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St. John's Elementary School: Mold/Moisture Inspection

June 02, 2016

Prepared by: Ed Light, CIH

Prepared for: Howard County Public School System

Building Dynamics, LLC (BDL) was asked by Howard County Public School System (HCPSS) to conduct a mold and moisture assessment of the modular addition to St. John's

Elementary School (SJES). BDL inspected the walls in Rooms 79, 81, 82 and 85 on May 20, 2016.

Investigation Summary:

- BDL inspected wall cavities in Rooms 81, 82 and 85 as a follow-up to mold remediation in adjacent Room 79, through three previously cut inspection holes and one additional hole cut in 81.
- Wall cavities were dry, with no evidence of leakage.
- Localized suspect growth was observed on exterior sheathing by metal studs due to thermal differential.
- Occupants are not exposed to dry (inactive) mold growth sealed behind walls.
- HCPSS has scheduled exterior wall repairs for FY 2016-17 and will further assess conditions at that time.

BDL President, Ed Light, CIH, *holds degrees in Environmental Science from the University of Massachusetts (B.S.) and Marshall University (M.S.), is a Senior Fellow of the American Industrial Hygiene Association, has authored over 40 scientific publications on assessment and control of the indoor environment and chaired several national scientific committees. In the 1980s, Mr. Light established the West Virginia Department of Health IAQ Program, pioneering efforts to resolve exposure issues related to formaldehyde, asbestos, and termiticides. In the 1990's, he developed widely used protocols for addressing IEQ complaints (published by EPA, NIOSH and ISIAQ) and managing air quality in occupied buildings under construction (now an ANSI standard). As a consultant, Mr. Light has directed more than 1000 multi-disciplinary IEQ investigations, ranging from the White House to the South Pole Station.*