

DRAFT Table 1
Areas of Concern
Hart Magnet Elementary School
61 Adams Avenue
Stamford, Connecticut

Specific Area of Concern -(SAOC)	Location	AOC Description	Observations & Comments	Recommendations	Response Action	Photographs
AOC-01	Room 240	Previous Flooding From Unit Ventilator	No Water Stained, Water Damaged, or Mold Growth Observed, Plastic Sheeting Observed on Attic Joists	Conduct Periodic Surveillance	No Work Conducted	--
AOC-02	Room 239	Water Stained and Mold Growth-Impacted Ceiling Tiles and Pipe Insulation in Closet	Water Stained and Mold Growth-Impacted Ceiling Tiles and Pipe Insulation Observed in Cubby Closet	Remove Water Stained and Mold Growth Impacted Ceiling Tiles and Pipe Insulation; (Reinsulate Piping Immediately and Conduct Periodic Surveillance, Replace Ceiling Tiles Once Leak Located/Corrected), Retain Architect/Engineer to Inspect Piping and Insulation	11/8/2018 - Removed 10 LF of Pipe Insulation and 10 Ceiling Tiles	1, 2, 3
AOC-03	Room 238	Water Stained and Water Damaged Ceiling Tiles and Plaster	Water Stained and Water Damaged Ceiling Tiles and Plaster at Windows Observed, Materials "Dry" When Moisture Metered, Plastic Sheeting Observed on Attic Joists, Rooftop Coping Stone Caulking Observed to be Deteriorated, Reddish and White Growth Observed (Swab Samples Collected Did not Identify Mold Spores)	Remove Water Stained and Water Damaged Ceiling Tiles and Plaster and Assess Void Space for Water Staining and/or Mold Growth (Replace when Leak Located/Corrected), Repair Rooftop Coping Stone Caulking, Retain Architect/Engineer to Inspect Roof, Exterior Wall, and Window Construction	No Work Conducted	4, 5, 6
AOC-04	Room 236	Water Stained and Water Damaged Ceiling Tiles, Plaster, and Drywall	Water Stained and Water Damaged Ceiling Tiles, Plaster, and Drywall at Windows Observed, Materials "Dry" When Moisture Metered, Plastic Sheeting Observed on Attic Joists, Rooftop Coping Stone Caulking Observed to be Deteriorated, Black Growth Observed (Swab Sample Collected Did not Identify Mold Spores)	Remove Water Stained and Water Damaged Ceiling Tiles, Plaster, and Drywall and Assess Void Space for Water Staining and/or Mold Growth (Replace when Leak Located/Corrected), Repair Rooftop Coping Stone Caulking, Retain Architect/Engineer to Inspect Roof, Exterior Wall, and Window Construction	No Work Conducted	--
AOC-05	Room 232	Water Stained and Water Damaged Ceiling Tiles, Plaster, Drywall, and Laminate Window Sills	Water Stained and Water Damaged Ceiling Tiles, Plaster, Drywall, and Laminate Window Sill at Windows Observed, Materials "Dry" When Moisture Metered, Plastic Sheeting Observed on Attic Joists, Rooftop Coping Stone Caulking Observed to be Deteriorated	Remove Water Stained and Water Damaged Ceiling Tiles, Plaster, Drywall, and Laminate Window Sill and Assess Void Space for Water Staining and/or Mold Growth (Replace when Leak Located/Corrected), Repair Rooftop Coping Stone Caulking, Retain Architect/Engineer to Inspect Roof, Exterior Wall, and Window Construction	No Work Conducted	7, 8

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AOC-06	Corridor at Room 214	Water Stained Ceiling Tiles	Water Stained Ceiling Tile, Rooftop Air Handling and Associated Roofing Observed To Have Been Patched, Water Ponding Observed Under Air Handler	Remove Water Stained Ceiling Tiles (Replace when Leak Located/Corrected), Repair Rooftop Air Handling Roofing Issues, Retain Architect/Engineer to Inspect Roof, Exterior Wall, and Window Construction	No Work Conducted	9, 10
AOC-07	Room 216	Occupant Concern	No Abnormal Conditions Observed at the time of Assessment	Conduct Periodic Surveillance	No Work Conducted	--
AOC-08	Room 215 & 214	Water Stained Ceiling Tiles	Water Stained Ceiling Tile, Rooftop Air Handling and Associated Roofing Observed To Have Been Patched, Water Ponding Observed Under Air Handler Uninsulated Roof Drains and Ducts Observed	Remove Water Stained Ceiling Tiles (Replace when Leak Located/Corrected), Repair Rooftop Air Handling Roofing Issues, Insulate Roof Drains and Ducts Appropriately, Retain Architect/Engineer to Inspect Roof, Exterior Wall, Window Construction, Mechanical Insulation	No Work Conducted	--
AOC-09	Room 211	Water Stained Ceiling Tiles and Water Stained and Damaged Drywall/Wallpaper	Water Stained Ceiling Tile, Water Stained and Damaged Drywall/Wallpaper Observed, Black Growth on Wallpaper Observed (Swab Sample Did Not Identify Mold Spores)	Remove Water Stained and Water Damaged Ceiling Tiles and Drywall and Assess Void Space for Water Staining and/or Mold Growth (Replace when Leak Located/Corrected)	No Work Conducted	--

