alpha Delta Omega Fraternity House
 62 Elm Street
 Oneonta, NY 13820
 Otsego County

KEY



= General areas with visible mold and/or water damage.

Drafter: Daniel R. Hoosock

Date: 4/29/2025

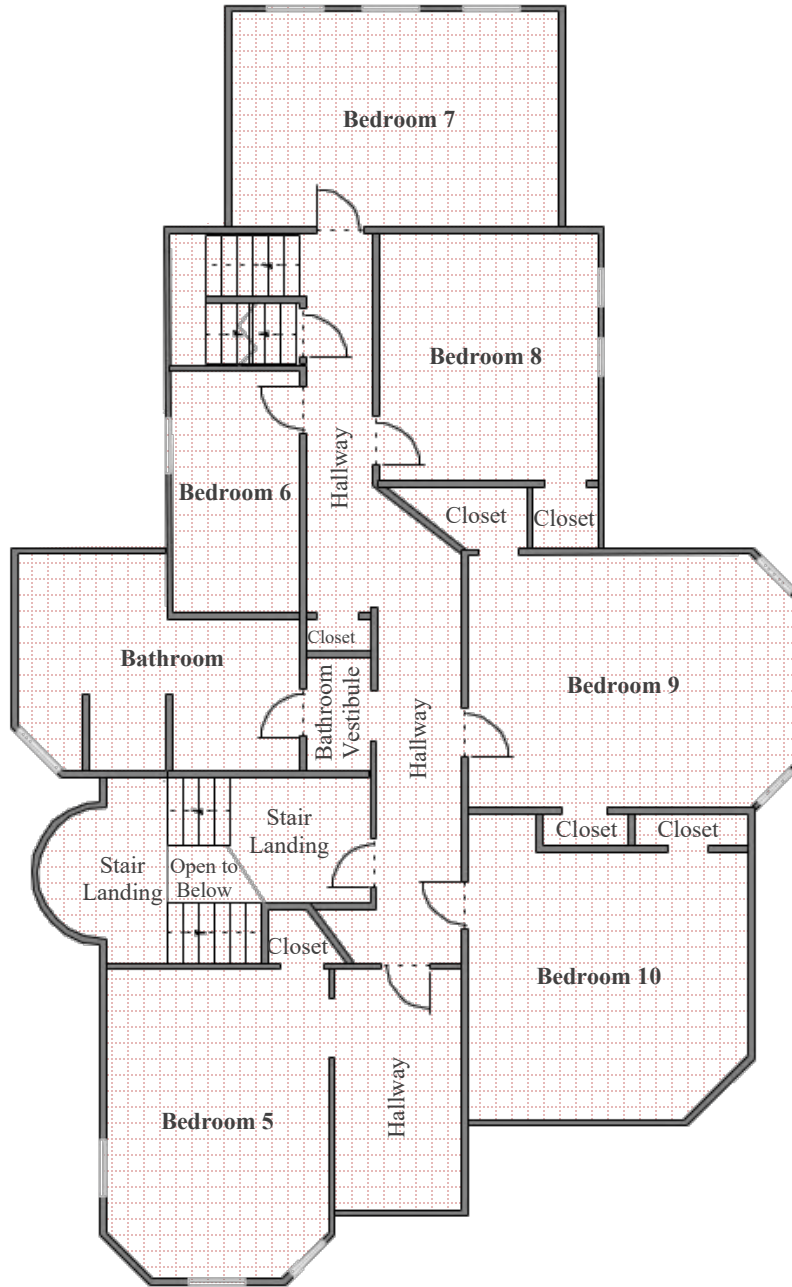


Figure Reference: Preliminary Mold Assessment



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Figure 3 - Second Floor Plan

Former Alpha Delta Omega Fraternity House
 62 Elm Street
 Oneonta, NY 13820
 Otsego County

KEY



= General areas with visible mold and/or water damage.

