



# Mould & Moisture Assessment St. Peters Consolidated School

**Project No. 12620**

**Prepared for:**

**PEI Dept. Transportation &  
Infrastructure Renewal  
P.O. Box 2000  
Charlottetown, PE  
C1A 7N7**

**March 9, 2011**



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## **EXECUTIVE SUMMARY**

ALL-TECH Environmental Services Limited was retained by the PEI Department of Transportation & Infrastructure Renewal (TIR) to conduct a mould assessment at St. Peters Consolidated School located at 1968 Cardigan Road in Saint Peters Bay, Prince Edward Island.

The preliminary assessment was carried out on January 12, 2011 to evaluate building components for potential water intrusion and the possibility of hidden mould contamination as well as signs of visible mould within the school. At the time of the assessment the school was unoccupied. On January 20, 2011 students returned to the St. Peters school and some complaints were reported concerning musty smells in the basement level. As a result, a follow up inspection was carried out on January 24, 2011 to address these concerns.

The findings were then used to provide recommendations for appropriate remedial actions and/or to recommend further investigative strategies, if necessary

Based on the assessment findings, the following conclusions and recommendations have been summarized:

### **Conclusions & Recommendations**

Results of our mould assessment conducted on January 12, 2011 indicate that overall, the extent of visible mould growth throughout the school is relatively minor in each location identified (i.e. <10ft<sup>2</sup> of visible/anticipated mould growth).

Two area classrooms which had elevated moisture readings within the plaster walls (Rooms 205; 206) were further investigated on January 17, 2011 to evaluate the potential for hidden mould. During the inspection, a small pilot hole was cut to inspect the wall cavity. It was revealed that the plaster was coated directly over the block wall. Therefore, no wall cavity was accessed and no impact was anticipated. The window casings in these rooms were removed and minor surface mould was discovered on the wood framing. These areas were addressed by Stewarts Restoration on the same day.

In addition, two small areas (Level 1) of visible mould on the gymnasium steel deck were cleaned and restored to satisfactory conditions by Stewarts Restoration.

A follow up inspection was carried out on January 24, 2011 to address concerns of a musty smell on the lower level. As a result some issues were reported from within the janitor closet on the lower floor. At the time of the inspection the room was opened up and boxes were removed from shelving and walls and moderate amounts of visible mould were revealed. As a result, recommendations have been made to have shelving removed from the area as non restorable items and to have the concrete walls in the room properly cleaned and disinfected. The whole room should be classified as Level 2 mould remediation.

Another area noted to have some non restorable items was a small section of mechanical pipe insulation in the boiler room. This material should be first tested for asbestos to ensure that proper procedures are carried out.

Windows in the gymnasium were not able to be fully assessed due to height restrictions. However, photo images indicate suspect visible mould on upper windows and casings. Therefore, proper cleaning and disinfecting of these areas should also be carried out under Level 1 remediation guidelines and procedures.

Another small incidental mould occurrence was noted in the new classroom G-5 on the lower floor. The caulking has developed minor amount of mould growth as well as elevated moisture detected on the sill. The affected caulking on the window should be removed and replaced. Future occurrences to note window condensation or water infiltration should be noted immediately to determine the cause. If water infiltration is recurring, the area should be further investigated to address leaks and assess for potential mould growth.

There were evident signs of water stains on ceiling tiles as noted in Table III. There were no visual signs of mould on any ceiling tiles assessed. However, ceiling tiles exhibiting evidence of water damage are recommended to be removed and replaced as a precautionary measure and to assist in detecting further water leaks.

Levels of remediation for any noted mould affected areas have been summarized in Table II based on the surface area.

All work should be performed by workers who are properly trained in the hazards of mould remediation. The removal of water-damaged building materials and mould-contaminated building materials should be completed following Level 1, 2, and 3 mould remediation procedures as outlined the CCA Mould Guidelines for the Canadian Construction Industry, 2004, or equivalent.

As a minimum, it is recommended that an independent inspection be conducted after remediation and repairs to verify adequate completion. Part of this inspection may include microbial air sampling to assist in the evaluation and aid in confirming appropriate conditions

If you have any questions concerning this report, please contact the undersigned directly.

A handwritten signature in black ink, appearing to read 'Larry G. Koughan', is positioned above the printed name.

*Larry G. Koughan, CET, CRSP  
Branch Manager / Senior Project Consultant*

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## **1.0 INTRODUCTION**

ALL-TECH Environmental Services Limited was retained by the PEI Department of Transportation & Infrastructure Renewal (TIR) to conduct a mould assessment at St. Peters Consolidated School located at 1968 Cardigan Road in Saint Peters Bay, Prince Edward Island.

