

DRAFT Table 1
Areas of Concern
Toquam Magnet School
123 Ridgewood Avenue
Stamford, Connecticut

Area of Concern (AOC)	Location	AOC Description	Observations & Comments	Recommendations	Photograph(s)
AOC-01	Room 1	Rust and Growth on Diffusers, Growth on Ceiling	Rust and Growth on Supply Air Diffusers (Swab Sample Identified "Medium" Concentrations of <i>Cladosporium</i>), Visible Mold on Metal Roof Deck, Signs of Condensation Related Issues in Warmer Months	Clean Diffusers and Stained Deck with HEPA Vacuums and EPA-registered Fungicide, Clean on a Consistent Basis, Retain Architect/Engineer to Inspect Condensation Related Issues, Consider Vinyl/PVC Replacement Grills due to Heavy Rust Accumulation	1, 2
AOC-02	Rooms 2, 3, 4, 19, 21, 22, 33, 34, 37	Rust and Growth on Supply Air Diffusers	Rust and Growth on Supply Air Diffusers, Signs of Condensation Related Issues in Warmer Months	Clean Diffusers with HEPA Vacuums and EPA-registered Fungicide, Clean on a Consistent Basis, Retain Architect/Engineer to Inspect Condensation Related Issues, Consider Vinyl/PVC Replacement Grills due to Heavy Rust Accumulation	3, 4, 8, 14, 27, 28
AOC-03	Room 7	Active Pipe Leak/Condensation, Staining and Growth on Bathroom Ceiling, Rust and Growth on Supply Air Diffusers	Visible Water Staining on Gypsum Board Ceiling Under HVAC Unit Piping, Black Growth on Ceiling (Swab Sample Identified "Rare" Concentrations of Several Genus Types including <i>Stachybotrys</i>), Mold Growth on Fiberglass Pipe Insulation, Rust and Growth on Supply Air Diffusers	Remove and Replace Mold-Impacted Gypsum Board Ceiling Under HVAC Piping, Remove and Replace Mold-Impacted Pipe Insulation (Properly Seal Replacement Insulation), Clean Diffusers with HEPA Vacuums and EPA-registered Fungicide, Clean on a Consistent Basis, Retain Architect/Engineer to Inspect Condensation Related Issues, Consider Vinyl/PVC Replacement Grills due to Heavy Rust Accumulation	5, 6
AOC-04	Room 12	Rust and Growth on Diffusers, Growth on Ceiling	Rust and Growth on Supply Air Diffusers (Swab Sample Identified "High" Concentrations of <i>Cladosporium</i>), Visible Mold on Metal Roof Deck, Signs of Condensation Related Issues in Warmer Months	Clean Diffusers and Stained Deck with HEPA Vacuums and EPA-registered Fungicide, Clean on a Consistent Basis, Retain Architect/Engineer to Inspect Condensation Related Issues, Consider Vinyl/PVC Replacement Grills due to Heavy Rust Accumulation	7
AOC-05	Room 20	Rust and Growth on Diffusers, Growth on Ceiling	Rust and Growth on Supply Air Diffusers, Visible Mold on Metal Roof Deck (Swab Sample Identified "High" Concentrations of <i>Cladosporium</i>), Signs of Condensation Related Issues in Warmer Months, Mold on Corner Gypsum Board Wall	Remove and Replace Mold-Impacted Gypsum Wallboard Section, Clean Diffusers and Stained Deck with HEPA Vacuums and EPA-registered Fungicide, Clean on a Consistent Basis, Retain Architect/Engineer to Inspect Condensation Related Issues, Consider Vinyl/PVC Replacement Grills due to Heavy Rust Accumulation	9, 10, 11