Drafter: Daniel R. Hoosock

Date: 4/29/2025

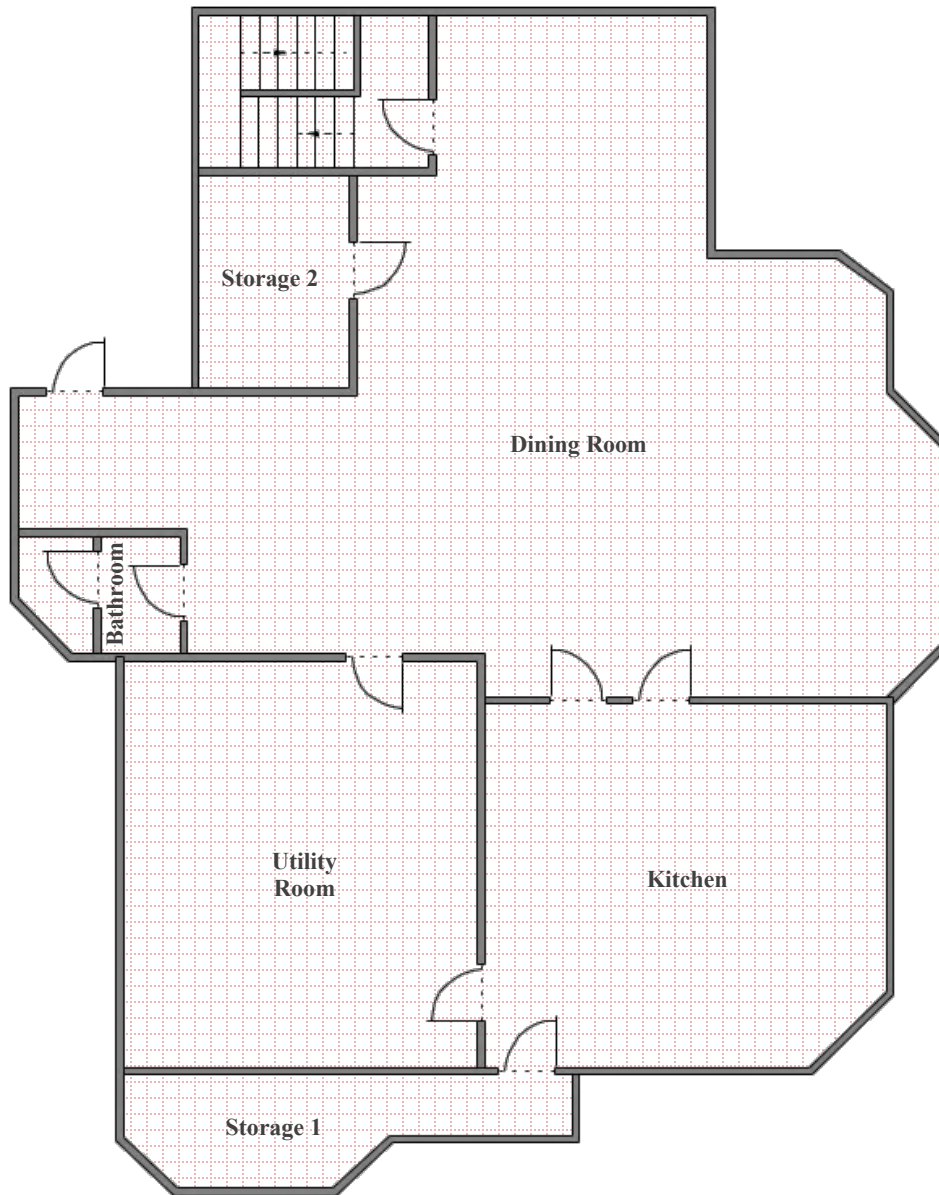


Figure Reference: Preliminary Mold Assessment



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Figure 4 - Basement Plan

Former Alpha Delta Omega Fraternity House
 62 Elm Street
 Oneonta, NY 13820
 Otsego County

KEY



= General areas with visible mold and/or water damage.