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The findings were then used to provide recommendations for appropriate remedial actions and/or to recommend further investigative strategies, if necessary

## **2.0 BACKGROUND**

Constructed buildings must attain many goals to meet its intended purpose. The building must provide a comfortable, healthy environment for its occupants, it must be structurally sound, it must keep out elements such as rain, wind, snow, cold and heat, and it must provide these functions over an extended period of time.

All of these functions are affected by moisture in one way or another. Uncontrolled moisture in buildings can cause adverse health effects to its occupants due to the growth of microorganisms, such as mould. Uncontrolled moisture can reduce the life span of buildings through premature degradation of building components. The building structure itself can become unsound due to uncontrolled moisture causing structural damage to wood and steel. In summary, uncontrolled moisture will virtually negate the goals of building designs. According to ASTM Practices for Increasing Durability of Building Constructions Against Water-Induced Damage (E241), except for structural errors, about 90 percent of all building construction problems are associated with water in some way.

However, it will be impossible to completely eliminate moisture from buildings. In fact, moisture is necessary to prevent wood products from drying out and to alleviate upper respiratory discomfort, up to a point. The issue then is not to eliminate moisture from buildings but to properly control moisture as it cycles through the building.

Indoor and outdoor environments naturally harbour a great variety of microscopic organisms such as mould. Prolonged exposure to excessive moisture enables microbes to flourish. If conditions are such that moisture is limited, then these microbes have a stable relationship with the built environment. However, when moisture

accumulates more rapidly than the natural drying process, the ecology changes and favours the rapid amplification of mould.<sup>[1]</sup>

When dealing with mould/water damaged materials, the remediation will usually involve the removal of some building materials (e.g. drywall, wood, etc.).

### **3.0 MOULD IN INDOOR ENVIRONMENTS**

Mould is a naturally occurring and essential part of our environment as they act as decomposers, breaking down dead organic material (such as leaves, wood and other plant debris) which they use as a food source. Mould spores are brought into indoor environments through ventilation systems, open windows or doors, or tracked in on footwear. Therefore, mould is found in almost every indoor environment and a normal background population of mould spores on indoor surfaces and within indoor air should be expected.

If conditions exist that allow mould to grow indoors, concentrations will increase to levels that are typically not found in buildings. Indoor mould growth occurs primarily as a result of water damage to cellulose-containing building materials and/or furnishings (such as wood, drywall, wallpaper, ceiling tiles, etc.) during catastrophic or chronic events such as leaks, floods, condensation (associated with high humidity or cold spots), improper design or operation of humidification systems, and building envelope failures. Under these conditions, mould growth may present a risk to the building structure itself (through decomposition of building materials) as well as to occupants in the building (through potentially adverse health effects).

### **4.0 MOULD ASSESSMENT & REMEDIATION GUIDELINES**

Regardless of the type or severity of health effects that may be caused by exposure to mould, mould growth inside a building should be considered unacceptable from a building operations and maintenance standpoint as well as from a health risk standpoint.

Several government agencies and special interest groups have developed guidelines for the proper assessment and remediation of mould-contaminated buildings. In Canada, recent guidelines have been published by the Canadian Construction Association (CCA) entitled “*Mould Guidelines for the Canadian Construction Industry*” (March 2004).<sup>2</sup>

The CCA guideline is similar in nature and incorporates elements common to several other guidelines issued by groups such as the Environmental Abatement Council of Ontario<sup>3</sup>, Health Canada<sup>4</sup>, the Manitoba Department of Labour<sup>7</sup>, the New York City Department of Health<sup>8</sup>, the Institute of Inspection, Cleaning and Restoration Certification (IICRC)<sup>6</sup>, and the U.S. Environmental Protection Agency (EPA)<sup>9</sup>.

Common to all is the need to remediate contaminated building materials under controlled conditions, with the extent of safety measures employed based partially on the extent of contamination. In general, more stringent remediation methods, engineering controls and worker protection is required the more extensive the mould contamination. These requirements have generally been distinguished in the guidelines by employing different Levels of Remediation (e.g., Level 1, 2 or 3).

ALL-TECH recognizes and follows the practices and procedures outlined in the most current mould remediation guidelines available. General recommendations for remediation procedures, engineering controls and work practices that are common to several of the above-mentioned guidelines and used by ALL-TECH are summarized below in Table I.

