

School/Facility: Manor Woods Elementary
Location: Staff Lounge
Date of IEQ Report Form: September 20, 2017 (verbally reported while on-site)
Date(s) Investigated: September 20, 2017
Date of Report: January 9, 2018

IEQ Concern:

School administration reported a dishwasher leak in the teacher's lounge.

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:

- Active and past leaks with some suspect mold growth were noted. Impacted areas consisted of the drywall behind and flooring, under the base kitchen cabinetry housing, the sink, and the dishwasher.
- The concrete floor of the stairwell / closet behind the staff lounge was wet from the leak.
- The cabinet floors were wet as determined with the use of a moisture meter calibrated to wood. The support leg near the dishwasher was rotted out and the veneer was delaminating. The carpeting under the cabinets and appliances was observed to be wet. The remainder of the lounge was finished with floor tile.

Corrective Actions:

- Per work order 44060, Building Services utilized the services of a contractor the following day to remove impacted materials and repair damage. The new flooring, drywall, and cabinets were all completed on October 16th.