

School/Facility: Waverly Elementary
Location: End of Left and Right Hallways Connecting to New Two Story Addition
Date of IEQ Report Form: May 5, 2017
Date(s) Investigated: May 5, 2017
Date of Report: August 22, 2017

IEQ Concern:

Dark staining appearing to be mold growth was observed on temporary walls separating the existing building and the new two story addition.

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 drywall partitions.
- Portions of the walls were damp to wet as determined by the use of a moisture meter calibrated for drywall.
- The water was from a rain event impacting the new addition. Newly installed pipe within the roof of the new addition was not capped.

Corrective Actions:

- The construction contractor capped the piping.
- A restoration company removed the impacted temporary partitions.
- New temporary walls were constructed.