



Windjammer Environmental LLC
6710 Oxon Hill Road
Suite 210
Oxon Hill, MD 20745
(888) 270-8387
info@wjenviro.com

May 24, 2019

Alex Baylor
Environmental Specialist
PGCPS Environmental Safety Office
13306 Old Marlboro Pike
Upper Marlboro, MD 20772
Alex.baylor@pgcps.org

Re: IAQ and Mold Assessment Report
Prince George's County Public Schools
Forest Heights Elementary School

Dear Mr. Baylor,

Windjammer Environmental LLC (Windjammer) was contracted to conduct a visual assessment, measure indoor air quality (IAQ) parameters and sample for mold in a limited number of areas at the Forest Heights Elementary School located at 200 Talbert Drive, Oxon Hill, MD 20745. This assessment is intended to check on effectiveness of operations activities that are focused on preventing conditions that can lead to the development of an environment which is historically associated with an increase in reports of poor IAQ. This assessment was conducted by Certified Industrial Hygienist (CIH) Katherine Dietrich on May 16, 2019.

This assessment included:

- Measurement of temperature, relative humidity, carbon dioxide (CO₂) and carbon monoxide (CO)
- Collection of nonviable airborne mold samples; and
- Visual assessment of select areas.

Methods

A TSI IAQ-Calc Model 7545 was used to measure temperature, relative humidity, carbon dioxide (CO₂) and carbon monoxide (CO).

Air samples for non-viable airborne fungi were collected on Air-O-Cell cassettes using a Zefon Bio-Pump Plus portable sampler calibrated to collect 15 liters of air per minute (lpm). The sampling period for the all samples was five minutes.

Direct read instrumentation used were calibrated in accordance with the manufacturer's specifications prior to the start of this assessment.

All samples collected were hand delivered to and analyzed by AMA of Lanham, MD. AMA is accredited by the American Industrial Hygiene Association (AIHA) for microbial analysis and participates in the Environmental Microbiology Laboratory Accreditation Program (EMLAP).

Guidance

The Occupational Safety and Health Administration's (OSHA) Permissible Exposure Limits (PELs) are the only enforceable regulatory standards for indoor air quality. However, other organizations such as the American Society of Heating Refrigeration and Air Conditioning Engineers (ASHRAE) and the Environmental Protection Agency (EPA) have developed widely accepted consensus standards that can be used to assess the suitability of indoor air quality.

ASHRAE Standards

62.1-2013 and 55-2013 are consensus standards that outline acceptable practices for the design of ventilation systems in commercial and residential structures. Both documents were developed "to specify minimum ventilation rates and indoor air quality that will be acceptable to human occupants and are intended to minimize the potential for adverse health effects." The standards also consider chemical, physical, and biological contaminants and other factors that impact indoor air quality and affect occupant health and comfort.

ASHRAE 55-2013 recommends temperature and relative humidity ranges that are considered suitable for indoor air quality. Recommended ranges are as follows:

- Temperature be maintained between 67 and 82 degrees Fahrenheit (°F)
- Relative humidity to be maintained below 65%

Carbon Dioxide

CO₂ is widely used as a surrogate gas in the assessment of indoor air quality. It is a byproduct of respiration and can be used to determine the effectiveness and/or management of building ventilation systems. Based on ASHRAE recommendations, indoor CO₂ concentrations that are below 1000 parts per million (ppm) or have a differential of less than 700 ppm compared to outside concentrations are considered to be suitable.

For example, if outside CO₂ concentrations are measured at 380 ppm, then indoor CO₂ concentrations measured up to 1080 ppm would be considered suitable.

Carbon Monoxide

OSHA has established a PEL for CO of 35 ppm over a time weighted average (TWA) of 8 hours and a ceiling CO exposure limit of 200 ppm in a five-minute period. ASHARE has adopted the EPA National Ambient Air Quality Standard (NAAQS) for CO of 9 ppm when evaluating indoor air quality. In nonindustrial settings, the NAAQS standard is commonly used to assess the suitability of IAQ.

