

DRAFT - Table 1
Mold Assessment
Full Building Assessment
Childhood Learning Center (CLC)
Lockwood Ave First Floor
Stamford, Connecticut

Area of Concern - (AOC)	Location	AOC Description	Observations & Comments	Recommendations	Photograph(s)
AOC-01	Kitchenette	No Abnormal Conditions Observed at the time of the Assessment	Limited Cracking of Drywall at Window Soffit. No Water Staining or Damage Observed. Appears to be From Settling.	Periodically Monitor Room for Leaks	--
AOC-02	Corridor at Staff Toilet Rooms	No Abnormal Conditions Observed at the time of the Assessment	N/A	Periodically Monitor Room for Leaks	--
AOC-03	Staff Toilet - Left Hand Side	No Abnormal Conditions Observed at the time of the Assessment	N/A	Periodically Monitor Room for Leaks	--
AOC-04	Staff Toilet - Right Hand Side	Water Impacted/Growth Impacted Drywall Ceiling and Pipe Insulation at Entryway Wall	Water Damaged Drywall Ceiling along Entryway Wall; Black Mold Growth Observed on Ceiling. Water Stained Pipe Insulation and Water Staining on CMU Wall Observed Above Ceiling. Leak Appears to be From Pipe Located in CMU Wall	Remove and Replace Drywall Ceiling and Pipe Insulation (Replace once water intrusion is located & corrected). Retain Architect/Engineer to Inspect Piping	--
AOC-05	Entryway	Water Impacted/Growth Impacted Drywall Ceiling and Pipe Insulation at Toilet Room Wall	Water Damaged Drywall Ceiling along Toilet Room Wall; Black Mold Growth Observed on Ceiling. Water Stained Pipe Insulation and Water Staining on CMU Wall Observed Above Ceiling. Leak Appears to be From Pipe Located in CMU Wall	Remove and Replace Drywall Ceiling and Pipe Insulation (Replace once water intrusion is located & corrected). Retain Architect/Engineer to Inspect Piping	1
AOC-06	Reception	Water Impacted/ Growth Impacted Drywall Ceiling at Window	Water Damaged Drywall Ceiling along Window Wall; Black Mold Growth Observed on Ceiling. Water Stained Pipe Insulation and Water Staining on CMU Wall Observed Above Ceiling. Leak Appears to be From Exterior Wall	Remove and Replace Drywall Ceiling and Pipe Insulation (Replace once water intrusion is located & corrected). Retain Architect/Engineer to Inspect Piping	--
AOC-07	Corridor at Office	No Abnormal Conditions Observed at the time of the Assessment	N/A	Periodically Monitor Room for Leaks	--
AOC-08	Office	No Abnormal Conditions Observed at the time of the Assessment	N/A	Periodically Monitor Room for Leaks	--

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AOC-09	Open Office Area	Water Damaged Paint on Concrete Wall	Water Damaged Paint on Concrete Wall Observed. Leak Appears to From Exterior Wall	Scrap and Repaint Concrete Wall (Repaint Once Water Intrusion is Located and Corrected). Retain Architect/Engineer to Inspect Exterior Façade and Roof	--
AOC-10	Main Corridor	No Abnormal Conditions Observed at the time of the Assessment	N/A	Periodically Monitor Room for Leaks	-
AOC-11	Room 14	Water Stained Ceiling Tile at Light Strobe	Water Stained Ceiling Tile Observed at Light Strobe in Classroom. No Visible Water Staining or Damage Above Ceiling, Unable to Locate Leak, No Water Staining, Damage, or Mold Growth Observed in Toilet Room, Storage Room, or Closet	Remove and Replace Stained Ceiling Tiles (Replace Once Water Intrusion is Located & Corrected). Monitor Area for New Stains. Retain Architect/Engineer to Inspect Ceiling Plenum	2
AOC-12	Room 15	Water Impacted Drywall Soffit at Window	Water Damaged Drywall Soffit at Window; No Mold Growth Observed, Wall Observed Above Ceiling. Unable to Locate Leak (Leak May Be From Window or Second Floor Unit Ventilator), No Water Staining, Damage, or Mold Growth Observed in Toilet Room, Storage Room, or Closet	Remove and Replace Drywall Soffit (Replace Once Water Intrusion is Located & Corrected). Retain Architect/Engineer to Inspect Ceiling, Windows, and Second Floor Unit Ventilators	8
AOC-13	Room 16	No Abnormal Conditions Observed at the time of the Assessment	N/A	Periodically Monitor Room for Leaks	-
AOC-14	Room 17	Water Impacted CMU Wall in Room, Active Leak in Closet, Occupant Concern	Water Damaged CMU Wall at Sink, Leak Appears to be From Buried Roof Drain in CMU Wall, Visible Water Observed At CMU Wall and On Floor, No Mold Growth Observed, Occupant Indicated Area Floods Consistently during Heavy Drain, Active Leak Observed in Closet (Bucket on Shelf Hal Full of Water, Missing Ceiling Tile), Leak in Closet Appears to be Coming from Exterior Wall/Second Floor - In Area of Second Floor Leak), No Water Staining, Damage, or Mold Growth Observed in Toilet Room or Closet	Conduct Selective Demolition of CMU Wall to Assess Roof Drain, Retain Architect/Engineer to Inspect	6, 7
AOC-15	Janitor Closet	Water Stained Ceiling Tile	Water Stained Ceiling Tile Observed, No Mold Growth Observed, Leak Appears to be From Second Floor Toilet Room	Remove and Replace Stained Ceiling Tiles (Replace Once Water Intrusion is Located & Corrected). Monitor Area for New Stains. Retain Architect/Engineer to Inspect Second Floor Bathroom	5

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AOC-16	Electrical Room	Water Stained Ceiling Tile	Water Stained Ceiling Tile Observed, No Mold Growth Observed, Leak Appears to be From Second Floor Toilet Room, Open PVC Drain Piping	Remove and Replace Stained Ceiling Tiles (Replace Once Water Intrusion is Located & Corrected). Monitor Area for New Stains. Retain Architect/Engineer to Inspect Second Floor Bathroom and Drain Piping	3, 4

<p>LEGEND N/A = NOT APPLICABLE SURVEY PERFORMED BY: Kevin McCarthy NOTE: Assessment was a Full Building Assessment.</p>	<p>DATE: January 10, 2019, and May 13, 2019</p>
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