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AOC-06	Room 23	Active Pipe Leak/Condensation, Rust and Growth on Supply Air Diffusers, Dark Staining on Ceiling Under Piping	Visible Water Staining on Gypsum Board Ceiling Under HVAC Unit Piping, Mold Growth on Fiberglass Pipe Insulation, Rust and Growth on Supply Air Diffusers, Staining on Ceiling under Piping (Swab Sample Identified "Rare" Concentrations of <i>Basidiospores</i> and <i>Myxomycetes</i>)	Clean Diffusers with HEPA Vacuums and EPA-registered Fungicide, Clean on a Consistent Basis, Remove and Replace Stained Pipe Insulation (Properly Seal Replacement Insulation), Retain Architect/Engineer to Inspect Condensation Related Issues, Consider Vinyl/PVC Replacement Grills due to Heavy Rust Accumulation	12, 13
AOC-07	Rooms 24, 27, and 28	Active Pipe Leak/Condensation, Rust and Growth on Supply Air Diffusers	Visible Water Staining on Gypsum Board Ceiling Under HVAC Unit Piping, Mold Growth on Fiberglass Pipe Insulation, Rust and Growth on Supply Air Diffusers	Remove and Replace Mold-Impacted Pipe Insulation (Properly Seal), Clean Diffusers with HEPA Vacuums and EPA-registered Fungicide, Clean on a Consistent Basis, Retain Architect/Engineer to Inspect Condensation Related Issues, Consider Vinyl/PVC Replacement Grills due to Heavy Rust Accumulation	17, 18, 19, 20, 21, 22
AOC-08	Hallway by Room 24	Water Damage and Mold Growth on Gypsum Board Skylight Envelope	Visible Mold Growth on Gypsum Board Skylight Envelope (Swab sample Identified "Medium" Concentrations of <i>Cladosporium</i>), Water-Stained materials indicated "dry" moisture content with a moisture meter	Remove Mold-Impacted Gypsum Board Wall Portions (Replace Once Water Leak Located/Corrected), Retain Architect/Engineer to Inspect Skylight Area	15, 16
AOC-09	Room 32	Rust and Growth on Diffusers, Growth on Ceiling	Rust and Growth on Supply Air Diffusers, Visible Mold on Metal Roof Deck, Signs of Condensation Related Issues in Warmer Months	Remove and Replace Mold-Impacted Gypsum Wallboard Section, Clean Diffusers and Stained Deck with HEPA Vacuums and EPA-registered Fungicide, Clean on a Consistent Basis, Retain Architect/Engineer to Inspect Condensation Related Issues, Consider Vinyl/PVC Replacement Grills due to Heavy Rust Accumulation	23, 24
AOC-10	Top Level Hallway	Several Water Stained Ceiling Tiles, Mold Growth on Pipe Insulation	Water Stained Ceiling Tiles, Signs of Heavy Condensation, Black Mold Growth on Fiberglass Pipe Insulation	Remove and Replace Mold-Impacted Fiberglass Pipe Insulation, Retain Architect to Inspect Condensation Related Issues	25, 26
AOC-11	Room 36A	Inadequate Ventilation, Occupant Concern	No Supply Air Diffuser Observed, Only Return Air Grill and Vent on Door.	Retain Architect/Engineer to Inspect Ventilation in Room	37

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AOC-12	Rooms 41A and 43	Water Stained Ceiling Tiles, Occupant Concern	Visible Water Staining on Ceiling Tiles, Signs of Water Intrusion (Rust and Staining on Pipes and Ducts)	Remove Water Stained Ceiling Tiles (Replace Once Water Leak Located/Corrected), Retain Architect/Engineer to Inspect Water Intrusion	29, 30
AOC-13	Rooms 46, 48, 50	Occupant Concern	No Visible Water Staining or Mold Growth Observed	Conduct Periodic Surveillance	--
AOC-14	Kindergarten Common Area	Water Stained Ceiling Tiles, Occupant Concern	Visible Water Staining on Ceiling Tiles, Signs of Water Intrusion (Rust and Staining on Pipes and Ducts)	Remove Water Stained Ceiling Tiles (Replace Once Water Leak Located/Corrected), Retain Architect/Engineer to Inspect Water Intrusion	35, 36
AOC-15	Room 49A	Occupant Concern of Mold/Moisture Smell	Visible Mold Growth on Gypsum Board and Concrete Walls at Closet (Swab sample Identified "High" Concentrations of <i>Cladosporium</i>), Water-Stained materials indicated "dry" moisture content with a moisture meter, Potential Humidity / Water Intrusion at Foundation	Remove Mold-Impacted Gypsum Wallboard Sections, Clean/Disinfect Concrete Walls and Closet Contents with HEPA Vacuums and EPA-registered Fungicide, Clean Diffusers with Fungicide, Clean on a Consistent Basis, Retain Architect/Engineer to Inspect Humidity/Leak Related Issues	31, 32, 33, 34
AOC-16	Cafeteria	Water Staining on Brick Walls	Efflorescence on Brick below Skylights and/or Louvers, Signs of Water Intrusion	Clean Efflorescence on Brick Walls (Once Water Leak Located/Corrected), Retain Architect/Engineer to Inspect Exterior Walls/Skylights	38, 39, 40
AOC-17	Portables P5 and P7	Water Staining on Ceiling Tiles, Occupant Concern	Water Stained Ceiling Tiles, Signs of Water Intrusion, Potential Roof Leak / Condensation	Remove Water Stained Ceiling Tiles (Replace Once Water Leak Located/Corrected), Retain Architect/Engineer to Inspect Water Intrusion	41, 42
AOC-18	Main Office	Dirty Diffusers	Debris on Ceiling Supply Air Diffuser (Swab Sample Identified several "Rare" Fungi and "Low" Concentrations of <i>Cladosporium</i>)	Clean Diffusers and Stained Deck with HEPA Vacuums and EPA-registered Fungicide, Clean on a Consistent Basis	--

LEGEND

SURVEY PERFORMED BY: Philip Hutter

DATE: November 8, 2018

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