Nonviable Airborne Fungi (Mold)

There are no set regulatory limits established for acceptable airborne fungi levels. However, indoor levels within schools and offices are generally lower than outdoor levels. The distribution of airborne species of fungi found in indoor air is expected to be similar in proportion to outside distributions. The type and concentrations of the airborne microorganisms can be used to determine if there is a potential hazard to occupants which requires action.

Findings

Indoor Air Quality

Indoor air quality measurements collected were satisfactory with respect to temperature, relative humidity, carbon dioxide (CO₂), and carbon monoxide (CO). Recorded indoor air quality results are summarized in the following Table.

Table 1				
Indoor Air Quality Measurement Summary				
(Measurements Recorded on May 16, 2019)				
Measurement Location	Temperature (°F)	Relative Humidity (%)	CO₂ (ppm)	CO (ppm)
Cafetorium*	74.0	51.0	520	0.0
Classroom 102*	74.0	54.6	1365	0.0
Classroom 107*	73.2	55.3	1154	0.0
Classroom 208*	72.2	56.9	1372	0.0
Room 207, Computer*	74.6	55.0	1175	0.0
Lobby	73.4	54.8	958	0.0
Outdoors*	78.7	44.9	477	0.0

ppm – parts per million

* - spore-trap sample

Non-viable Airborne Fungi Sampling

Except for the sample from Classroom 107, measured total indoor airborne fungi concentrations were determined have a normal ecology and with indoor airborne fungi concentrations lower than measured total outdoor fungi concentrations. The concentration of a fungi associated with water intrusion was higher than expected in Classroom 107. A complete laboratory analysis report is available for viewing in Attachment A.

Visual Assessment

A walk-through of the hallways and a limited number of classrooms and public areas was carried out. No bathrooms, staff offices, mechanical rooms, kitchen areas or storage areas were visited. The school was in session at the time of the inspection.

The school was free of evidence of current water intrusion or any unexpected odors with the exception of Classroom 107. Except as noted, floors, walls and ceiling tiles observed were in acceptable condition.

The following areas for further investigation or improvement were noted:

- Classroom 107 – When this room was visited there was an odor of air fresheners and cut grass (they were cutting the lawn outside). Window was open. Staff reported that the air fresheners were placed because of an unpleasant odor in the room. One moisture damaged, sagging ceiling tile was observed. Debris was also observed on grille of unit ventilator.
- Classroom 102 – staining and debris observed on floor. Debris was also observed on grille of unit ventilator.
- Room 102, Computer – Cheese cloth has been placed on top of unit ventilator as a filter by staff. It was reported, the unit ventilator was not working for 4 days and a service ticket had been entered. Water damaged wood observed under sink.
- Room 208 - Debris on grille of unit ventilator. Water damaged wood under sink. Stains on tile floor.
- Cafetorium – One ceiling tile was missing about 25% and another was sagging and not fully supported by the ceiling grid.

Conclusions & Recommendations

With the exception of Classroom 107, indoor air quality spore trap measurements collected in all areas assessed were less than the levels measured outside the building and with the same predominate spore types found. This is an indication that the spores sampled in the rooms assessed are more likely to be originating in the outdoor environment rather than an interior source - reducing the chance of undetected overgrowth or colonization in the building. While there are no standards for airborne levels of mold, this approach of comparing indoor to outdoor, and looking at the species found, is one tool identified by organizations such as the American Industrial Hygiene Association when identifying assessment methods and improvement measurement in indoor air quality.

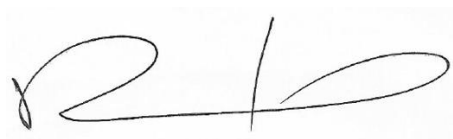
Please note the following considerations for improvement:

- Identify the reason for the elevated spore count and reported odor in Classroom 107 and fix. Resample if the odor returns.
- Clean dirt and debris from unit ventilator grilles. Replace or install filters. Keep floors clean so that the debris is not drawn into the unit. Do not store items so the diffuser is blocked or material falls into the grille.

At this time, no other recommendations are provided.

Windjammer appreciates the opportunity to provide this indoor air quality assessment. If you have any questions or comments, please feel free to contact us at (888) 270 - 8387.

Best regards,

A black ink handwritten signature, appearing to be 'D Hammond Sr', with a large loop at the end.