Drafter: Daniel R. Hoosock

Date: 4/29/2025

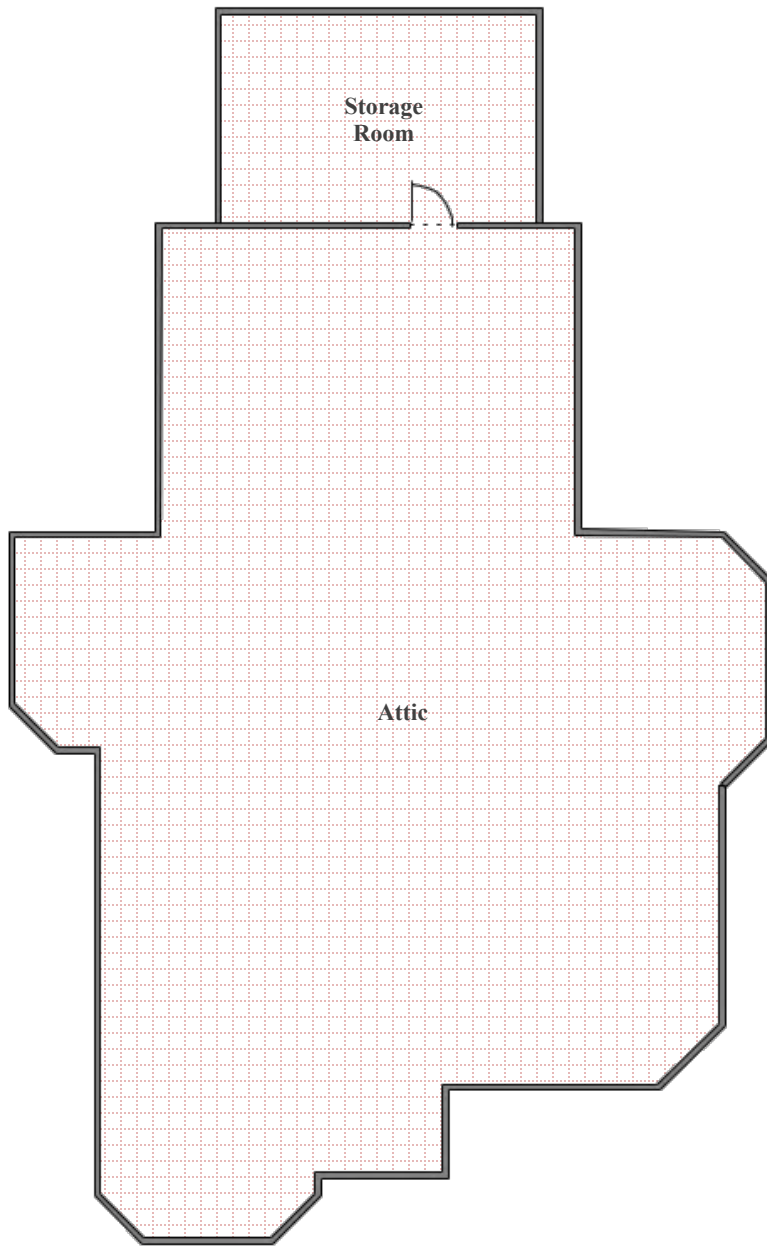


Figure Reference: Preliminary Mold Assessment



8636 Brewerton Road, Cicero, NY 13039
 Telephone: 315-698-1438 ♦ Fax: 315-698-1441
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Figure 5 - Attic Plan

Former Alpha Delta Omega Fraternity House
 62 Elm Street
 Oneonta, NY 13820
 Otsego County

KEY



= General areas with visible mold and/or water damage.

Drafter: Daniel R. Hoosock

Date: 4/29/2025



Appendix 3
Project Photographs



View of the exterior of the structure generally looking east.



View of the exterior of the structure generally looking southwest.



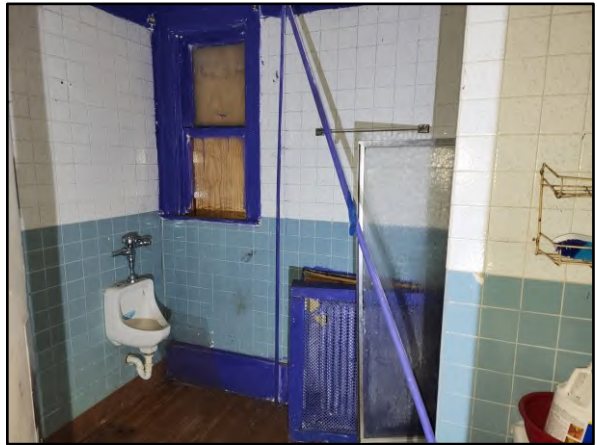
View of the entry foyer.



View of the first-floor lounge.



View of Bedroom 1 on the first floor.



View of the first-floor bathroom.



View of Bedroom 2 on the first floor.



View of Bedroom 3 on the first floor.



View of Bedroom 4 on the first floor.



View of the first-floor living room.



View of Bedroom 5 on the second floor.



Visible of the main stairs at the second-floor level.



View of the second-floor bathroom.



View of Bedroom 6 on the second floor.



View of Bedroom 9 on the second floor.



View of Bedroom 10 on the second floor.



General view of the unfinished attic.



View of basement storage room 1.



View of the basement utility room.



View of the basement kitchen.



View of the basement dining room.



Mold on drywall wallboard in the basement.



Mold on the drywall ceiling in the basement.



Basement cabinets with visible mold.



Debris on basement floor with visible mold.



Bar in basement dining room with visible mold.



Visible mold on OSB ceiling board and framing in basement storage room 2.



Visible mold on the ceiling of the first-floor entry foyer.



Visible mold on drywall wallboard at back stairs.



Visible mold on wood door on the first floor.



Visible mold on the ceiling of Bedroom 3 on the first floor.



Visible mold on the walls and ceiling of Bedroom 4 on the first floor.



Visible mold on the ceiling of the first floor living room.



View of the first-floor lounge.



Visible mold in the closet of Bedroom 9 on the second floor.



Visible mold on the roof decking and framing in the attic.



Appendix 4

Firm NYSDOL Mold Assessor License

WE ARE YOUR DOL

NEW YORK STATE Department of Labor

DIVISION OF SAFETY AND HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BUILDING 12, ALBANY, NY 12226

**MOLD ASSESSMENT CONTRACTOR
LICENSE**

HSE Consulting Services, LLC
8636 Brewerton Road
Cicero, New York 13039

License Number: 23-6IPRC-SHMO
Date of Issue: 2023-12-21
Expiration Date: 2026-01-31

(This license is valid only for the contractor named above)

For the Commissioner of Labor



Amy Phillips, Director Division of
Safety and Health

EXCELSIOR





Appendix 5

NYSDOL Mold Assessor License

MOLD ASSESSOR LICENSING DOCUMENTATION

PROJECT NAME

Preliminary Mold Assessment
Former Alpha Delta Omega Fraternity House
62 Elm Street
Oneonta, NY 13820

CLIENT NAME

Greater Mohawk Valley Land Bank
500 East Main Street, 2nd Floor
Little Falls, NY 13365

ASSESSMENT DATE

April 29, 2025

MOLD ASSESSOR

Daniel R. Hoosock
NYSDOL License Number 23-6IV5P-SHMO
Expires: 01/31/2026

