

**School/Facility:** Swansfield Elementary

**Location:** Portable 94

**Date of IEQ Report Form:** March 20, 2017

**Date(s) Investigated:** March 27 and 31, 2017

**Date of Report:** June 27, 2017

**IEQ Concern:**

Individual expressing concern about windows and doors leaking after rains events and melting snow.

**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:**

- Walls were dry. However, vinyl cove base was peeled back around areas said to leak (between door and closet facing road and under window nearest the main building facing road). Mold growth was observed on the drywall behind these two small areas of vinyl base. The areas were disinfected until further investigation.
- The two small areas of impacted drywall were removed for further inspection to determine the extent of visible mold growth. The areas were dry and no mold growth observed within wall cavity or surrounding backsides of the drywall.
- Front windows were observed to be leaking between the window frame and panels.

**Corrective Actions:**

- Building Services caulked around windows and doors and repaired window panels.