

Indoor Environmental Quality Assessment – February 13, 2018 Lincoln Middle School

EXECUTIVE SUMMARY

An Indoor Environmental Quality (IEQ) assessment was conducted on February 13, 2018 at Lincoln Middle School in Mount Prospect, Illinois. The assessment consisted of field observations, environmental measurements for IEQ parameters, and collection of air samples for mold evaluation. The objective was to perform a routine assessment at Lincoln Middle School including evaluating the status of recommendations from past reports. The findings are summarized below, more detailed findings and recommendations are included in the Results, Conclusions and Recommendations sections of this report. Summary tables listing the air sampling results, laboratory reports and photographs are included in the appendices.

Visual Inspection

- In general, the areas throughout the school were clean and free of abnormal dust accumulation on horizontal surfaces.
- There was visual evidence of moisture infiltration throughout the school, most conditions appeared minor but could worsen over time if not addressed. The building would benefit from a detailed inspection of potential moisture sources to help prioritize repair.
- The visual inspection identified minor water staining on ceiling tiles in a few locations of the school, including Rooms 301, 302, 304, 507, 509, the Storage Room adjacent to the West Gym, the Boy's Restroom adjacent to Room 405, and the entrance vestibule adjacent to Room 507. More significant water stained ceiling tiles were observed in Rooms 103, the Stairwell adjacent to the West Gym, the Boy's Restroom adjacent to Room 203, and the basement Boiler Room.
- Water staining under sinks from what appears to be leaking pipes was observed in the Girl's Locker Room and Room 103.
- Water staining was observed on exterior brickwork of the north wall off the parking area below a second floor condensate drain.
- Efflorescence and water damage was observed on the Cafeteria wall adjacent to the Garage.
- Suspect visual mold growth was noted on pipe insulation in the Garage and Storage Rooms adjacent to the Cafeteria (approximately 50 linear feet). Suspect mold growth was also observed on one pipe fitting in each Boiler Room. Insulation in the boiler room had previously been remediated and mold growth is recurring. This is a symptom of high relative humidity in these areas.
- Visual inspection of the air handling units (AHUs) identified that the filters had been recently changed. Some of the units were found to have dust accumulation on internal components including the intake chambers, louvers, linkage, and coils. AHU#6 had a ladder stored inside the ductwork (noted in the previous report in 2013) and a pile of construction debris was observed in the air intake of AHU#7. The condition of other units is detailed in the section 2.4 below. Inspection of the univents found the internal components to generally be clean and well maintained. Past practice has been for an outside contractor to clean these units during the summer.

Dust build up was observed on the air supply vents in the LRC and adjacent corridor. Water staining was observed on exterior brickwork below a 2nd floor condensate drain on the north side of the west end of the building. The current drainage system is discoloring and deteriorating the brick below the drain (previous note in the 2013 assessment).