



February 28, 2022

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

RE: Limited Mold Inspection & Sampling

Location: Stetser Elementary School
808 E. 17th Street, Chester, PA 19013
Project #: 20220010

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 and 1st floor of the building. Suspected mold growth was observed in various locations on the following materials:

- Wooden windowsill in Room 114;
- Wooden shelving located above classroom sinks and wooden cabinets and associated shelving below sinks in Rooms 101, 102, 103, 105, 106, 107, 108, 109, 110, 111, 112, 113, and 114; and
- Wooden cubby located in the hallway near the administrative office.

Sampling:

ACER collected four (4) tape samples of wood surfaces below classroom sinks and on top of hallway cubbies 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 I 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 I – Swab/Tape Lift Material Laboratory Results

Sample ID/ Location/ Substrate	Sample Dimension	Fungal ID	Fungal Structures Observed	Fungal Density	Notes
220203-04-012 T-01 Room 101 – Under Sink	3/4" x 2"	<i>Chaetomium</i>	ascospores, ascomata, hyphae	5	Fungal growth, most fungal structures in fragments.
220203-04-013 T-02 Rm 107 – Under Sink	3/4" x 2 1/2"	<i>Chaetomium</i>	ascospores, ascomata, hyphae	<1	Light fungal growth, some fungal structures in fragments.
220203-04-014 T-03 Hall Outside Office – Cubby Top	3/4" x 2 1/2"	ND	No fungal growth structures observed	NA	Mostly dust and debris, no signs of fungal growth or contamination.
220203-04-015 T-04 Room 112 – Under Sink	3/4" x 2"	<i>Aspergillus</i> <i>Chaetomium</i>	spores, conidiophores, hyphae ascospores, ascomata, hyphae	1 3	Fungal growth.

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 wood surfaces beneath the classroom sinks in Rooms 101, 102, 103, 105, 106, 107, 108, 109, 110, 111, 112, 113, and 114. In addition, ACER observed visible mold growth on the shelving located above the classroom sinks and a wooden windowsill located in Room 114. ACER recommends the sink cabinets and associated shelving 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 mold growth observed on the wooden windowsill located in Room 114 was likely related to bad seals on the windows. ACER recommends the window caulking be removed around the sill area and the area be cleaned and disinfected properly to prevent further mold growth. The window should then be resealed and monitored to ensure no further water intrusion is observed. 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 a ceiling tile in Room 115. 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



Photograph 1: Wood shelving below classroom sink in Room 101.



Photograph 2: Wood shelving below classroom sink in Room 114.



Photograph 3: Wood shelving above classroom sink in Room 103.



Photograph 4: Wooden windowsill in Classroom 114.



Photograph 5: Example of water damage on ceiling tiles in classrooms.



Photograph 6: Evidence of water damage on top of cubbies in the hallways.



Attachment B

Tape/Swab Sample Analytical

Prestige EnviroMicrobiology, Inc.



Analytical Test Report

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

Client Project/Name: 20220010/Stetser Elementary

Sample date: 1-31-2022

Submittal date: 2-3-2022

Samples submitted by: Chuck Wilkins

Date analysis completed: February 4, 2022

Prestige Report number: 220203-04

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
220203-04-012 T-01 Room 101 – Under Sink	3/4" x 2"	<i>Chaetomium</i>	ascospores, ascomata, hyphae	5	Fungal growth, most fungal structures in fragments.
220203-04-013 T-02 Rm 107 – Under Sink	3/4" x 2 1/2"	<i>Chaetomium</i>	ascospores, ascomata, hyphae	<1	Light fungal growth, some fungal structures in fragments.
220203-04-014 T-03 Hall Outside Office – Cubby Top	3/4" x 2 1/2"	ND	No fungal growth structures observed	NA	Mostly dust and debris, no signs of fungal growth or contamination.
220203-04-015 T-04 Room 112 – Under Sink	3/4" x 2"	<i>Aspergillus</i> <i>Chaetomium</i>	spores, conidiophores, hyphae ascospores, ascomata, hyphae	1 3	Fungal growth.

Report approved: Theresa Lehman
Theresa Lehman, MPH, Lab Director

Technical Manager: Chin S Yang
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 #: 220203-04

Chain-of-Custody and Analysis Request Form

Client Name: ACER Associates LLC Tel: (856) 809-1202 ACER Proj#: 20220010
 Address: 1012 Industrial Drive Fax: (856) 809-1203 Project Name: STETSEN Elementary
West Berlin, NJ 08091 Email: scotthorn@acerassociates.com Date Sampled: 1/21/22

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	Room 101-under sink	Tape	/	/	P003	24hr	
T-02	Room 107 - under sink	Tape	/	/	P003	24hr	
T-03	Hall outside office - cubby	Tape	/	/	P003	24hr	
T-04	Room 112 - under sink	Tape	/	/	P003	24hr	

Contact name: Chuck Wilkins Submitted by: (print) Chuck Wilkins Date submitted: 2/3/2022, WFT
 Received by: (sign & print) Chang-Tsai Chyi Submitted by: (sign) [Signature]
 (For lab use only) Processed by: _____ Date: _____
 Date & time received: 2/3/2022 Sample Type: _____
 Delivered by: Fedex, UPS, USPS, In Person [Signature]