

September 7, 2022

[REDACTED]  
Scotts Ridge Elementary School

Subject: Indoor Air Quality Assessment  
Modular Classroom 318

[REDACTED]

On August 31, 2022, the Environmental & Grounds (E&G) Department conducted a Phase I Indoor Air Quality (IAQ) Assessment of Modular Classroom 318 at Scotts Ridge Elementary. Rebecca Howell of the E&G Department conducted the assessment. School was in session during this assessment.

### **BACKGROUND**

This IAQ assessment was conducted in response to Maximo work order 27440180. This work order was initiated to address parents' concerns with odors and possible mold. They were also concerned that the lighting in the modular is not adequate.

### **PROCEDURES**

The scope of E&G's Phase 1 IAQ Assessment included a general visual inspection for microbial activity and other potential allergens. An instrument providing immediate readings of temperature, relative humidity, carbon dioxide, and carbon monoxide was also used.

A Phase 1 IAQ Assessment worksheet summarizing the meter readings is attached to this report. The meter readings in the classroom were within recommended indoor air quality levels for temperature and carbon monoxide. The relative humidity reading in the classroom was 60.5%. The accepted comfort range for indoor relative humidity is between 40% and 60%. The outside humidity was 67.2%.

## **FINDINGS**

There is an obvious odor upon entering the modular building. The hallway has carpet and metal lockers, both of which have definite odors. Carpet fibers absorb surrounding odors, and there is no ventilation in the hallway, so those odors stay entrenched.

The hallway in the modular is not as well-lit as the hallways in the school building. It is not, however, a safety hazard. The modular classrooms themselves have lighting comparable to that of the classrooms inside the school building.

The odor from the hallway is not obvious in the classroom. There were no unpleasant odors noted in the classroom. There were no odors that would indicate the presence of mold growth. There was no mold growth found in the classroom. There was no excessive dust. There were no indications of pest infiltrations.

The metal grills that cover the ceiling air diffusers are slightly rusty. This is the point where colder air meets warmer, humid air. This causes some condensate and eventually rust to form.

The moisture meter was used around the windows. No undue moisture was detected. There was no water staining on the ceiling that would indicate a roof leak. Classrooms (and not restrooms) are on either side of classroom 318, so there are no water pipes near room 318.

There was no streaking on the outside of the building that would indicate rainwater is getting in the outside walls. There is some puddling of condensate water on classroom 318's side of the modular.

## **SUMMARY**

A work order (#27445172) was initiated to Maintenance asking that the metal grills in classroom 318 be cleaned and spray-painted.

The side of the modular that faces the school has a row of stones under the condensate hoses for the heating and air conditioning window units. The stones help drain the water away from the modular and help prevent puddling of the water. A work order (#27445175) was initiated to Grounds asking them to please take action to help drain the condensate away from the other side of the modular as well.

**ATTACHMENT**

**Phase 1 Indoor Air Quality Assessment Worksheet**

**Facility Name:**  
Scotts Ridge Elementary

**Room No.:**  
MOD Classroom 318

**Assessment conducted by:**  
Rebecca Howell

#### IAQ Parameters

Date	Location	Temp (°F)	RH (%)	CO (ppm)	CO <sub>2</sub> (ppm)
8/31/22	Room 318	74.0	60.5	0	2195

#### Outdoor Air Quality Parameters

Date	Location	Temp (°F)	RH (%)	CO (ppm)	CO <sub>2</sub> (ppm)
8/31/22	Parking Lot	91.2	67.2	0	420

#### Pollen Count

Count	Pollen Type
Medium-High	Ragweed Pollen
Medium-High	Grasses Pollen
Medium-High	Chenopods Pollen

#### Microbial Activity

##### Visual Check

	YES	NO
Evidence of Mold Growth		X
Water Damage/Moisture Intrusion		X
Excessive Dust/Dirt		X

#### Integrated Pest Management

##### Visual Check

	YES	NO
Evidence of Pest Activity		X
Overnight Food Storage		X
Evidence of Pesticide Use		X
Wall/Floor Openings or Cracks		X
IPM Follow-up Recommended		X

#### General Room Conditions

##### Visual Check

	YES	NO
Excessive Dust/Dirt		X
Noticeable Odors	X (hall carpet)	
Use of Chemical/Cleaners		X
Excessive Clutter/Trash		X
Airflow is Blocked or Restricted		X