

DRAFT Table 1
Areas of Concerns
KT Murphy Elementary School
19 Horton Street
Stamford, Connecticut

Area of Concern (AOC)	Location	AOC Description	Observations & Comments	Recommendations	Photograph(s)
AOC-01	Nurse's Room	Water Impacted Ceiling Tile, Black Growth on Ceiling Tile (Swab Collected)	Visible Water Staining and Black Growth on Ceiling Tile, Active Water Lead at Exhaust Duct Roof Penetration, Ceiling Tile Black Growth Determined to Contain "High" Concentrations of <i>Stachybotrys</i>	Repair Roof Leak at Exhaust Duct Penetration, Remove/Replace Ceiling Tiles Containing Black Growth, Retain Architect/Engineer to Inspect Roof	1
AOC-02	Media Center	Water Stained Ceiling Tiles, "Wet" Carpet	Visible Water Stained Ceiling Tiles and Wood Paneling, Tested "Dry" when Moisture Metered, Carpet in Front Section of Space Tested "Wet" (100 SF) when Moisture Metered, Roof Caulking/Flashing Around Skylight Deteriorating, Vegetative Growth Observed on Roof, Drain from Roof at Room 23 Overflowing (Appears Clogged)	Repair Caulking/Flashing on Roof Around Skylight, Remove Vegetative Growth Roof, Correct Drainage Issue on Upper Roof, Remove/Replace Ceiling Tiles and Wood Paneling, Retain Architect/Engineer to Inspect Roof, Remove "Wet" Carpet	2, 3, 4, 5, 6
AOC-03	Book Room	Water Impacted Ceiling Tiles, Water Impacted Plywood Blocking	Visible Water Staining on Ceiling Tiles and Wood Block Above Ceiling, Roof Caulking/Flashing at Roof Deteriorating, Vegetative Growth Observed on Roof	Repair Caulking/Flashing on Roof, Remove Vegetative Growth Roof, Remove/Replace Ceiling Tiles and Wood Blocking, Retain Architect/Engineer to Inspect Roof, Remove "Wet" Carpet	7, 8
AOC-04	Room 6, 10, 12, and Corridor	Water Stained Ceiling Tiles (Room 12), Water Stained Plaster Ceiling (Room 10, 12, and Corridor), Peeling Paint (Corridor)	Visible Water Staining on Ceiling Tiles and Plaster above Ceiling Tiles, Roof Caulking/Flashing at Roof Deteriorating, Vegetative Growth Observed on Roof, No Water Staining Observed in Room 6	Repair Caulking/Flashing on Roof, Remove Vegetative Growth Roof, Remove/Replace Ceiling Tiles, Remove Plaster, Retain Architect/Engineer to Inspect Roof, Assessment Space Above Plaster for Water Intrusion and/or Mold Growth	9, 10, 11
AOC-05	Basement Corridor and Basement Corridor Closet at Auditorium	Water Stained Ceiling Tile, Black Growth on Ceiling Tiles (Closet, Swab Collected)	Visible Water Staining on Ceiling Tiles, Black Growth on Ceiling Tiles, Water Intrusion Appears to have Corrected and Related to Plumbing, Swab Indicated "High" Concentrations of <i>Cladosporium</i>	Remove/Replace Ceiling Tiles with Black Growth, Retain Architect/Engineer to Inspect Plumbing, Investigate If Plumbing Leak is Related to Water Intrusion Event	12
AOC-06	Basement Instrument Room	Previous Mold Remediation Conducted in Space	No Visible Water Straining or Mold Growth Observed	--	--
AOC-07	Auditorium Sump Pump Closet	Sump Pump	Standing Water Observed in Sump Pump Pit, PVC to Cast Iron Connection is Direct (No Rubber Collar Observed), Strong Sewage Oder	Pump Out Water from Sump Pump, Clean/Disinfect Sump Pump Area, Retain Architect/Engineer to Inspect Sump Pump Construction and Associated Sewage Smell	13, 14

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AOC-08	Auditorium and Auditorium Entryway	Water Stained Plaster Ceiling, Sewage Smell, Peeling Paint, "Wet" Carpet (Entryway)	Visible Water Staining and Peeling Paint on Plaster Ceiling, Carpet "Wet" in Entryway, Dehumidifiers Operating	Remove Water Stained Plaster Ceiling, Assess Areas Above Plaster Ceiling for Water Intrusion and/or Growth, Remove "Wet" Carpet, Retain Architect/Engineer to Inspect Entryway Door	15, 16
AOC-09	Room 30	Water Stained Ceiling Tiles	Visible Water Stained Ceiling Tiles, No Water Intrusion Observed Above Ceiling	Remove/Replace Ceiling Tiles	--
AOC-10	Room 33	Sump Pump	Assistant Principal Indicated Unit Creates a Smell Sometimes, No Smell Observed	Retain Architect/Engineer to Inspect Sump Pump	--
AOC-11	Room 1	Water Stained Ceiling Tiles, Black Growth on Metal Diffuser, Foam Insulation in Condensation Pan, and AHU	Water Stained Ceiling Tiles, Black Growth Observed on Metal Diffuser, Foam Insulation, and AHU, AHU Appears to be Constructed Incorrectly (Foam Insulation in Condensation Pan), Foam "Wet" When Moisture Metered	Remove/Replace Water Stained and Black Growth on Ceilings, Metal Diffuser, and Foam Insulation, Retain Architect/Engineer to Inspect AHU Construction	17
AOC-12	Room 36 Storage	Entire Room	Assistant Principal Indicated Room Contained Mold, No Visible Water Staining or Growth Observed, Previous Reports Indicated Air Sampling Performed in Room (Unknown in Room was Included in Previous Remediation)	Potential Elevated Concentrations of <i>Aspergillus/Penicillium</i> indicated on suggest 28, 2018, sampling. Investigate if Room was included in Previous Remediation.	--
AOC-13	Rooms 38, 41, 42, 44, and Corridor	Previous Mold Remediation Conducted in Space	No Visible Water Straining or Mold Growth Observed, Slight Smell Observed in Room 41	--	--
AOC-14	Room 14, 16, 16A, and 18	Occupant Complaints	No Visible Water Straining or Mold Growth Observed, Dirty Ceiling Tiles in Room 16a and 16B	Remove/Replace Dirty Tiles	--

LEGEND

SURVEY PERFORMED BY: Kevin McCarthy

DATE: November 2 and 5, 2017

NOTE: Limited Assessment. Assessment was Not A Full Building Assessment. Areas Assessed Were at Direction of Mold Task Force, Assistant Principal, and Custodian