

Date of evaluation: 3/15/2016

Follow-up evaluation:

Date Issued to OEMS: Draft

IEQ Dashboard

Location: Hamilton Elementary School
Requested by: Francine Locke
ULCS#: 1290- 5640 Spruce Street
BE: Andrew Bland (abland)
FAC: Rich Toohey (rmttohey)
Principal: Leta Johnson (ljohnson)

KEM Project Number: K1100

Year Built/Stories: 1968/3

PFT Present: Yes

PFT Building Rep.: N/A

Objective: Conduct mold and moisture evaluation of areas reported by NIOSH.

Location (Room/Area)	Findings	Quantity	Category	Corrective Action	Assigned Department	Start Date	End Date
Room 127	Moisture damaged plaster ceilings were observed around the skylights.	N/A	Mold/Moisture	Evaluate the roof above this classroom and repair as needed to prevent moisture intrusion.	Roofer		
Room 128	Moisture damaged plaster ceilings were observed around the skylights.	N/A	Mold/Moisture	Evaluate the roof above this classroom and repair as needed to prevent moisture intrusion.	Roofer		
Room 128 closet	An active leak was observed at the roof drain in this closet.	1 EA	Mold/Moisture	Evaluate and repair the leaking roof drain.	Plumbing		
Room 130	Moisture damaged plaster ceilings were observed around the skylights.	N/A	Mold/Moisture	Evaluate the roof above this classroom and repair as needed to prevent moisture intrusion.	Roofer		
Room 131	Moisture damaged plaster ceilings were observed around the skylights.	N/A	Mold/Moisture	Evaluate the roof above this classroom and repair as needed to prevent moisture intrusion.	Roofer		
Cafeteria	Water intrusion has impacted the concrete wall and ceiling tiles.	N/A	Mold/Moisture	Evaluate the skylight above the water damaged area and repair as needed to prevent water intrusion.	Roofer		
Cafeteria	Water stained ceiling tiles were observed near the skylight.	8 EA	Mold/Moisture	Replace the water stained ceiling tiles.	Building Engineer		
Cafeteria	Water damaged concrete and flaking paint was observed on the wall below the water damage.	75 SF	Mold/Moisture	The damaged section of concrete wall should be repaired and repainted.	Masonry, Painter		
Spruce Street Stairwells	Water was seeping into the stairwells from the exterior sidewalk and steps.	2 EA	Mold/Moisture	Evaluate and repair the exterior caulking to prevent water intrusion in the stairwells.	Masonry		
Room 201	Suspect mold growth was observed along the top of the right window.	1 SF	Mold/Moisture	A mold Design Data Collection (DDC) package was issued on 3/15/16 for the remediation.	Environmental		
Nurse's Office Exam Room A	Mold growth was observed inside the wooden sink cabinet. The source of moisture was from a leak that was reported to have been repaired.	6 SF	Mold/Moisture	A mold Design Data Collection (DDC) package was issued on 3/15/16 for the remediation.	Environmental		
Hallway outside Room 301	Water stained ceiling tiles were observed.	3 EA	Mold/Moisture	An evaluation should be conducted above the suspended ceiling for the source of moisture. Work orders should be issued as needed for the repair. The ceiling tiles should be replaced as needed until the source of moisture is corrected.	Building Engineer		

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Location (Room/Area)	Findings	Quantity	Category	Corrective Action	Assigned Department	Start Date	End Date
Hallway outside of the IMC	Water stained 1'x1' ceiling tiles were observed above the entrance to the IMC.	N/A	Mold/Moisture	An evaluation should be conducted above the suspended ceiling for the source of moisture. Work orders should be issued as needed for the repair.	Building Engineer		
Hallway outside of the IMC	Water stained 1'x1' ceiling tiles were observed above the entrance to the IMC.	4 EA	Mold/Moisture	Following repair of the moisture source the 1'x1' ceiling tiles should be replaced.	Carpentry		
Hallway outside Room 334	Water stained ceiling tiles were observed.	2 EA	Mold/Moisture	An evaluation should be conducted above the suspended ceiling for the source of moisture. Work orders should be issued as needed for the repair. The ceiling tiles should be replaced as needed until the source of moisture is corrected.	Building Engineer		
Hallway outside Room 337	Water stained ceiling tiles were observed.	1 EA	Mold/Moisture	An evaluation should be conducted above the suspended ceiling for the source of moisture. Work orders should be issued as needed for the repair. The ceiling tiles should be replaced as needed until the source of moisture is corrected.	Building Engineer		
Room 321	Mold growth was observed on the fiberglass pipe insulation located above the suspended ceiling.	20 LF	Mold/Moisture	A mold Design Data Collection (DDC) package was issued on 3/15/16 for the remediation.	Environmental		
Room 321	A missing section of 1'x1' ceiling tile was noted.	20 SF	Point Source	Following replacement of the impacted fiberglass pipe insulation, the 1'x1' ceiling tiles should be replaced.	Carpentry		
Room 322	A missing section of concrete block was observed on the wall from a recent plumbing repair.	10 SF	Point Source	Replace the missing section of concrete block wall.	Masonry		
Room 322/324	Mold growth was observed along the bottom of the sheetrock partition wall. No signs of active leaks were observed.	40 SF	Mold/Moisture	A mold Design Data Collection (DDC) package was issued on 3/15/16 for the remediation.	Environmental		
Stairwell by Room 337	Signs of moisture intrusion including damaged concrete and flaking paint were observed on the ceiling.	N/A	Mold/Moisture	Evaluate and repair the roof over this stairwell as needed to prevent water intrusion.	Roofer		

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Stairwell by Room 337	Flaking paint and damaged concrete was observed on sections of the ceiling in this stairwell.	25 SF	Point Source	Following repairs to the roof, the concrete ceiling should be repaired and repainted.	Masonry, Painter		

Notes:

1) The AHERA Management Plan indicated the plaster walls and ceilings in the classrooms and hallways were sampled and found NOT to contain asbestos.