**TABLE I**  
**Summary of Mould Remediation Requirements by Level of Remediation**

Level of Remediation	Level 1	Level 2	Level 3
<b>Estimated Area of Mould Growth</b>	<10 ft <sup>2</sup> (<1 m <sup>2</sup> )	10-100 ft <sup>2</sup> (1-10 m <sup>2</sup> )	>100 ft <sup>2</sup> (>10 m <sup>2</sup> )
<b>Level of Containment</b>	Polyethylene drop sheet	Polyethylene enclosure	Polyethylene enclosure and two-chambered worker/waste decontamination facilities
<b>Engineering Controls</b>	Turn off HVAC system and seal over openings, use dust suppression methods	Isolate/seal the HVAC system, use dust suppression methods, maintain negative pressure through use of HEPA vacuum or HEPA-filtered negative air unit	Isolate/seal the HVAC system, use dust suppression methods, maintain negative pressure (that is to be continually measured and recorded) through use of HEPA-filtered negative air unit
<b>Worker Protection</b>	Dust impermeable gloves, half-face air purifying respirator (N95 minimum), full body dust-impervious coveralls	Dust impermeable gloves, half-face air purifying respirator (100 Series), full body dust-impervious coveralls and boot covers or separate work boots	Dust impermeable gloves, full-face PAPRs or full face non-powered air purifying respirator (100 Series), full body dust-impervious coveralls and boot covers or separate work boots
<b>Clean Up Procedures</b>	Double-bag waste in 6-mil polyethylene bags, HEPA-vacuum and/or wet wipe exposed surfaces with a detergent solution	Double-bag waste in 6-mil polyethylene bags, HEPA-vacuum and wet wipe exposed surfaces with a detergent solution	Bag waste in 6-mil polyethylene bag within work area and then within double bagging room of waste decontamination facility, HEPA-vacuum and wet wipe exposed surfaces with a detergent solution
<b>Project Quality Assurance</b>	Project authority should consider whether removal of occupants adjacent to the work area is necessary.	Project authority should consider whether removal of occupants adjacent to the work area is necessary. Consult with qualified Health & Safety professional prior to remediation work and for monitoring of compliance with guidelines.	Project should be conducted following a site-specific work plan or specification. Project authority should consider whether removal of occupants adjacent to the work area is necessary. Consult with qualified Health & Safety professional prior to remediation work and for monitoring of compliance with guidelines.

		A competent supervisor to be present during all contaminated work and a competent person should inspect the work area for enclosure defects on a regular basis.	A competent supervisor to be present during all contaminated work and a competent person should inspect the work area for enclosure defects on a regular basis. Project authority or representative should periodically inspect work activities and inspect the work area for acceptable completion via visual inspection and have clearance testing (air and/or surface sampling) conducted.
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It should be noted that the remediation procedures summarized in Table I are not meant to be comprehensive. The summary is general in nature only, as specific recommended requirements vary slightly from guideline to guideline. Each applicable guideline should be consulted for a full description of their recommended remedial procedures. In addition, the procedures outlined above may not necessarily reflect procedures to be employed on every project, as specific procedures to be followed should be determined on a project by project basis, based on professional judgment. The general procedures outlined above also do not account for specific conditions that may be encountered, such as remediation in locations where immuno-compromised or other susceptible occupants may be present (e.g., hospitals or other health care facilities) or remediation of biohazards other than mould that may be present due to sewer backups, environmental floods or bird and bat droppings. Under these conditions, additional precautions may apply.

There are no specific regulations in P.E.I. addressing mould contamination. However, according to Health Canada and the Canadian Construction Association (CCA) guidelines on assessment and remediation of fungi in indoor environments, building materials supporting mould growth should be remediated *as rapidly as possible* in order to ensure a healthy environment. Remediation of mould growth is based on an approximation of the extent of visible mould growth including the estimated extent of any hidden mould growth.

## 5.0 MOULD ASSESSMENT METHODOLOGY

Our assessment determination of the presence of mould growth and the extent included initial discussions with administration and / or safety chair about concerns and specific issues. A school background mould investigation form was sent to the school to complete and review with the on-site assessor.

A site floor plan was provided for the school to visually assess each room as it related to the drawing.

In order to assess the potential for and extent of mould growth (if any), our assessment consisted of a visual inspection of accessible areas and moisture content readings of representative building materials. If visible mould is observed, it is documented and noted based on the location and extent. If conditions are observed as extensive and



categorized as high risk, than the Department of Education and TIR would be consulted for immediate action.

In areas noted with cracked surfaces, blistering, water stains, etc., moisture content readings are taken from these surfaces to evaluate if conditions are conducive to potential hidden mould sources. In areas where no elevated moisture readings are encountered they are noted but no further action is reported. In areas where elevated moisture is present and there is no access, further investigation is required and intrusive testing of wall cavities is carried out.

