

**School/Facility:** Centennial Lane Elementary School  
**Location:** Portable 90  
**Date of IEQ Report Form:** June 19, 2018 (phoned in by school custodian)  
**Date(s) Investigated:** June 20, 2018  
**Date of Report:** July 10, 2018

**IEQ Concern:**

The school reported mold growth on a section of drywall within the portable.

**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 the concerned 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:**

- Mold growth was observed on the lower portion of a wall located in a corner opposite of the back door.
- A 6 square inch section of drywall was removed to assess the wall cavity.
- Minor mold growth was present on the back side of the drywall. A roof drain pipe was located within the wall cavity. The drywall and fiberglass insulation were wet.
- The exterior connection of the roof drains to the portable structure were in need of attention (i.e. disconnected or not properly sealed).
- The thermostats' set points for heating (set at 62 degrees) and cooling (set at 82 degrees) were in question,

**Corrective Actions:**

- Per work order 76374, Building Services removed and repaired the impacted drywall and insulation, after the apparent cause of the water damaged was corrected.

- Per work order 76375, Building Services indicated the thermostats were set on vacation mode and not sure how or when they were set to that mode. The thermostats were reset to the proper mode.