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FULTON ELEMENTARY SCHOOL PORTABLE 193: RESOLUTION OF MOLD AND MOISTURE CONCERNS

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Prepared for: Howard County Public School System

This summer, HCPSS moved a modular building to Fulton Elementary School (Portable 193). Subsequently, suspect growth was found inside return air plenums and drywall adjacent to air units measured wet. On August 15, Jeff Klenk with HCPSS requested Building Dynamics, LLC (BDL) to:

1. Assess mold growth inside return air plenums of air units.
2. Assess excess moisture in drywall adjacent to air units
3. Verify remediation and drying.

HCPSS also brought in their restoration contractor, SI, to:

- (a) Determine extent of wet walls
- (b) Pull cove base under wet areas
- (c) Cut drywall behind cove base and cut 2' past any observed growth.
- (d) Push up insulation to facilitate drying
- (e) Dry with dehumidifier and fans
- (f) remediate any mold
- (g) Cut access holes to return air plenums.
- (h) Spray and brush in sanitizer (all surfaces)
- (i) Apply sealant after dry
- (j) Install access hatch over drywall holes

BDL was onsite between August 16 and September 24 for inspections and concluded:

1. Elevated moisture content measured around return air plenums did not appear to be the result of rain penetration of the building envelope; rather, it may have been the result of condensation associated with initial dehumidification of the portables which had not been air-conditioned all summer. This moisture did not produce mold growth.
2. Suspect growth in the return air plenum is likely to have formed at other sites, prior to moving to Fulton. This may have been associated with condensate overflow.

BDL checked SI's work and made several recommendations to ensure that all affected surfaces were dry and remediated. The contractor made these changes and BDL cleared the nine air units and adjacent drywall as dry and free of visible growth.

On October 1, Jeff Klenk re-inspected the site and found affected surfaces still dry and free of mold growth.