### **5.1 Visual Assessment & Moisture Content Readings**

The focus of our visual assessment was to identify and quantify locations within the areas assessed that may be affected by water damage and/or mould growth. Evidence of water damage may include water staining and/or discolouration to building material surfaces and deterioration to building surface components (such as cracking or peeling paint or plaster, delamination of wallpaper, efflorescence to plaster and concrete surfaces, etc.). Degraded building materials (such as soft or crumbling drywall and plaster) also provide an indication of potential chronic water infiltration.

Mould growth was visually identified as spotty discolouration to surfaces or as a mass of fuzzy discolouration, depending on the extent of growth. The colour of mould growth will vary depending on the mould species present and the material that it is growing on. It is commonly found to be black, grayish, white, brown or green. Differentiation between mould growth and other staining or discolouration was made based on past experience and/or by confirmation of mould growth on similar surfaces through surface sampling.

Special attention was paid to building materials and furnishings that are typically conducive to mould growth due to their cellulose content. This included materials such as drywall, cardboard, lay-in ceiling tiles, carpeting, wallpaper, wood framing, plywood, particleboard, oriented strand board (OSB), etc., if present.

Our visual assessment was non-destructive in nature as classrooms were occupied at the time of the assessment. If locations were encountered where there was visual evidence of water damage and/or elevated moisture content readings, then the potential for “hidden” mould growth could exist between building elements, underneath the surface of the affected material or within wall/ceiling cavities, etc. In this case, further investigation would be required and intrusive investigation would follow to open up areas to inspect them.

In order to determine the moisture content of building materials present within the areas assessed, moisture content (MC) readings were taken using a Drieaz non-penetrating moisture meter. This unit is able to detect moisture content within wood, drywall and plaster/brick surfaces.

Measurements are reported in the range of 0 - 100% as an investigative tool. Values less than 30% are relative readings. From 30 – 70% indicates above normal moisture and greater than 70% indicates saturation of a material and further investigation.

Results of MC readings were used in conjunction with our visual assessment results to further define the extent of water damage. Elevated readings indicate recent or chronic water damage. In addition, elevated MC readings indicate the potential for hidden mould growth on the unexposed side of the material being measured. It should be noted that even if normal MC readings are obtained, areas that have been subjected to water damage in the past and have since dried out may have hidden mould growth. Under these conditions, further assessment activities (such as intrusive investigation) would have to be performed to rule out the presence of mould growth.

## 6.0 OBSERVATIONS & FINDINGS

Results of our mould and moisture assessment are summarized in Tables II and III. Areas with visible or concealed mould are noted and an estimated Level of Remediation has been provided based on our findings.

Room numbers identified correspond to Site Floor Plans (Appendix 1) and not necessarily on site room numbers.

<b>Table II</b> <b>Summary of Visible Mould affected areas</b>		
<b>Room No. / Description</b>	<b>Comments / Observations</b>	<b>Level of Remediation</b>
Gymnasium	Jan. 12 / 11 Gymnasium ceiling / deck Visible mould on surface Recommend proper cleaning of affected area (approx 30 - 50 sq ft.)	Jan. 17 / 11 Level 1 Clean up of affected area completed by Stewarts Restoration. Clean up was performed to satisfactory conditions.
Gymnasium	Jan 24 / 11 Gymnasium upper window - suspect mould growth on windows and casing. Access to area restricted by height.	Level 1 <10 ft <sup>2</sup> (<1 m <sup>2</sup> ). Remediation of suspect mould on windows and casing.
Custodian Room - Lower Level	Jan. 24 / 11 Visual signs of mould on concrete wall below electrical panel in custodian room	Level 2 10-100 ft <sup>2</sup> (1-10 m <sup>2</sup> ) All walls in room classified as Level 2 mould remediation.

Custodian Room - Lower Level	Visual signs of mould on wall in custodian room. Shelving unit #1 & unit #2	Level 1 <10 ft <sup>2</sup> (<1 m <sup>2</sup> ). Shelving units in storage room should be considered non restorable and discarded using Level 1 precautions.
Boiler room - Lower Level	Visual signs of mould on canvas covering insulation in custodian room (approx 12')	Level 2 10-100 ft <sup>2</sup> (1-10 m <sup>2</sup> ) Have mechanical insulation checked for asbestos before disturbance work.
Room G-5 - Lower level	Visible mould (minor) on caulking around window sills. Evidence of elevated moisture (Medium Saturation) build-up in wooden window sills.	Further investigation required into addressing water infiltration and possible hidden mould; Remove and replace affected caulking using Level 1 mould remediation.

