



February 28, 2022

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

RE: Limited Mold Inspection & Sampling

Location: STEM at Showalter
1100 W. 10th Street, Chester, PA 19013
Project #: 20220014

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, 1st, and 2nd floors. Suspected mold growth was observed in various locations on the following materials:

- Ceiling tiles in the Room 114.
- Air Handler, cardboard boxes, and wooden wall mount located in boiler room.

During the inspection, water damage was evident on ceiling tiles in classrooms and the hallways throughout.

Sampling:

Tape samples were not deemed necessary and were not collected.

RECOMMENDATIONS:

ACER's inspection confirmed mold growth to be present on the air handler unit, cardboard boxes, and wooden wall mount located in the boiler room. The cardboard boxes should be emptied and disposed of. The air handler, wooden wall mount and the contents of the cardboard box should be cleaned and disinfected properly to prevent further mold growth.

ACER's inspection confirmed staining to be present on the ceiling tiles located in Room 114. According to the teacher in Room 114, squirrels live in the ceiling and the majority of staining was caused by squirrel urine.



- I. The affected ceiling tiles in the area should be removed and the source of the moisture be determined and repaired prior to replacing ceiling tiles. If it is determined that squirrels are present above the ceiling tiles, a qualified contractor should be hired to handle the issue. Due to the potential for the ceiling tiles to contain asbestos, ACER recommends the ceiling tiles be sampled prior to any work.

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 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 114.



Photograph 2: Ceiling tiles in Room 114.



Photograph 3: Examples of stained ceiling tiles observed throughout.



Photograph 4: Examples of stained ceiling tiles observed throughout.



Photograph 5: Wood wall mount with visible mold growth.



Photograph 6: Air handler unit with visible mold growth.



Photograph 7: Carboard box with visible mold growth.