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AOC-10	Room Boys Toilet Room 206	Water Stained Ceiling Fixtures/Rust on Fixtures	No Abnormal Conditions Observed at the time of Assessment	Conduct Periodic Surveillance	No Work Conducted	--
AOC-11	Room 204	Occupant Concern	No Abnormal Conditions Observed at the time of Assessment	Conduct Periodic Surveillance	No Work Conducted	--
AOC-12	Room 203	Water Stained and Water Damaged Ceiling Tiles and Drywall	Water Stained and Water Damaged Ceiling Tiles and Drywall at Windows Observed, Materials "Dry" When Moisture Metered, Plastic Sheeting Observed on Attic Joists, Rooftop Coping Stone Caulking Observed to be Deteriorated	Remove Water Stained and Water Damaged Ceiling Tiles and Drywall and Assess Void Space for Water Staining and/or Mold Growth (Replace when Leak Located/Corrected), Repair Rooftop Coping Stone Caulking, Retain Architect/Engineer to Inspect Roof, Exterior Wall, Window Construction, and Roof Drain	No Work Conducted	--
AOC-13	Room 205	Water Stained and Water Damaged Ceiling Tiles and Drywall	Water Stained and Water Damaged Ceiling Tiles and Drywall at Windows/Roof Drain Observed, Materials "Dry" When Moisture Metered, Plastic Sheeting Observed on Attic Joists, Rooftop Coping Stone Caulking Observed to be Deteriorated	Remove Water Stained and Water Damaged Ceiling Tiles and Drywall and Assess Void Space for Water Staining and/or Mold Growth (Replace when Leak Located/Corrected), Repair Rooftop Coping Stone Caulking, Retain Architect/Engineer to Inspect Roof, Exterior Wall, Window Construction, and Roof Drain	No Work Conducted	--
AOC-14	Room 108 & 110	Water Stained and Water Damaged Ceiling Tiles and Drywall	Water Stained and Water Damaged Ceiling Tiles and Drywall at Windows/Roof Drain Observed, Materials "Dry" When Moisture Metered	Remove Water Stained and Water Damaged Ceiling Tiles and Drywall and Assess Void Space for Water Staining and/or Mold Growth (Replace when Leak Located/Corrected), Repair Rooftop Coping Stone Caulking, Retain Architect/Engineer to Inspect Roof, Exterior Wall, Window Construction, and Roof Drain	No Work Conducted	--

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AOC-15	Room 111	Water Stained Ceiling Tiles	Water Stained Ceiling Tiles at Air Handler Above Ceiling Observed, Materials "Dry" When Moisture Metered, Air Handler Not Insulated and No Condensation Pan Observed	Remove Water Stained Ceiling Tiles (Replace when Leak Located/Corrected), Repair Rooftop Coping Stone Caulking, Retain Architect/Engineer to Inspect Air Handler and Condensation	No Work Conducted	--
AOC-16	Main Lobby	Water Stained Ceiling Tiles	Water Stained Ceiling Tiles at Air Handler Above Ceiling Observed, Materials "Dry" When Moisture Metered, Air Handler Not Insulated and No Condensation Pan Observed	Remove Water Stained Ceiling Tiles (Replace when Leak Located/Corrected), Repair Rooftop Coping Stone Caulking, Retain Architect/Engineer to Inspect Air Handler and Condensation	No Work Conducted	--
AOC-17	Main Office Kitchen	Water Stained Ceiling Tiles	Water Stained Ceiling Tiles, No Water Stained Materials or Mold Growth Above Ceiling Observed, Materials "Dry" When Moisture Metered	Remove Water Stained Ceiling Tiles (Replace when Leak Located/Corrected)	No Work Conducted	--
AOC-18	Principal Conference Room	Water Stained Ceiling Tiles and Pipe Insulation	Water Stained Ceiling Tiles and Pipe Insulation Above Ceiling Observed, Materials "Dry" When Moisture Metered	Remove Water Stained Ceiling Tiles and Pipe Insulation (Replace when Leak Located/Corrected), Retain Architect/Engineer to Inspect Piping and Insulation Requirements	No Work Conducted	--
AOC-19	Room 120	Water Stained Ceiling Tiles and Pipe Insulation	Water Stained Ceiling Tiles and Pipe Insulation Above Ceilings at Windows Observed, Materials "Dry" When Moisture Metered	Remove Water Stained Ceiling Tiles and Pipe Insulation (Replace when Leak Located/Corrected), Repair Rooftop Coping Stone Caulking, Retain Architect/Engineer to Inspect Roof, Exterior Wall, and Window Construction	No Work Conducted	--