Damien Hammond Sr, MS, CSP, CIH
President

A blue ink handwritten signature, appearing to be 'K Dietrich', with a long horizontal line extending to the right.

Katherine (Kay) Dietrich, CIH, CSP
Certified Industrial Hygienist

Attachment A: Microbial Laboratory Report (Air)

Attachment A

CERTIFICATE OF ANALYSIS

ASTM D7391-09 Spore Trap Analysis Report

Chain of Custody: 311336
Client: Windjammer Environmental
Address: 6710 Oxon Hill Road
 Suite 210
 National Harbor, MD 20745
Attention: Kay Dietrich

Job Name: PGCPs IAQ
Job Location: Forest Heights Elementary School
Job Number: Not Provided
P.O. Number: Not Provided

Date Submitted: 05/16/2019
Person Submitting: Kay Dietrich
Date Analyzed: 05/23/2019
Report Date: 05/23/2019

General Comments, Disclaimers, and Footnotes

Analytical Method: Sample are analyzed following the instructions and guidelines outlined in ASTM 7391-09.

Sample Condition: Acceptable: The sample was collected and delivered to the our location without disturbing the material on the sampling media.
 Unacceptable: 1. The sample trace (TR) has been disturbed. 2. The sample was damaged or otherwise unsuitable for analysis.
 0 = No particulate matter detected; 1 = >nd-~5% Particulate Loading; 2 = ~5%-25% Particulate Loading; 3 = ~25%- 75% Particulate Loading; 4 = ~75%-90% Particulate Loading; 5 = >90% Particulate Loading

Spore Notes: Based on their small size and very few distinguishing characteristics, Aspergillus and Penicillium cannot be differentiated by non-viable sampling methods. There are other types of spores whose morphology is similar to Aspergillus and Penicillium and cannot be differentiated by non-viable sampling methods. Examples of these similar spores are Acremonium, Paecilomyces, Wallemia, Trichoderma, Scopulariopsis, and Gliocladium.
 Smuts, Periconia and Myxomycetes are three different types of genera that have similar morphological characteristics.
 Bipolaris/Dreschlera/Helm: Bipolaris / Dreschlera / Helminthosporium are three different types of genera that have smiliar morphological characteristics.
 Other Colorless represents all colorless spores that are non-distinctive and unidentifiable.
 *Hyphal Fragments: A portion of the mycelium that becomes separated from the remainder of the thallus (vegetative body), each of which has the capacity to grow and form new individuals. Results for hyphal fragments are in fragments/m3 and are not incorporated in the total spore concentration.
 The droplet symbol (💧) refers to water-intrusion indicator spores. These fungal spores, when found on indoor air samples, can be an indication of moisture sources and resultant fungal growth that may be problematic.

Quantification: Analytical Sensitivity (A.S.): This is dependent on the volume of air collected, size of the trace, ocular diameter, and the amount of the trace that was analyzed.
 The value of "Present" indicated in the Raw Count column represents the presence of this spore type during the preliminary exam at 400x. The Raw Count converts to a whole number if the spore type is encountered again during the 600x-1,000x enumeration. The sp/m3 concentration will be reported as less than the analytical sensitivity if "Present" is reported in the Raw Count.
 Results are reported to 3 significant figures. sp/m3: Spores per cubic meter.
 Uncertainty: for raw count in the range of 0-50 the SR is 0.375, 51-100 SR=0.333, 101-200 SR=0.257, >200 SR=0.245
 All results are to be considered preliminary and subject to change unless signed by the Technical Director or Deputy.
Analyst(s): Tristan Ward



Technical Director Tristan Ward

This report applies only to the sample, or samples, investigated and is not necessarily indicative of the quality or condition of apparently identical or similar products. As a mutual protection to clients, the public, and these Laboratories, this report is submitted and accepted for the exclusive use of the client to whom it is addressed and upon the condition that it is not to be used, in whole or in part, in any advertising or publicity matter without prior written authorization from us. Sample types, locations, and collection protocols are based upon the information provided by the persons submitting them and, unless collected by personnel of these Laboratories, we expressly disclaim any knowledge and liability for the accuracy and completeness of this information. Residual sample material will be discarded in accordance with the appropriate regulatory guidelines, unless otherwise requested by the client.

