

School/Facility: Cradlerock Elementary / Lake Elkhorn Middle

Location: Kitchen

Date of IEQ Report Form: August 23, 2017

Date(s) Investigated: August 23, 2017

Date of Report: September 27, 2017

IEQ Concern:

Custodial staff reported suspect mold growth on wall of kitchen locker room to HCPSS's Office of the Environment.

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:

- Mold growth was observed on the paint of the plaster coated walls surrounding the walk-in freezer and refrigerator. This impacted the kitchen's locker room and dry storage room.
- The walk-in appliances are failing (insulation properties) allowing for thermal surface differentials, thus forming condensate.

Corrective Actions:

- Building Services (work order 40668) removed damaged plaster (cracked, blistering, stained) by scraping down to the cement block wall (CMU) and painting CMU.
- Food Services is in the process of receiving pricing to replace both walk-in appliances.
- Until replacement, the school is to monitor the area via their school's semi-annual IEQ walkthroughs.