ACER ASSOCIATES, LLC

February 28, 2022

Chester Upland School District
232 W. 9th Street
Chester, PA 19013

RE: Limited Mold Inspection & Sampling

Location: Chester Upland School of Arts
501 W. 9th Street, Chester, PA 19013
Project #: 20220012

Acer Associates, LLC (ACER) was retained to perform a limited mold inspection and sampling at the above referenced location. The inspection was conducted on January 31, 2022, by Mr. Chuck Wilkins and Mr. Scott Horn, a Certified Microbial Consultant.

VISUAL INSPECTION:

On January 31, 2022, ACER conducted a limited visual inspection of the basement, 1st, 2nd, and 3rd floors. Suspected mold growth was observed in various locations on the following materials:

- Plaster and drywall walls, 12"x12" tiles in Room 009 and 009A.
- Ceiling tiles in the hallway outside the Main Office, Music Room, Room 105, and 209.
- Drywall walls in Room 105.
- Fiberglass pipe insulation located inside classroom unit ventilators in Room 105, 107, 111, 208, 301, and 307.
- Fiberglass pipe insulation located above ceiling in Room 209.
- Wood window framing behind damaged plaster in Room 105 and 209.
- Water damaged windowsills with suspected growth on underside.

During the inspection, water damage was evident on ceiling tiles, windowsills, and plaster walls in classrooms and the hallways throughout. ACER's inspection of classroom unit ventilators was limited to units which were already open.

Sampling:

ACER collected three (3) tape samples of a drywall wall, fiberglass insulation located inside a classroom unit ventilator, and a wood windowsill during the investigation. The purpose of the sampling was to

confirm the presence and type of mold spores. The samples were analyzed for Total Fungal Spore Count, via direct microscopic examination (Method #P003). The samples were transported directly from the site to Prestige EnviroMicrobiology, Inc., located at 242 Terrace Boulevard, Suite B-1 in Voorhees, New Jersey. Prestige is accredited by the American Industrial Hygiene Association (AIHA) for Environmental Microbiology analysis. Table 1 summarizes the analytical results. Copies of the chain of custody forms and Certificates of Analysis for the samples have been provided as Attachment B.

Table 1 – Swab/Tape Lift Material Laboratory Results

Sample ID/ Location/ Substrate	Sample Dimension	Fungal ID	Fungal Structures Observed	Fungal Density	Notes
220203-05-016 T-01 Room 009A - Wall	3/4" x 2 1/2"	*Aspergillus* *Oidiodendron*	spores, conidiophores, hyphae spores, conidiophores, hyphae	1 3	Fungal growth, some fungal structures in fragments; mites and their fecal matter
220203-05-017 T-02 Rm 111 – FG Insulation Inside CUV	3/4" x 2 1/2"	*Cladosporium* *Stachybotrys*	spores, conidiophores, hyphae spores, conidiophores, hyphae	<1 1	Fungal growth, most fungal structures in fragments; mites and their fecal matter observed.
220203-05-018 T-03 Rm 111 – Windowsill	3/4" x 2 1/2"	ND	No fungal growth structures observed	NA	Mostly dust and debris, no signs of fungal growth or contamination.

Note: Fungal density rating 1-5 (1 being the lowest and 5 the highest) indicates density of fungal growth structures observed. No fungal density is provided for loose spores, hyphal fragments and other structures. (<1) is used to indicate a light fungal density. NA = not applicable, ND = not detected.

RECOMMENDATIONS:

ACER's inspection and tape lift sampling confirmed mold growth to be present on the drywall walls and floor tiles located in Rooms 009A and 009. The plaster walls that remain in the rooms show significant signs of water damage. According to Brian Pyatt from the Chester Schools Facility Department, the exterior walls of the structure area allowing water into this area and the leak is a persistent problem.

1. The building exterior located outside of Rooms 009 and 009A should be evaluated for water intrusion issues and should be corrected accordingly.
2. The floor tile and drywall and plaster walls in Rooms 009A and 009should be removed. All exposed surfaces should be cleaned and disinfected properly to prevent further mold growth.
3. The wall cavity should be inspected by ACER while opened to further investigate the cause of the of the water intrusion and to verify all mold has been remediated.