MOLD SPORE DESCRIPTIONS

Alternaria

Alternaria is ubiquitous in the environment and are normal agents of decay and decomposition. The spores are airborne and common outdoors than indoors isolated from plants, soil, and food. Indoors, the spores are found in house dust, carpets, textiles, wallboard and window frames. The production of melanin-like pigment is one of its major identifying characteristics. The club-shaped spores (conidia) are single or in long chains. They can grow thick colonies with grayish-white surfaces at the beginning which later darken to greenish black or olive brown colors. Health Effects: Allergies are common, but serious infections are rare, except in people with compromised immune systems. Certain species of this genus are often prolific producers of a variety of toxic compounds whose effects on human health are not well known.

Ascospores

Ascospores are spores formed inside an ascus (asci-plural) or sac-like cell which is contained inside a fruiting body called an ascocarp or an ascoma (ascomata-plural). An ascus typically contains a definite number of ascospores, usually eight. Ascospores are unique in shape, size, and color as to the Genus/species they represent. These spores are specific to fungi classified as Ascomycetes. They are ubiquitous in nature. Many decay organic matter, others are plant or animal pathogens. They can grow indoors on damp materials. Release of ascospores are released by forcible ejection and dispersed by wind, water, animals and other agents. Health Effects: Depending on the Genera, Ascospores may be allergenic.

Basidiospores

Basidiospores are reproductive spores produced by a group of fungi called basidiomycetes. This group includes the mushrooms, shelf fungi and various other macrofungi. Basidiospores serve as the main air (wind) dispersal units for the fungi and their release is dependent upon moisture. The structure of the spore complex can develop in various manners resulting in different appearances. It is often found growing in soil, decaying plant debris, compost piles and fruit rot. Indoors, it can be found on water damaged building materials (chipboard /OSB, plywood, wallpaper, and glue) as well as on food items (dried foods, cheeses, fruits, herbs, spices, cereals). Health effects: Some basidiospores may produce toxins and can act as allergens. They have not been reported to be pathogens.

Cladosporium

Cladosporium is the most common indoor and outdoor mold. The spores are wind dispersed and are often extremely abundant in outdoor air. Many species are commonly found on living and dead plant material. Indoors, they may grow on surfaces with high moisture or high humidity levels such as damp window sills, poorly ventilated bathrooms and soiled refrigerators. It produces powdery or velvety olive-green to brown or black colonies. The conidia (spores) vary depending on the species and are formed in simple or branching chains with multi-attachment points. Health Effects: Cladosporium species are rarely pathogenic to humans, but have been reported to occasionally cause sinusitis and pulmonary infections as well as infections of the skin and toenails. The airborne spores are significant allergens, and in large amounts they may severely affect asthmatics and people with respiratory diseases.

Epicoccum

Epicoccum is a cosmopolitan fungus that is often found growing outside in soil, plant litter, decaying plants, and damaged plant tissue. Indoors, it can be found growing on a variety of building materials including paper and textiles. Colonies have a rapid growth rate with cottony texture, initially yellow or orange becoming brown to black in color. Conidiophores or fruiting bodies produce dense masses where conidia (spores) arise. Spores are round to pear-shaped, smooth to warty, brown to black in color and muriform (partitioned in both directions, like a soccer ball). Health Effects: This mold can act as a potential allergen. Some people may experience hay fever and or asthma. This mold has not been linked to any human or animal infection.

Hyphal Fragments

Hyphal Fragments are segments or pieces of hyphae or mycelium that may have broken off during sampling (air, tape, dust). The mycelium is the entire mass of hyphae that makes up the vegetative body of a fungus. The presence of hyphal fragments may indicate the presence of viable mold.

Nigrospora

Nigrospora is a ubiquitous, filamentous, dark colored fungus commonly isolated from soil, decaying plants, and seeds. Indoors, it is considered a laboratory contaminant. Colonies grow rapidly, initially white and woolly, later turning gray with black areas, and eventually turning black (both front and reverse). Its conidia are black, solitary, unicellular, slightly flattened horizontally, and have a thin equatorial germ slit. Health Effects: This mold may be a potential allergen. It is uncertain whether it is pathogenic to humans.

