

**School/Facility:** Elkridge Landing Middle

**Location:** Stage Storage Room

**Date of IEQ Report Form:** January 6, 2017

**Date(s) Investigated:** January 23, 2017

**Date of Report:** March 16, 2017

**IEQ Concern:**

Mold growth was observed on pipe insulation during the IEQ walkthrough.

**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:**

- Past moisture issue due to poor original installation / insulating of piping going through block wall.

**Corrective Actions:**

- Damaged insulation was removed and discarded.
- An insulating contractor properly re-insulated (mixture of fiberglass and neoprene) to prevent condensate.