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AOC-20	Nurse's Room	Water Stained Ceiling Tiles	Water Stained Ceiling Tiles, No Water Stained Materials or Mold Growth Above Ceiling Observed, Materials "Dry" When Moisture Metered, Previous Remediation	Remove Water Stained Ceiling Tiles (Replace when Leak Located/Corrected)	No Work Conducted	--
AOC-21	Room 128	Water Stained Ceiling Tiles and Pipe Insulation, Black Growth on Diffuser	Water Stained Ceiling Tiles and Pipe Insulation Above Ceilings at Windows Observed, Materials "Dry" When Moisture Metered, Black Growth Observed on Diffusers (Swab Sample Did Not Identify Mold Spores)	Remove Water Stained Ceiling Tiles and Pipe Insulation (Replace when Leak Located/Corrected), Repair Rooftop Coping Stone Caulking, Retain Architect/Engineer to Inspect Roof, Exterior Wall, and Window Construction, Clean Diffuser with HEPA Vacuum and EPA-Registered Fungicide, Clean on Consistent Basis	No Work Conducted	--
AOC-22	Room 151	Water Stained Ceiling Tiles and Pipe Insulation	Water Stained Ceiling Tiles and Pipe Insulation Above Ceilings Observed, Materials "Dry" When Moisture Metered	Remove Water Stained Ceiling Tiles and Pipe Insulation (Replace when Leak Located/Corrected), Retain Architect/Engineer to Inspect Piping and Insulation Requirements	No Work Conducted	--
AOC-23	Room 138 and 139	Water Stained Ceiling Tiles and Black Dirt At Wallpaper	Water Stained Ceiling Tiles, No Water Stained Materials or Mold Growth Above Ceiling Observed, Materials "Dry" When Moisture Metered, Black Dirt Observed on Wallpaper	Remove Water Stained Ceiling Tiles (Replace when Leak Located/Corrected), Clean Wallpaper with HEPA Vacuums	No Work Conducted	11, 12
AOC-24	Room 146	Water Stained Ceiling Tiles and Pipe Insulation	Water Stained Ceiling Tiles and Pipe Insulation Above Ceilings Observed, Materials "Dry" When Moisture Metered	Remove Water Stained Ceiling Tiles and Pipe Insulation (Replace when Leak Located/Corrected), Retain Architect/Engineer to Inspect Piping and Insulation Requirements	No Work Conducted	--

