

School/Facility: Wilde Lake High
Location: Basement Hall Outside of Weight Room (near exit door)
Date of IEQ Report Form: April 4, 2017
Date(s) Investigated: April 7, 2017
Date of Report: June 9, 2017

IEQ Concern:

School reported staining on portion of a drywall ceiling.

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 staining was miscellaneous (~ 3 square inches) mold growth.
- The impacted area was dry as determined by a moisture meter.
- A near-by access panel was opened to view above the ceiling. A few possible sources were observed, but not actively leaking.

Corrective Actions:

- A restoration company addressing another matter within the building (water incident in office 123) removed and repaired the damaged drywall ceiling.
- Building Services evaluated the potential sources of moisture before the ceiling was repaired. They tightened the clamps on two rain leaders. A copper line associated with the ventilation equipment (hot water line to a heating coil) was insulated with exception to the joints. All possible sources were inspected / evaluated and were found to be dry at the time. The staining was believed to be from a past incident.