



February 28, 2022

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

**RE: Limited Mold Inspection & Sampling**

Location: Main Street School  
704 Main Street, Brookhaven, PA 19015  
Project #: 20220013

Acer Associates, LLC (ACER) was retained to perform a limited mold inspection and sampling at the above referenced location. The inspection was conducted on February 2, 2022, by Mr. Chuck Wilkins and Mr. Scott Horn, a Certified Microbial Consultant.

**VISUAL INSPECTION:**

On February 2, 2022, ACER conducted a limited visual inspection of the basement and 1<sup>st</sup> floors. Suspected mold growth was observed in various locations on the following materials:

- Staining and damaged/replaced ceiling tiles were observed in the 1<sup>st</sup> floor hallways, Main Office Suite, entryway vestibules, and Rooms 2, 9, 10, 16, 17, 18, 20, and 21.
- Wood window spacers associated with window AC unit in Room 14.
- Wood sink cabinet in Room 9.
- Wood decking and framing above water stained 1'x1' ceiling tiles throughout.

During the inspection, water damage was evident on ceiling tiles, plaster window frames, and plaster walls in classrooms throughout.

**Sampling:**

The 1 foot by 1 foot ceiling tiles located throughout the school were suspended with a spline system that could not be assessed without damaging the ceiling tiles. Therefore, ACER was unable to access the wood joists and framing to collect tape samples.



**RECOMMENDATIONS:**

ACER's inspection confirmed mold growth to be present on the wood surfaces beneath the classroom sink in Room 9. Additional sinks were inaccessible and the potential exists for mold growth to be present below these sinks. ACER recommends the sink cabinets be replaced and if the plumbing associated with the sinks is to remain in place, that the valves and drain lines be repaired and checked for leaks prior to completion of installation. The areas under the sink cabinets should be cleaned and disinfected properly to prevent further mold growth.

The wood window spacer associated with the window AC unit in Room 14 should be removed and replaced. The areas around the spacer should be cleaned and disinfected properly to prevent further mold growth.

The 1 foot by 1 foot ceiling tiles located throughout the school were suspended with a spline system that could not be fully assessed without damaging the ceiling tiles. ACER was able to confirm visible mold growth was present on the wood joists in areas missing single ceiling tiles. Due to the extent of water damage throughout the school, ACER recommends a limited number of ceiling tiles be removed in rooms where evidence of water leaks exist. This will allow for a complete visual inspection to determine the extent of mold growth on the wood decking and framing above. Due to the potential for the ceiling tiles to contain asbestos, ACER recommends the ceiling tiles be sampled prior to any work. Once the leaks are repaired, the wood joists and framing should be cleaned and disinfected properly to prevent further mold growth.

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 ceiling tiles 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



**Attachment A**

**Photographs**



Photograph 1: Ceiling Tiles in Room 10.



Photograph 2: Ceiling Tiles in Room 17.



Photograph 3: Ceiling Tiles in Room 9.



Photograph 4: Wood framing located above the ceiling.



Photograph 5: Wood shelving below classroom sink in Room 9.



Photograph 6: Wood window spacer with AC unit in Room 14.