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AOC-25	Room 147	Water Stained and Black Mold Growth Impacted Ceiling Tiles and Pipe Insulation	Water Stained Ceiling Tiles and Pipe Insulation Above Ceilings Observed, Materials "Dry" When Moisture Metered, Black Mold Growth Observed on Ceiling Tiles and Pipe Insulation (Swab Sample Identified "High" Concentrations of <i>Stachybotrys</i> as well as other mold spore types)	Remove Water Stained and Mold Growth Impacted Ceiling Tiles and Pipe Insulation (Replace when Leak Located/Corrected), Retain Architect/Engineer to Inspect Piping and Insulation Requirements	11/8/2018 - Removed 10 LF of Pipe Insulation and 10 Ceiling Tiles	13, 14, 15
AOC-26	Room 140 Storage Room	Water Stained and Black Mold Growth Impacted Ceiling Tiles, Pipe Insulation, and Drywall	Water Stained Ceiling Tiles and Pipe Insulation and Drywall Above Ceilings Observed, Materials "Dry" When Moisture Metered, Black Mold Growth Observed on Ceiling Tiles, Pipe Insulation, and Drywall	Remove Water Stained and Mold Growth Impacted Ceiling Tiles, Pipe Insulation, Drywall (Replace when Leak Located/Corrected), Retain Architect/Engineer to Inspect Piping and Insulation Requirements	11/8/2018 - Removed 10 LF of Pipe Insulation, 1 Ceiling Tile, and 8 SF of Drywall	16, 17, 18
AOC-27	Stairwell at Room 140	Water Stained Ceiling Tiles, Water Damaged Wall Plaster	Water Stained Ceiling Tiles Observed, Water Damaged Wall Plaster at Exterior Door Wall Observed, Materials "Dry" When Moisture Metered, Black Mold Growth Observed on Ceiling Tiles, Pipe Insulation, and Drywall	Remove Water Stained Ceiling Tiles and Wall Damaged Wall Plaster (Replace when Leak Located/Corrected), Retain Architect/Engineer to Inspect Exterior Wall and Door Construction	No Work Conducted	19, 20
AOC-28	Room 040	Black Growth on HVAC Diffuser (Swab Sample Collected)	Heavy Black Growth Observed on HVAC Diffuser and Adjacent Ceiling Tiles (Swab Sample Identified "High" Concentrations of <i>Cladosporium</i>)	Clean Supply Air Diffusers and Return Grills with HEPA Vacuums and EPA-registered Fungicide (Remove Adjacent Ceiling Tiles and Diffuser if Not Cleanable), Clean on Consistent Basis, Retain Architect/Engineer to Inspect HVAC System	No Work Conducted	21
AOC-29	Room 025	Occupant Concern	No Abnormal Conditions Observed at the time of Assessment	Conduct Periodic Surveillance	No Work Conducted	--

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AOC-30	Room 029	Water Stained Ceiling Tiles and Pipe Insulation	Water Stained Ceiling Tiles and Pipe Insulation Above Ceilings Observed, Materials "Dry" When Moisture Metered	Remove Water Stained Ceiling Tiles and Pipe Insulation (Replace when Leak Located/Corrected), Retain Architect/Engineer to Inspect Piping and Insulation Requirements	No Work Conducted	--
AOC-31	Boiler Room and Entryway	Water Stained and Black Mold Growth Impacted Pipe Insulation and Drywall	Water Stained Pipe Insulation and Drywall Ceilings Observed, Materials "Dry" When Moisture Metered, Black Mold Growth Observed on Pipe Insulation and Drywall	Remove Water Stained and Mold Growth Impacted Pipe Insulation and Drywall (Replace when Leak Located/Corrected), Retain Architect/Engineer to Inspect Piping and Insulation Requirements	No Work Conducted	22, 23, 24
AOC-32	Room 037	Water Stained and Black Mold Growth Impacted Ceiling Tiles and Pipe Insulation, Water Damaged Wall Plaster at Exterior Door	Water Stained Ceiling Tiles and Pipe Insulation Observed, Materials "Dry" When Moisture Metered, Black Mold Growth Observed on Ceiling Tiles and Pipe Insulation near Workroom Closets, "Wet" Wall Plaster and Water Damage at Exterior Door	Remove Water Stained and Mold Growth Impacted Ceiling Tiles and Pipe Insulation near Workroom Closets (Replace when Leak Located/Corrected), Remove Water Stained Pipe Insulation and Water Damaged Wall Plaster at Exterior Door, Retain Architect/Engineer to Inspect Piping and Insulation Requirements and Exterior Door Construction	11/8/2018 - Removed 5 LF of Pipe Insulation and 1 Ceiling Tile	25, 26
AOC-33	Custodial Storage Room 036	Water Stained and Black Mold Growth Impacted Ceiling Tiles and Pipe Insulation	Water Stained Ceiling Tiles and Pipe Insulation Observed, Materials "Dry" When Moisture Metered, Black Mold Growth Observed on Pipe Insulation	Remove Water Stained and Mold Growth Impacted Pipe Insulation (Replace when Leak Located/Corrected), Retain Architect/Engineer to Inspect Piping and Insulation Requirements	No Work Conducted	27
AOC-34	Room 041	Occupant Concern	No Abnormal Conditions Observed at the time of Assessment	Conduct Periodic Surveillance	No Work Conducted	--