**Table III**  
**Summary of Moisture affected areas**

Room No. / Description	Comments / Observations	Action required
Various locations	Water stained ceiling tiles reported. No visible mould or moisture detected at the time of the assessment	Replace ceiling tile as precautionary measure and to assist in detecting further water leaks.
Former Grader 2 Classroom (205) Former Grader 1 Classroom (206) - Main Floor	Jan 12 / 11 Degraded surface plaster (elevated moisture detected below windows) No visible mould	Further investigation was carried out January 17 /11 to assess moisture and window sills. Plaster was found to be on block wall. Minor amount of mould under molding around window was cleaned by Stewarts Restoration.
Room; 202, 203 Main Floor	Jan 12 / 11 Degraded surface plaster (no elevated moisture detected below windows) No visible mould	Have plaster tested for asbestos. Repair surfaces accordingly. Report any future leaks and conduct follow up investigation to address if recurring leak.
Two Areas in the Gymnasium	Gymnasium roof leak. Minor water intrusion behind plywood panels on wall.	Clean affected areas of water staining / rust. Identify and repair water leak from roof if not already done so. Report any future leaks promptly.

Boiler room	Visual signs of water stain on ceiling in boiler room. Asbestos warning signs noted for ceiling. No access	Area should be repaired and in good condition to prevent potential asbestos release in the event of future leaks. Report any future leaks promptly and investigate and repair source of leaks.
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## 7.0 CONCLUSIONS & RECOMMENDATIONS

Results of our mould assessment conducted on January 12, 2011 indicate that overall, the extent of visible mould growth throughout the school is relatively minor in each location identified (i.e. <10ft<sup>2</sup> of visible/anticipated mould growth).

Two area classrooms which had elevated moisture readings within the plaster walls (Rooms 205; 206) were further investigated on January 17, 2011 to evaluate the potential for hidden mould. During the inspection, a small pilot hole was cut to inspect the wall cavity. It was revealed that the plaster was coated directly over the block wall. Therefore, no wall cavity was accessed and no impact was anticipated. The window casings in these rooms were removed and minor surface mould was discovered on the wood framing. These areas were addressed by Stewarts Restoration on the same day.

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Levels of remediation for any noted mould affected areas have been summarized in Table II based on the surface area.

All work should be performed by workers who are properly trained in the hazards of mould remediation. The removal of water-damaged building materials and mould-contaminated building materials should be completed following Level 1, 2, and 3 mould remediation procedures as outlined the CCA Mould Guidelines for the Canadian Construction Industry, 2004, or equivalent.

As a minimum, it is recommended that an independent inspection be conducted after remediation and repairs to verify adequate completion. Part of this inspection may include microbial air sampling to assist in the evaluation and aid in confirming appropriate conditions

## **8.0 LIMITATIONS**

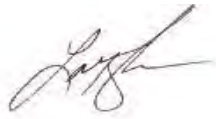
The investigations, assessments and recommendations detailed in this report were carried out in a manner consistent with the level of care and skill normally exercised by reasonable members of the environmental and industrial hygiene consulting profession currently practicing under similar conditions in the area. There are no other warranties, expressed or implied, that apply to the professional services provided under the terms of our assignment and included in this report.

In preparing this report, ALL-TECH relied on information supplied by others. Except as expressly set out in this report, we have not made any independent verification of such information.

The investigation, assessments and recommendations in this report have been made based on conditions observed at the time of the assessment and are limited to the areas investigated. Mould growth conditions can change with time and mould growth additional to that noted in this report may occur if water infiltration/humidity conditions persist or reoccur. Unaccounted mould growth may also be present in the areas assessed due to concealed or subsurface conditions that can vary from those encountered (if accessed).

The investigation, assessments and recommendations in this report have been made in the context of existing industry accepted guidelines which were in place at the date of this report. The investigation did not take account of any government regulations not in effect or not generally promulgated at the date of this report.

This report is for the sole use of the person or entity to whom it is addressed. No other person or entity is entitled to use or rely upon this report.