Penicillium/Aspergillus Like

Penicillium and Aspergillus are ubiquitous, filamentous fungi that are found in soil, decaying plant debris, compost piles, and in the air. Indoors, spores are commonly found in house dust, in water-damaged buildings (wallpaper, wallpaper glue, decaying fabrics, moist chipboards, and behind paint) as well as fruit and grains. They are the most common fungal genera, worldwide. Both produce chains of spores that are small, round to oval, colorless or slightly pigmented, and smooth to rough walled. These spores are indistinguishable between the two as well as other genera, such as Gliocladium, Trichoderma, Paecilomyces, and Scopulariopsis. They differ as to their conidiophores or fruiting bodies. While, Aspergillus spores are produced from phialides supported on conidia heads or swollen vesicles, Penicillium spores are produced on finger-like projections. Depending on species, typical colonies of Aspergillus are initially white and later turn to either shades of green, yellow, orange, brown or black. Texture is usually velvety to cottony. Typical colonies of Penicillium, other than Penicillium marneffeii (yeast-like at 37oC), grow rapidly, white in color at first, later becoming bluish green with white borders with velvety to powdery textures depending on species. Some species produce radial patterns. Health Effects: Both Aspergillus and Penicillium are potential allergens. Several species of Aspergillus (*A. flavus* and *A. parasiticus*) produce aflatoxins or naturally occurring mycotoxins that are toxic and carcinogenic. These are found in contaminated foodstuff and are hazardous to consumers. Penicillium has only one known species that is pathogenic to humans (*P. marneffeii*) that causes lethal systemic infection (Penicilliosis) in immunocompromised individuals.

Polythrincium

Polythrincium is commonly found on leaves and known to cause Black blotch or Sooty Blotch of clover plants. Its spores or conidia are singular, cuneiform (shaped like a wedge) or pyriform (pear-shaped or flask-like), uncolored to pale brown in color, and smooth to rough in texture. Colonies are in small bunches or scattered and olivaceous brown in color.

Smuts/Periconia/Myxomycetes

Smuts, Periconia, and Myxomycetes spores are grouped together due to their similar round, brown morphology. Smuts are outdoor parasitic plant pathogens. They rarely grow indoors but may grow on host plants if appropriate conditions are present. They are parasitic plant pathogens. They can be found on cereal crops, grasses, flowering plants, weed, and other fungi. They can cause allergies. Periconia are found in soils, dead herbaceous stems and leaf spots, and grasses. They have wind dispersed dry spores. Their spores are abundant in the air but it is not known if they are allergenic. Myxomycetes are found on decaying logs, stumps and dead leaves. They have wind-dispersed dry spores and wet motile (amoebic phase) spores. During favorable conditions they move about like amoebae. They form dry airborne spores when conditions are unfavorable. They are rarely found indoors. Health Effects: They may cause Type 1 allergies (hay fever, asthma). No human infections have been reported.

Unknown Fungi

"Unknown Fungi" are spores that cannot be identified under direct microscopic analysis. This includes partial spores. This category also includes spores that are hidden or hard to see during microscopic examination due to heavy presence of particulate.



AMA Analytical Services, Inc.

Focused on Results www.amalab.com
AIHA-LAP (#100470) NVLAP (#101143-0) NY ELAP (10920)
4475 Forbes Blvd. • Lanham, MD 20706
(301) 459-2640 • (800) 346-0961 • Fax (301) 459-2643

(Please Refer To This
Number For Inquires)

311336

CHAIN OF CUSTODY

Mailing/Billing Information:

1. Client Name: Windjammer Enviro
2. Address 1: 6710 Oxon Hill Rd Suite 210
3. Address 2: Nat'l Harbor MD
4. Address 3:
5. Phone #: 301-351-4213 Fax #:

Submittal Information:

1. Job Name: PGCPS
2. Job Location: Forest Heights Es
3. Job #: P.O. #:
4. Contact Person: Kay Dietrich Cell: 301-351-4213
5. Collected by: K. Dietrich Cell:

Reporting Info (Results provided as soon as technically feasible). If no TAT/Reporting info is provided, AMA will assign defaults of 5-Day and email/fax to contacts on file.

AFTER HOURS (must be pre-scheduled) <input type="checkbox"/> 4 Hours <input type="checkbox"/> Late Night <input type="checkbox"/> Immediate Date Due: _____ <input type="checkbox"/> 24 Hours Time Due: _____ Comments: _____		NORMAL BUSINESS HOURS <input type="checkbox"/> 4 Hours <input type="checkbox"/> 3 Day <input type="checkbox"/> Same Day <input type="checkbox"/> 5 Day + <u>5/23/19</u> <input type="checkbox"/> Next Day Date Due: _____ <input type="checkbox"/> 2 Day		REPORT TO: <input checked="" type="checkbox"/> Email: <u>dietrich@wjenviro.com</u> <input type="checkbox"/> Email 2: _____ <input type="checkbox"/> Verbal: _____	
--	--	---	--	---	--

Asbestos Analysis

*PCM Air - Please Indicate Filter Type: _____

- NIOSH 7400 (QTY)
- Fiberglass (QTY)

TEM Air* - Please Indicate Filter Type: _____

- AHRA (QTY)
- NIOSH 7402 (QTY)
- Other (specify _____) (QTY)

PLM Bulk

- EPA 600 - Visual Estimate (QTY) Pos Stop
- EPA Point Count (QTY)
- NY State Friable 198.1 (QTY)
- Grav. Reduction ELAP 198.6 (QTY)
- Other (specify _____) (QTY)

MISC

- Asbestos Soil PLM (Qual) PLM (Quan) PLM/TEM (Qual) PLM/TEM (Quan)
- *It is recommended that blank samples be submitted with all air and surface samples

TEM Bulk

- ELAP 198.4/Chatfield (QTY)
- NY State PLM/TEM (QTY)
- Residual Ash (QTY)
- Vermiculite

TEM Dust*

- Qual. (pres/abs) Vacuum/Dust (QTY)
- Quan. (s/area) Vacuum D5755-95 (QTY)
- Quan. (s/area) Dust D6480-99 (QTY)

TEM Water

- Qual. (pres/abs) (QTY)
- ELAP 198.2/EPA 100.2 (QTY)
- EPA 100.1 (QTY)

All samples received in good condition unless otherwise noted.
(TEM Water samples _____ °C)

If field data sheets are submitted, there is no need to complete bottom section.

Metals Analysis

- Pb Paint Chip (QTY)
- *Pb Dust Wipe (wipe type _____) (QTY)
- *Pb Air (QTY)
- Pb Soil/Solid (QTY)
- Pb TCLP (QTY)
- Drinking Water Pb (QTY) Cu (QTY) As (QTY)
- Waste Water Pb (QTY) Cu (QTY) As (QTY)
- Pb Furnace (Media _____) (QTY)

Fungal Analysis

- Collection Apparatus for Spore Traps/Air Samples: _____
- Collection Media _____
- *Spore-Trap 6 (QTY) Surface Vacuum Dust (QTY)
- *Surface Swab (QTY)
- *Surface Tape (QTY)
- Other (Specify _____) (QTY)

CLIENT ID #	SAMPLE INFORMATION SAMPLE LOCATION/ ID	DATE/ TIME	VOL (L)/ Wipe Area	ANALYSIS							MATRIX					COMMENTS / SPECIAL INSTRUCTIONS	
				TEM	PCM	PLM	LEAD	MOLD	AIR	BULK	DUST	WATER AND OTHER	SPORE TRAP	TAPE	SWAB		
190516-7	Cafeteria	5/16/19	75L														
190516-8	Rm 102																
190516-9	Rm 107																
190516-10	Rm 208																
190516-11	Rm 207																
190516-12	outdoor																

Relinquished by:	<u>Kay Dietrich</u>	Signature	<u>[Signature]</u>	Date	<u>5/16/19</u>	Time	<u>2:50</u>	Shipping Information	
Received by:	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>5/16/19</u>	<u>1500</u>			<input type="checkbox"/> UPS <input type="checkbox"/> FedEx <input type="checkbox"/> USPS	<input checked="" type="checkbox"/> In Person <input type="checkbox"/> Drop Box <input type="checkbox"/> Courier