School/Facility: Waverly Elementary

Location: End of Second Grade Hall

Date of IEQ Report Form: February 16, 2017

Date(s) Investigated: February 21, 2017

Date of Report: March 27, 2017

IEQ Concern:

Request to inspect temporary gypsum wall separating the existing building and new addition. The wall had gotten wet a few times.

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:

- Both temporary walls located at the end of each main hallway were investigated.
- Mold growth was not observed on the dry wall (above and below the drop ceiling).
- The walls were dry as determined with the use of a moisture meter calibrated for drywall.
- School staff covered one wall with paper while the other wall was covered with decorative plastic.
- Construction contractors improved the temporary walls from the exterior side (consists of plywood) by placing an overhang with roofing shingles.

Corrective Actions:

- If the decorative plastic material remains on the one temporary wall, school administration was informed to have staff make inspection flaps within the plastic material since the plastic may act as a water vapor barrier. The school is to periodically open the flaps to ensure mold growth is not occurring on the drywall.