Larry G. Koughan, CET, CRSP  
Branch Manager



References:

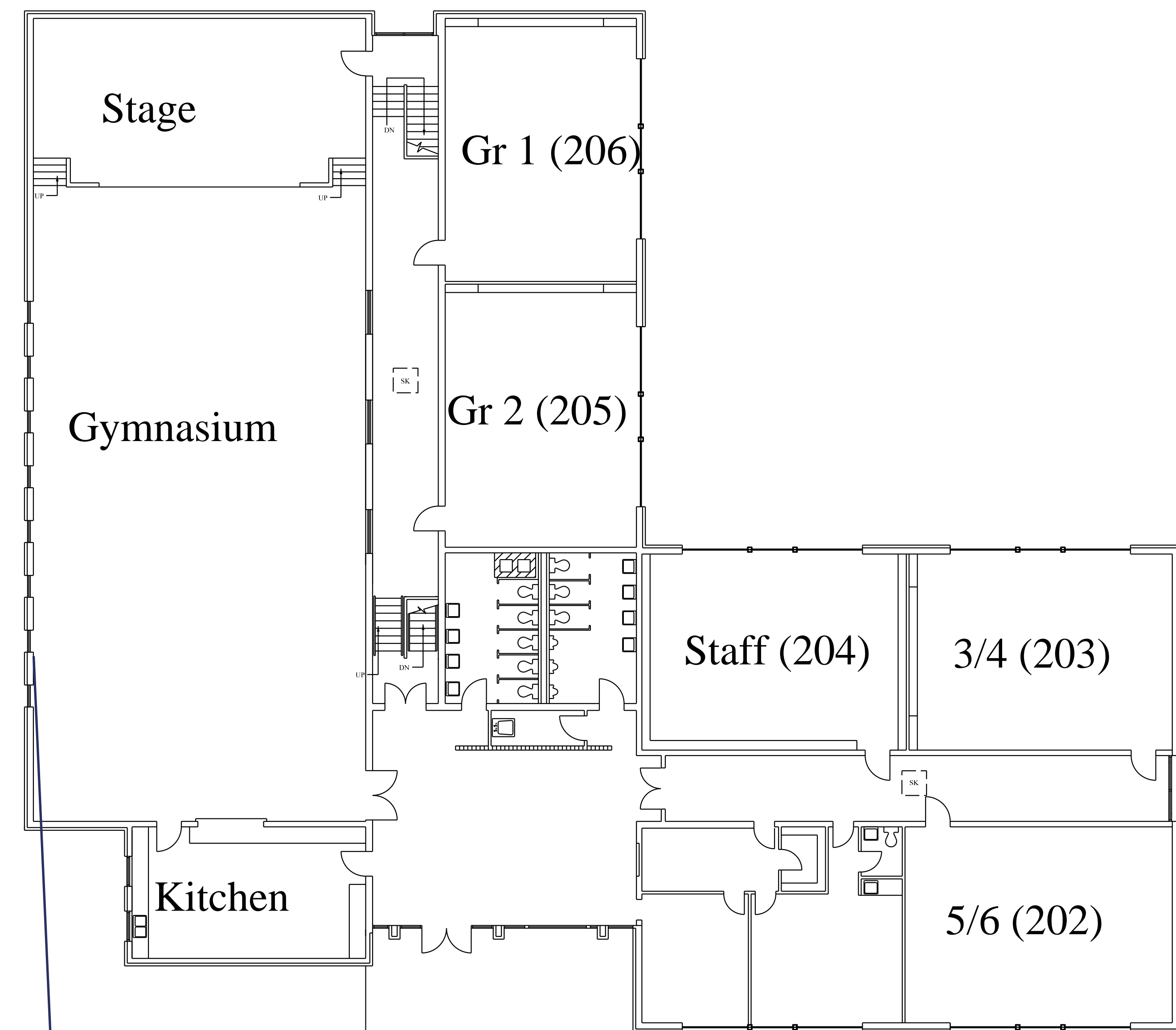
1. American Industrial Hygiene Association: *Report of Microbial Growth Task Force*, ISBN 1-931504-26-1. May 2001.
2. Canadian Construction Association: *Mould Guidelines for the Canadian Construction Industry*, Standard Construction Document CCA 82. March 2004.
3. Environmental Abatement Council of Ontario: *EACO Mould Abatement Guidelines*. 2010.
4. Health Canada: *Fungal Contamination in Public Buildings: A Guide to Recognition and Management*. June 1995.
5. Institute of Inspection, Cleaning and Restoration Certification: *S500-2006, Standard and Reference Guide for Professional Water Damage Restoration*, 3<sup>rd</sup> Edition. 2006.
6. Institute of Inspection, Cleaning and Restoration Certification: *S520-2008, Standard and Reference Guide for Professional Mold Remediation*. 2<sup>nd</sup> Edition. 2008.
7. Manitoba Department of Labour, Workplace Safety and Health Division: *Guidelines for the Investigation, Assessment, & Remediation of Mould in Workplaces*. March 2001.
8. New York City Department of Health & Mental Hygiene, Bureau of Environmental & Occupational Disease Epidemiology: *Guidelines on Assessment and Remediation of Fungi in Indoor Environments*. November 2008.
9. United States Environmental Protection Agency: *Mould Remediation in Schools and Commercial Buildings*, EPA 402-K-01-001. March 2001.

