

School/Facility: Burleigh Manor Middle School
Location: 1st and 2nd Floor Locker Banks and Various First Floor Rooms
Date of IEQ Report Form: March 2, 2018 (Work Order #62131)
Date(s) Investigated: March 21, 2018
Date of Report: June 13, 2018

IEQ Concern:

Water staining was observed on the wall carpeting located above the lockers on the First and Second Floor. Additionally, an odor is occasionally observed on the first floor in the vicinity of the boiler room.

IEQ Investigation Process:

Identify deficiencies that may impact IEQ and/or sources of odor concerns. This typically includes the following depending on the nature of concern, but not limited to:

- interview/questionnaire of 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 concerns 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 odors were identified during the assessment.
- No elevated moisture was detected in the carpet via a moisture probe.
- The carpet was peeled back in stained areas. No suspect mold growth was observed on the backside of the carpet or the substrate the carpet was adhered too.
- No elevated moisture was detected in the wood substrate behind the carpet.
- No thermal anomalies (indicative of moisture intrusion) were observed while screening the areas.
- Two areas of stained drywall were observed above the lockers on the second floor.
- One of the stained areas contained Mold growth (approximately 1-2 square inches).

Corrective Actions:

- No further action is warranted in association with the staining on carpet above the lockers. This may have been associated with a previous water incident or could be associated with the mastic used to adhere the carpet to the wall. No mold growth or elevated moisture was identified in association with the staining.
- Under Work Order #64477, the mold impacted drywall and the water stained drywall was removed. After the drywall had been removed, areas above were assessed to determine the source of the water intrusion. Building Services determined the leak was associated with fittings on mechanical piping (hot water system). The fittings were replaced and the drywall was repaired.
- The odor occasionally identified on the first floor was addressed by the Office of the Environment in our report dated December 22, 2017. Please see that report for further information on the assessment and the recommended response actions.