A potential roof leak was observed in the area above the ceiling tiles near the main office that exhibited mold growth. The roof should be inspected to identify the cause of the water damage. Once the roof is repaired the area located above the ceiling should be cleaned with a biocide and the ceiling tiles be replaced.

Visible mold growth was observed on fiberglass piping located inside the classroom unit ventilators (CUV). ACER's inspection and tape lift sampling confirmed mold growth to be present on the fiberglass piping located in Room 105, 111, 107, 208, 301, and 307. Additionally, ceiling tiles located in rooms below the unit ventilators (Music Room, and Rooms 105 and 209) showed visible mold growth and water damage. Significant damage to the plaster located above ceiling tiles was observed in the rooms located below these units. Mold growth was observed on the drywall in Room 105. Since ACER observed staining on ceiling tiles which corresponded with the locations of CUVs from floor directly above, ACER recommends the following:

1. Classroom Unit Ventilators (CUVs) should be evaluated and serviced to reduce humidity levels to <60%. This evaluation should be completed during cooling season to investigate areas for condensation and excessive humidity.
2. CUV covers and interior components should be cleaned with a biocide. Fiberglass pipe insulation should be removed and replaced.
3. Impacted drywall and plaster behind/adjacent to the CUV should be removed in order to prevent microbial growth. Fiberglass pipe insulation, wood framing, any other exposed surfaces should be cleaned and disinfected properly to prevent further mold growth.
4. The wall cavity should be inspected by ACER while opened to further investigate the cause of the of the water intrusion and to verify all mold has been remediated.
5. The affected ceiling tiles in the areas should be removed and the source of the moisture be determined and repaired prior to replacing ceiling tiles. Due to the potential for the ceiling tiles to contain asbestos, ACER recommends the ceiling tiles be sampled prior to any work.

In areas around the windows, mold growth, rot, and water damage was observed on the wood windowsills. The water damaged and rotten windowsills should be removed, and the exposed area inspected for additional mold growth and cleaned with a biocide. New wood windowsills should be installed once an inspection is completed.

ACER's inspection of classroom unit ventilators was limited to units which were already open. Every unit throughout the building should be inspected for the issues identified above and addressed accordingly.

All remediation activities should be conducted by a qualified mold contractor with properly trained personnel using accepted industry standard procedures for mold remediation. ACER recommends post remediation verification inspection and sampling be conducted to ensure the remediation has been satisfactorily completed.

During the inspection, water damage was evident on additional ceiling tiles, windowsills, and plaster walls in classrooms and the hallways throughout. No mold growth was observed during the inspection, however, the potential exists for future mold growth if the water intrusion issue continues

in these areas. These areas should be monitored to ensure the water intrusion is no longer active or persistent.

Should you have questions or require clarification, please call us at (856) 809-1202.

Sincerely,
Acer Associates, LLC

Prepared By:

J. Chuck Wilkins
Environmental Scientist

Reviewed By:

J. Scott Horn, PG, CHMM, CMC
President

Attachments:

A. Photographs
B. Tape Sample/Swab Sample Analytical

Attachment A

Photographs

1012 Industrial Drive, West Berlin, New Jersey 08091
Tel. (856) 809-1202 Fax. (856) 809-1203

Photograph 1: Significant water intrusion on Plaster walls in Room 009.

Photograph 2: Drywall walls and 12x12 floor tile located in Room 009A.

Photograph 3: Ceiling tile in hallways near Main Office.

Photograph 4: Potential leaking point above ceiling tiles near main office.

Photograph 5: Typical windowsill damage in Room 105.

Photograph 6: Drywall located in Room 105.

Photograph 7: Damaged plaster and exposed wood window framing in Room 105.

Photograph 8: Fiberglass insulation located inside classroom unit ventilator in Room 105.

Photograph 9: Damaged plaster, fiberglass pipe insulation and exposed wood window framing in Room 209

Photograph 10: Ceiling tile in Room 209.

