

**DRAFT Table 1**  
**Areas of Concerns**  
**Newfield Elementary School**  
**345 Pepper Ridge Road**  
**Stamford, Connecticut**

Area of Concern (AOC)	Location	AOC Description	Observations & Comments	Recommendations	Photograph(s)
AOC-01	Corridor at Room 207	Water Stained Gypsum Ceiling, Ceiling Tiles, and Fiberglass Pipe Insulation Around Skylight, Black Growth on Ceiling Tiles (Painted White)	Water Stains Dry When Moisture Metered, Black Growth Swabbed (Limited Sample Collected Due to Painted Over White), Principal Indicated During Heavy Rains Water Was Observed Coming from Chase, Roof Drain and Vent Pipe Visible in Chase About Ceiling in Room 207 Toilet Room, Limited Deterioration of Roof Caulking/Flashing Observed	Remove Water Stained Materials (Replace Once Water Intrusion Located/Corrected), <b>Conduct Selective Demolition of Chase CMU Wall for Access into Pipe Chase to Inspect for Growth</b> , Retain Architect/Engineer to Inspect Roof	1, 2, 16
AOC-02	Corridor at Room 200	Water Stained Ceiling Tile, Black Growth on Ceiling Tiles	Water Stains Dry When Moisture Metered, Bare Copper Domestic Pipe Observed Above Ceiling Tile (Appears Water Stained Ceiling Tiles Result from Pipe Issue [Need to Confirm with BOE]), Limited Deterioration of Roof Caulking/Flashing Observed	Remove Water Stained Materials (Replace Once Water Intrusion Located/Corrected), Re-Insulate Bare Copper Pipe, Retain Architect/Engineer to Inspect Roof	3, 4, 15
AOC-03	Main Office	Peeling Paint on Plaster Above Windows	Paint Observed to be Peeping on Horizontal Window Return Section, Principal Indicated Water Has Been Observed Causing Peeling Paint to Occur, Exterior Weeping Holes Above Window Lintel Observed to be Caulked Over, Overflow Drains Observed to Have Green Growth Below Outflow (Drains Observed to be Clear of Debris [Custodian Indicated Drains Are Regularly Cleared of Debris Since/Once He Started at School])	<b>Remediate Green Growth on Exterior Brick and Repoint/Repair Brick Grout, Conduct Selective Demolition of Plaster/Exterior Above Window for Access into Wall Cavity to Inspect for Growth</b> , Retain Architect/Engineer to Inspect Exterior Brick Above Window (Remove/Repair Weeping Holes to Allow for Proper Drainage Above Window)	5, 6, 7
AOC-04	Corridor at Main Office	Water Stained Ceiling Tile, Black Growth on Ceiling Tiles (Painted White)	Water Stains Dry When Moisture Metered, Limited Deterioration of Roof Caulking/Flashing Observed	Remove Water Stained Materials (Replace Once Water Intrusion Located/Corrected), Retain Architect/Engineer to Inspect Roof	17, 18

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AOC-05	Media Center	Water Stained Built-In Casework Below Windows, Black Growth on Casework (Swab Sample Collected)	Water Stains Dry When Moisture Metered, Rust, and Black Growth on Built-In Casework (Swab Sample Identified "Rare" Concentrations of <i>Aspergillus/Penicillium</i> , <i>Basidiospores</i> , and <i>Cladosporium</i> [ <i>Conidiophores</i> of <i>Penicillium</i> identified]), Missing Finish Panel on One Casework Piece, Limited Deterioration of Window Caulking Observed, Broken Window Pane Observed, Media Center Occupant Indicated Buckets are Placed In Casework to Collect Water During Heavy Rain, Black Growth Swabbed	Remove Built-In Casework with Mold Growth and/or Water Damage, Conduct Selective Demolition of Casework and Walls Below Windows for Access into Wall Cavity to Inspect for Growth, Retain Architect/Engineer to Inspect Exterior Windows (Remove/Replace Caulking, Broken Pane) and Roof	8, 9, 10, 11, 12
AOC-06	Auditorium	Water Stained Wood Paneling, Black Growth/Insect Damage (Swab Sample Collected)	Water Stains Dry When Moisture Metered, Black Growth Observed, Swabbed (Swab Sample Identified "Rare" Concentrations of <i>Alternaria</i> ), Insect Damage Observed, Principal Indicated Carpet was Water Damaged, Dry When Moisture Metered, No Growth Observed Under Carpet in Corner Near Entrance	Remove Wall Paneling, Conduct Selective Demolition of Paneling for Access into Wall Cavity to Inspect for Growth, Retain Architect/Engineer to Inspect Roof, Retain Pest Control Company to Inspect for Insects	13, 14
AOC-07	Gymnasium/Cafeteria	Water Stained and Damaged Drywall and Wood Flooring, Black Mold Growth on Drywall	Water Stains on Drywall at Roof Drain, Water Damaged Wood Flooring, Water Stained and Black Growth at Drywall Behind Wall Padding	Remove Mold Growth-Impacted Drywall, Conduct Selective Demolition of Wood Flooring to Assess for Mold Growth and Water Staining Below Floor, Retain Architect/Engineer to Inspect Roof	19, 20

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AOC-08	Room 105	Black Mold Growth behind Vinyl Covering (Swab Sample Collected) and on Window Unit Air Conditioner (Swab Sample Collected), Water Stained Ceiling Tiles	Black Growth Observed Under Vinyl Covering (Swab Sample Identified)	Remove Mold Growth-Impacted Vinyl Covering & Drywall, Conduct Selective Demolition of Wall to Assess for Mold Growth and Water Staining Within Wall, Remove Water Stained Ceiling Tiles (Replace Once Water Leak Located/Corrected), Clean and/or Replace Window Unit Air Conditioner (Continually Clean), Retain Architect/Engineer to Inspect Roof	21, 22, 23
AOC-09	Assistant Principals Office	Water Stained Ceiling Tiles	Water Stains Dry When Moisture Metered, Limited Deterioration of Roof Caulking/Flashing Observed	Remove Water Stained Materials (Replace Once Water Intrusion Located/Corrected), Retain Architect/Engineer to Inspect Roof	24
AOC-10	Rooms 212A & 21AB	Water Stained Ceiling Tiles	Water Stains Dry When Moisture Metered, Limited Deterioration of Roof Caulking/Flashing Observed	Remove Water Stained Materials (Replace Once Water Intrusion Located/Corrected), Retain Architect/Engineer to Inspect Roof	--
AOC-11	Room 213	Occupant Concern	No visible water staining or mold growth observed. Damaged roof deck observed.	Conduct Periodic Surveillance. Retain Architect/Engineer to Inspect Roof	25

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AOC-12	Room 201 and Corridor Outside Room 201	Water Stained Ceiling Tiles	Water Stained Ceiling Tiles and Pipe Insulation Observed, "Dry" When Moisture Metered	Remove Water Stained Materials (Replace Once Water Intrusion Located/Corrected), Retain Architect/Engineer to Inspect Roof	26

**LEGEND**

SURVEY PERFORMED BY: Kevin McCarthy DATE: November 1, 5, and 14, 2017

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

Revision 1: Includes Additional Assessment Conducted on November 5 and 14, 2018