

School/Facility: Manor Woods Elementary
Location: Staff Lounge
Date of IEQ Report Form: October 2, 2017
Date(s) Investigated: October 9, 2017 (based on written description)
Date of Report: January 3, 2018

IEQ Concern:

Individual reported mildew on surfaces within sections of refrigerator / freezer sections.

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:

- Based on the description provided this concern did not require a physical IEQ investigation from the Office of Environment.
- It is not uncommon for mildew to be found on sections of such appliances that cool and contains liquids. The cause can be from poor housekeeping (i.e. spills, leaks, and residue), poor seals (gaskets), and /or jarred doors allowing condensate to form (warm ambient air contacting cooled surfaces).

Corrective Actions:

- The school is to ensure doors are closed, gaskets in good condition, and inside of cleanly.
- Findings associated with interior or gasket sections of such appliances do not need to be reported to the Office of Environment.