

**School/Facility:** Elkridge Landing Middle  
**Location:** Girl's Restroom Outside of Gymnasium  
**Date of IEQ Report Form:** October 20, 2017  
**Date(s) Investigated:** October 23, 2017  
**Date of Report:** January 25, 2018

**IEQ Concern:**

Building Services addressing a ventilation unit leak in penthouse above the girl's restroom. Mold growth was reported on the backside of the solid drywall ceiling.

**IEQ Investigation Process:**

Identify deficiencies that may impact IEQ and/or sources of odor concerns. Typically includes the following depending on the nature of concern, but not limited to:

- interview/questionnaire of concern individual(s)
- inspection above drop ceiling (condition of roof deck, pipe insulation, return air plenum)
- inspection of ventilation system (operation of variable air volume box and outdoor air dampers, check controls, measurements of carbon dioxide, temperature and relative humidity, sources near outdoor air intake, measure return and supply air volume, cleanliness of coils, liner and condensate pan)
- inspection of exterior
- inspection below drop ceiling (housekeeping, sink and floor drain traps, signs of past and present moisture concern via visual and/or moisture meter, mold growth, ensure connection of current and capping of abandoned sanitary vents, odorizers, excessive plants and fabric items, identify potential pathways, and measure volatile organic compounds, carbon monoxide, and lighting)

**Findings:**

- Approximately 50 square feet of mold growth was observed on the backside of the drywall ceiling.

**Corrective Actions:**

- A restoration contractor removed the damaged ceiling on October 26<sup>th</sup>.
- Building Services replaced the ceiling after the restoration work was completed.
- The ventilation unit leak was permanently repaired once the custom made condensate pan arrived for installation.