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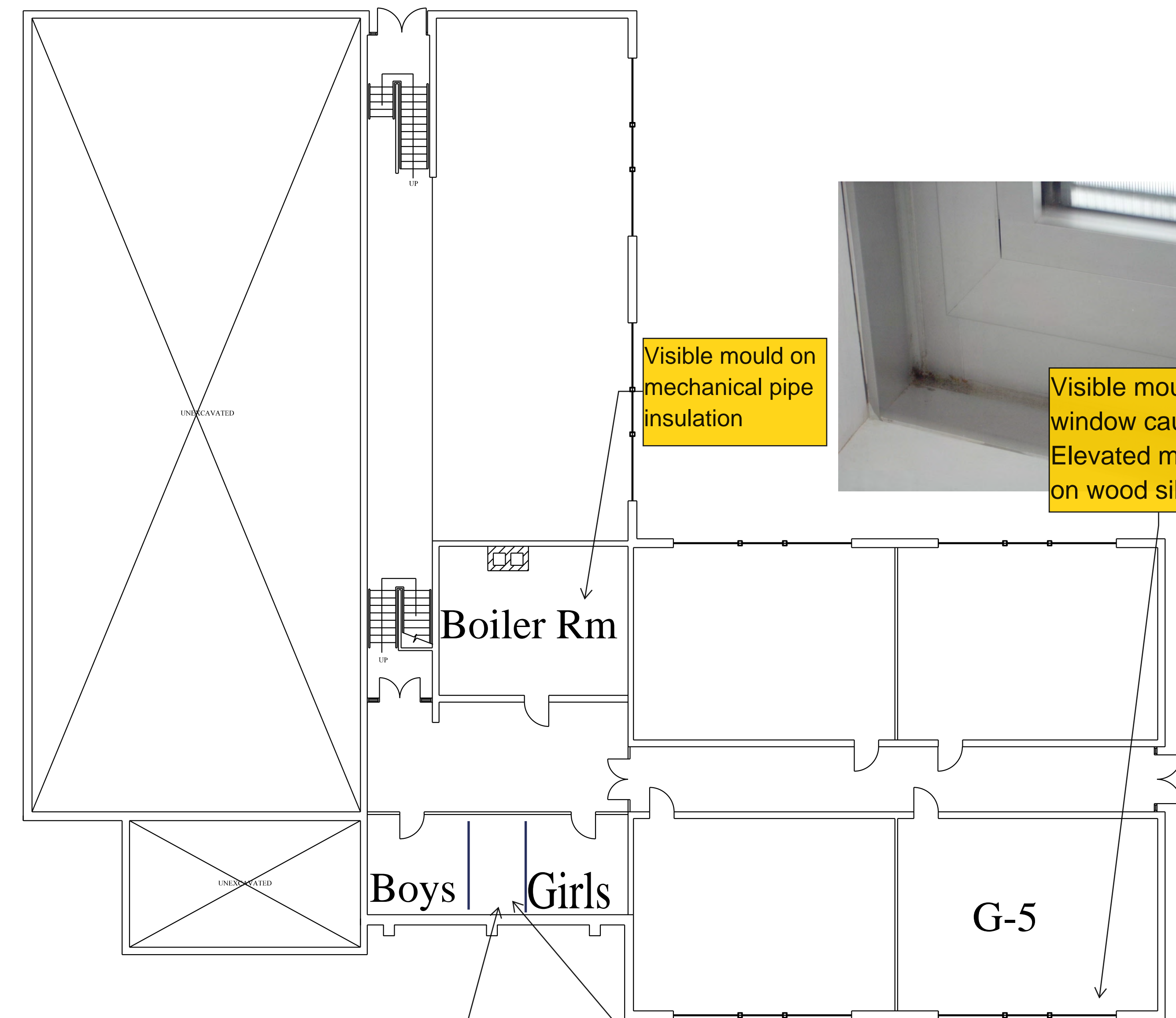
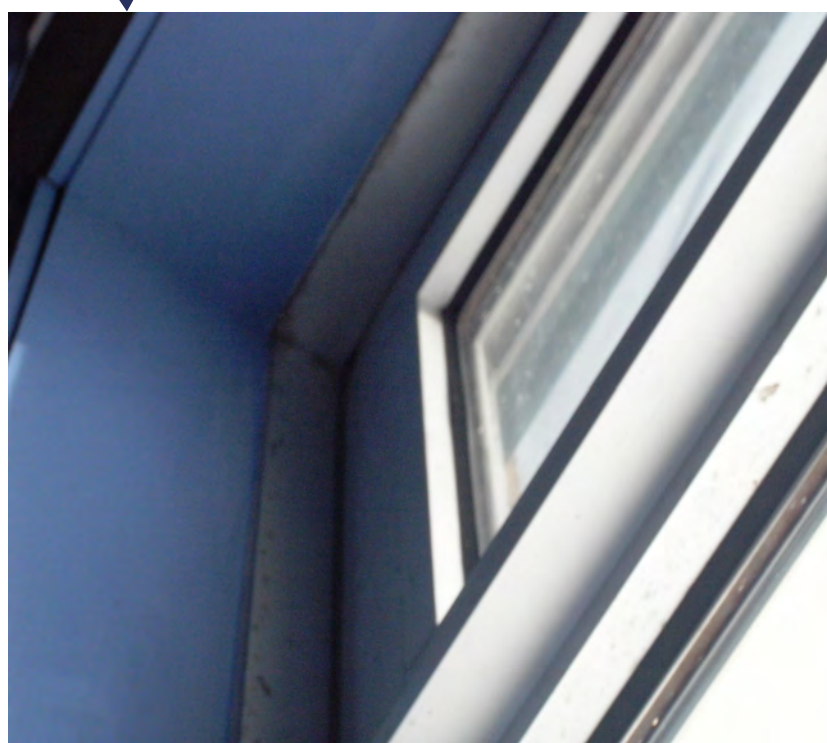
**APPENDIX I**  
**Site Floor Plans**

