

School/Facility: Guilford Elementary
Location: Art Room
Date of IEQ Report Form: November 29, 2016
Date(s) Investigated: November 30, 2016
Date of Report: February 7, 2017

IEQ Concern:

The IEQ walk through identified minor mold growth on bulkhead of skylight.

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:

- The drywall was dry during the initial investigation and after a rain event.
- The mold spotting above the drop ceiling was cleaned / disinfected using Ultra Chem Q128 (EPA registered).
- On January 26, 2017, while attending to another matter, school administration noted the same area was again leaking. The base (1' out from each side of the corner) of the drywall bulkhead was damp as determined with the use of a moisture meter calibrated to drywall.

Corrective Actions:

- Another work order has been placed to evaluate cause. Once source is thought to be corrected, the Office of the Environment will assess with a moisture meter after a few rain events.