Attachment B

Tape/Swab Sample Analytical

1012 Industrial Drive, West Berlin, New Jersey 08091
Tel. (856) 809-1202 Fax. (856) 809-1203

Prestige EnviroMicrobiology, Inc.

Analytical Test Report

Client: ACER Associates, LLC., 1012 Industrial Drive, West Berlin, NJ 08091

Client Project/Name: 20220012/Chester Upland School of Arts

Sample date: 1-31-2022

Submittal date: 2-3-2022

Samples submitted by: Chuck Wilkins

Date analysis completed: February 3, 2022

Prestige Report number: 220203-05

Microscopic Method (P003): Analysis of Tape-Lift Samples for Fungi by Optical Microscopy

Prestige # Client sample ID Location	Sample dimension	Fungal ID	Fungal structures observed	Fungal density	Notes
220203-05-016 T-01 Room 009A - Wall	3/4" x 2 1/2"	*Aspergillus* *Oidiodendron*	spores, conidiophores, hyphae spores, conidiophores, hyphae	1 3	Fungal growth, some fungal structures in fragments; mites and their fecal matter observed.
220203-05-017 T-02 Rm 111 – FG Insulation Inside CUV	3/4" x 2 1/2"	*Cladosporium* *Stachybotrys*	spores, conidiophores, hyphae spores, conidiophores, hyphae	<1 1	Fungal growth, most fungal structures in fragments; mites and their fecal matter observed.
220203-05-018 T-03 Rm 111 – Windowsill	3/4" x 2 1/2"	ND	No fungal growth structures observed	NA	Mostly dust and debris, no signs of fungal growth or contamination.

Report approved: Theresa Lehman

Theresa Lehman, MPH, Lab Director

Technical Manager:

Chin S Yang, Ph.D.

Analyst: Ching-Yi Tsai, Ph.D.

1. The samples in this report were received in good, acceptable conditions. Prestige EnviroMicrobiology has not performed sample collection for the sample items listed in this report. Results relate only to the items tested.
2. Fungal density rating 1-5 (1 being the lowest and 5 the highest) indicates density of fungal growth structures observed. No fungal density is provided for loose spores, hyphal fragments and other structures. (<1) is used to indicate a light fungal density. NA = not applicable, ND = not detected.
3. Growth coverage, if provided, is based on estimation of the entire bulk sample surface on all sides.
4. Fungal contamination is noted when an analyst, at times during sample analysis, can differentiate the unusual compositions (types or numbers) of fungal spores or structures from background fungal compositions.5. For more information on the results and their interpretation, please visit our website www.prestige-em.com.

Prestige EnviroMicrobiology, Inc. Tel: 856-767-8300 Fax: 856-767-8305
242 Terrace Boulevard, Suite B-1, Voorhees, New Jersey 08043

Prestige Proj.#: 220203-05

Chain-of-Custody and Analysis Request Form

Client Name: ACER Associates LLC
Address: 1012 Industrial Drive
West Berlin, NJ 08091
Tel: (856) 809-1202
Fax: (856) 809-1203
Email: scotthorn@acerassociates.com
ACER Proj#: 2022 0012
Project Name: Chester Upland School of Arts
Date Sampled: 1/31/22

Sample ID	Location or source	Sample type	Air vol (L)/ Area (inch^2)	Water: potable or non-potable	Analysis requests code or description	Turnaround time	Notes or special instructions
T-01	Rm 009A - wall	Tape			P003	24hr	
T-02	Rm 111 - FG insulation inside CUV	Tape			P003	24hr	
T-03	Rm 111 - windowsill	Tape			P003	24hr	

Contact name: Chuck Wilkins@acerassociates.com
Submitted by: (print) Chuck Wilkins
Submitted by: (sign)
Date submitted: ~~1-31-22~~ 2/3/2022 MT 2/3/2022

Received by: (sign & print) Chingyi Tsai Chi Y. Tsai
Date & time received: 2/3/2022 9:05 am
Delivered by: Fedex, UPS, USPO, In Person

(For lab use only) Processed by:
Sample Type:
Date: