

**DRAFT Table 1**  
**Areas of Concerns**  
**Cloonan Middle School**  
**11 W. North Street**  
**Stamford, Connecticut**

Area of Concern (AOC)	Location	AOC Description	Observations & Comments	Recommendations	Photograph(s)
AOC-01	Room 316 & Prep Room	Water impacted/stained ceiling tiles.	Suspended ceiling grid system. Small area of stained ceiling tile (dry) in Prep Room. Small uninsulated roof drain located above. Spray applied fireproofing on steel I-beams above ceiling. Comfort parameter readings were within established ranges. No indication that water is leaking through windows. Principal stated that 6 years ago, a flood started in this room and affected several rooms located below.	Remove Water Stained Materials (Replace Once Water Intrusion Located/Corrected); Retain Architect/Engineer to Inspect Roof	1, 2
AOC-02	Room 210	Water impacted/stained ceiling tiles.	Suspended ceiling grid system. 2 small areas of stained ceiling tiles (dry). Fiberglass insulated plumbing lines (good condition) located above ceiling. Spray applied fireproofing on steel I-beams above ceiling. Comfort parameter readings were within established ranges. No indication that water is leaking through windows. This room was affected by the past flooding incident.	Remove Water Stained Materials (Replace Once Water Intrusion Located/Corrected); Insulate any bare copper pipes.	3, 4
AOC-03	Room 211	Water impacted/stained ceiling tiles.	Suspended ceiling grid system. 2 small areas of stained ceiling tiles (dry). Fiberglass insulated plumbing lines (good condition) located above ceiling. Spray applied fireproofing on steel I-beams above ceiling. Comfort parameter readings were within established ranges. No indication that water is leaking through windows. This room was affected by past flooding incident.	Remove Water Stained Materials (Replace Once Water Intrusion Located/Corrected); <b>Insulate any bare copper pipes.</b>	5, 6
AOC-04	Room 213	Water impacted/stained ceiling tiles.	Suspended ceiling grid system. 3 areas of stained ceiling tiles (dry) above windows. Sections of uninsulated plumbing lines located above these areas. Section of metal deck is damaged and concrete floor from above is exposed. Spray applied fireproofing on steel I-beams above ceiling. Comfort parameter readings were within established ranges. No indication that water is leaking through windows. This room was affected by past flooding incident.	Remove Water Stained Materials (Replace Once Water Intrusion Located/Corrected); Insulate any bare copper pipes. Retain Architect/Engineer to inspect ceiling deck	7, 8, 9, 10, 11, 12, 13
AOC-05	PTO Room	Water impacted/stained ceiling tiles, and water impacted wood floor.	Majority of ceiling tiles are missing. Flexible fiberglass HVAC duct work. 12" ceiling tiles located above suspended ceiling and glued to ceiling deck (many missing tiles). Part of the floor is wood, covered with vinyl tiles. This room was affected by the past flooding incident, which caused the wood floor to severely buckle. One stained ceiling tile in hallway outside PTO room, with uninsulated plumbing pipe directly overhead.	Remove Water Stained Materials (Replace Once Water Intrusion Located/Corrected); <b>Insulate any bare copper pipes. Clean ceiling diffusers.</b> Retain Architect/Engineer to repair floor.	14, 15, 16, 17, 18, 19
AOC-06	Room 114	Water impacted/stained ceiling tiles.	Suspended ceiling grid system. 2 small areas of stained ceiling tiles (dry). Fiberglass insulated plumbing lines (good condition) located above ceiling. Comfort parameter readings were within established ranges. No indication that water is leaking through windows. This room was affected by past flooding incident.	Remove Water Stained Materials (Replace Once Water Intrusion Located/Corrected); <b>Insulate any bare copper pipes.</b>	20, 21

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Area of Concern (AOC)	Location	AOC Description	Observations & Comments	Recommendations	Photograph(s)
AOC-07	Theater Room (Room 115)	Water impacted/stained ceiling tiles. Bottom section of CMU walls along East wall.	Principal stated that every summer the bottom of the East wall has mold growth. Kitchen freezers are located in the adjacent room on the opposite side of the East wall. Moisture readings indicated some of the older fiberglass insulation above the ceiling is wet. Comfort parameter readings were within established ranges. This room was affected by past flooding incident.	Remove Water Stained Materials (Replace Once Water Intrusion Located/Corrected); Remove older fiberglass insulation and reinsulate. Retain Architect/Engineer to investigate ways to improve ventilation to eliminate future mold growth caused by kitchen freezers in the next room. <b>Conduct selective demolition of East wall to assess void space for mold growth and/or water intrusion</b>	22, 23, 24
AOC-08	Room 113	Water impacted/stained ceiling tiles, and water impacted wood floor.	Suspended ceiling grid system. 2 small areas of stained ceiling tiles (dry). Fiberglass insulated plumbing lines (good condition) located above ceiling. Equipment room and storage room areas have wood floors. This room was affected by the past flooding incident, which caused the wood floor to buckle. Comfort parameter readings were within established ranges. No indication that water is leaking through windows.	Remove Water Stained Materials (Replace Once Water Intrusion Located/Corrected); <b>Insulate any bare copper pipes. Clean ceiling diffusers.</b> Retain Architect/Engineer for floor repair. Remove/replace wood floor (replace Once Water Intrusion Located/Corrected) <b>Conduct selective demolition of wood floor to assess subfloor for mold growth and/or water intrusion.</b>	25, 26
AOC-09	Media Center	Water impacted/stained ceiling tiles.	Suspended ceiling grid system. 2 small areas of stained ceiling tiles (dry). Fiberglass insulated plumbing lines (good condition) located above ceiling. Comfort parameter readings were within established ranges. No indication that water is leaking through windows. This room was affected by past flooding incident.	Remove Water Stained Materials (Replace Once Water Intrusion Located/Corrected); <b>Insulate any bare copper pipes.</b>	27, 28

**LEGEND**

SURVEY PERFORMED BY: Francisco J. Rodrigues

DATE: November 13, 2018

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