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AOC-35	Girls Toilet Room	Occupant Concern	No Abnormal Conditions Observed at the time of Assessment	Conduct Periodic Surveillance	No Work Conducted	--
AOC-36	Boy's Toilet Room	Water Stained Ceiling Tiles	Water Stained Ceiling Tiles, No Water Stained Materials or Mold Growth Above Ceiling Observed, Materials "Dry" When Moisture Metered, Previous Remediation	Remove Water Stained Ceiling Tiles (Replace when Leak Located/Corrected)	No Work Conducted	--
AOC-37	Computer Room	Water Stained Ceiling Tiles	Water Stained Ceiling Tiles, No Water Stained Materials or Mold Growth Above Ceiling Observed, Materials "Dry" When Moisture Metered, Previous Remediation	Remove Water Stained Ceiling Tiles (Replace when Leak Located/Corrected)	No Work Conducted	--
AOC-38	Room 009	Water Stained Ceiling Tiles, Water Damaged Wall Drywall at Exterior Door	Water Stained Ceiling Tiles Observed, Materials "Dry" When Moisture Metered, "Wet" Wall Drywall and Water Damage at Exterior Door	Remove Water Stained Ceiling Tiles (Replace when Leak Located/Corrected), Remove Water Damaged Wall Drywall at Exterior Door , Retain Architect/Engineer to Inspect Piping and Insulation Requirements and Exterior Door Construction	11/8/2018 - Removed 8 SF of Drywall	28, 29
AOC-39	Room 007	Water Stained Ceiling Tiles, Water Damaged Wall Drywall at Exterior Door	Water Stained Ceiling Tiles Observed, Materials "Dry" When Moisture Metered, "Wet" Wall Drywall and Water Damage at Exterior Door	Remove Water Stained Ceiling Tiles (Replace when Leak Located/Corrected), Remove Water Damaged Wall Drywall at Exterior Door , Retain Architect/Engineer to Inspect Piping and Insulation Requirements and Exterior Door Construction	11/8/2018 - Removed 8 SF of Drywall	30

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AOC-40	Room 003	Water Stained and Black Mold Growth Impacted Ceiling Tiles	Water Stained Ceiling Tiles Observed, Materials "Dry" When Moisture Metered, Black Mold Growth Observed on Ceiling Tiles	Remove Water Stained and Mold Growth Impacted Ceiling Tiles (Replace when Leak Located/Corrected)	No Work Conducted	--
AOC-41	Media Center	Water Stained Ceiling Tiles	Water Stained Ceiling Tiles, No Water Stained Materials or Mold Growth Above Ceiling Observed, Materials "Dry" When Moisture Metered, Previous Remediation	Remove Water Stained Ceiling Tiles (Replace when Leak Located/Corrected)	No Work Conducted	--
AOC-42	Gymnasium	Water Stained Ceiling Tiles	Water Stained Ceiling Tiles, No Water Stained Materials or Mold Growth Above Ceiling Observed, Materials "Dry" When Moisture Metered, Previous Remediation	Remove Water Stained Ceiling Tiles (Replace when Leak Located/Corrected)	No Work Conducted	--
AOC-43	Gymnasium Corridor	Water Stained and Black Mold Growth Impacted Ceiling Tiles and Pipe Insulation	Water Stained Ceiling Tiles and Pipe Insulation Above Ceilings Observed, Materials "Dry" When Moisture Metered, Black Mold Growth Observed on Ceiling Tiles and Pipe Insulation	Clean Supply Air Diffusers and Return Grills with HEPA Vacuums and EPA-registered Fungicide, Clean on Consistent Basis, Remove Water Stained and Mold Growth Impacted Ceiling Tiles and Pipe Insulation (Replace when Leak Located/Corrected), Retain Architect/Engineer to Inspect Piping and Insulation Requirements	11/8/2018 - Removed 5 LF of Pipe Insulation and 2 Ceiling Tiles	31, 32
AOC-44	Corridor at PE Office	Water Stained and Black Mold Growth Impacted Ceiling Tiles	Water Stained Ceiling Tiles Observed, Materials "Dry" When Moisture Metered, Black Mold Growth Observed on Ceiling Tiles	Remove Water Stained and Mold Growth Impacted Ceiling Tiles (Replace when Leak Located/Corrected), Retain Architect/Engineer to Inspect Roof	11/8/2018 - Removed 1 Ceiling Tile	--

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AOC-45	Gymnasium Corridor at Elevator	Water Stained and Black Mold Growth Impacted Ceiling Tiles	Water Stained Ceiling Tiles Observed, Materials "Dry" When Moisture Metered, Black Mold Growth Observed on Ceiling Tiles	Remove Water Stained and Mold Growth Impacted Ceiling Tiles (Replace when Leak Located/Corrected), Retain Architect/Engineer to Inspect Roof	11/8/2018 - Removed 2 Ceiling Tiles	--

LEGEND

SURVEY PERFORMED BY: Kevin McCarthy

DATE: November 5, 2018 (Initial Assessment and November 8, 2018 (Post-Removal)

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