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MAIN FLOOR  
SCALE = 1:125



LOWER FLOOR  
SCALE = 1:125



GENERAL NOTES

1. ALL DIMENSIONS & SITE CONDITIONS ARE TO BE CONFIRMED ON SITE BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE TO VISIT THE SITE PRIOR TO SUBMITTING A TENDER & MAKE THEMSELVES FAMILIAR WITH CONDITIONS THAT MAY AFFECT THE WORK

Visible mould on mechanical pipe insulation



Visible mould on window caulking. Elevated moisture on wood sill

Visible mould on shelving units and wall

<b>PRELIMINARY</b> NOT FOR CONSTRUCTION	
 Tel 902 368 5100 Fax 902 569 0590 <a href="http://www.gov.pe.ca/">http://www.gov.pe.ca/</a>	Transportation and Infrastructure Renewal PO Box 2000 Charlottetown Prince Edward Island Canada C1A 7N8
A = Detail # BB = Sheet # ( Where Detail Required ) CC = Sheet # ( Where Detailed )	
Project Title : <b>St. Peters Consolidated</b>	
Drawing Title : <b>Floor Plans</b>	
Scale : 125	Design By : -
Drawn By : -	Date : January 2011
Project No. : <b>570 0000</b>	Drawing # : <b>A1 of 1</b>



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**APPENDIX II**  
**School Background Mould Investigation Form**

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follow up visit JAN 24-2011 BG

## SCHOOL BACKGROUND MOULD INVESTIGATION

School Name:

St. Peter's

Age (approx)

1966

Interview(s) names:

ANITA GELDERT - ADMIN ASST  
BILLY CONNOLLY - CUSTODIAN



No. of staff (approx)

30

No. of students (approx)

160

Building Construction - Exterior

CONCRETE/BRICK

Interior perimeter walls

CINDER BLOCK  
SHEET ROCK

Have there been complaints about air quality?

YES

Have there been any complaints about musty or mouldy smells? Where?

YES

If so, what areas in particular?

(LOWER LEVEL OF BLDG) (GYM)

Has there been any history of flooding?

NO

Have there been any roof leaks reported?

NO

Have there been other water leaks or excess condensation from pipes reported recently or chronic problems?

NO

Have there been any additions or major renovations? When?

NO

Have there been any windows replaced recently?

YES - ALL

Is there a problem of excess condensation on windows?

NO

Is there a ventilation system in the school?

NO (EXHAUST FROM WASHROOMS)

Are there any areas where reported visible mould exists?

YES

Has there been any mould remediation within the past 2 years? Where?

NO

Other comments / notes or observations:

\_\_\_\_\_  
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\_\_\_\_\_  
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