

School/Facility: Bushy Park Elementary School

Location: Room 207

Date of IEQ Report Form: June 12, 2018

Date(s) Investigated: June 13, 2018

Date of Report: June 22, 2018

IEQ Concern:

Room 207 had experienced several leaks since 2017. Several stained ceiling tiles were noted within the room. The individual requested the room be assessed for possible mold growth.

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 with concerned 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:

- No elevated moisture conditions were identified within the carpet or wood casework using a moisture probe/meter.
- No odors were detected within the room or the plenum.
- No suspect mold growth was observed in the room or the plenum.
- No thermal anomalies or elevated moisture readings were detected using a thermal infrared camera or moisture probe/meter.
- Historic leaks associated with heavy rainfall were previously identified in this room. These leaks were thought to be associated with storm-water backing up into the air handler's condensate lines. Backflow preventers were installed last summer to prevent this from occurring.
- Several stained ceiling tiles were observed. Heavy regional rainfall recently impacted the area. Building Services (Roofing) noted the roof was deficient in an extent that included areas above Room 207. The roof was repaired on June 12, 2018.

Corrective Actions:

- Administration should ensure that Custodial Services replaces the stained ceiling tiles within the room. The red pins that are in the stained ceiling tiles (used for monitoring roof leaks) should be placed into the new ceiling tiles.