



Windjammer Environmental LLC
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December 18, 2020

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
Rose Valley 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 Rose Valley Elementary School located at 9800 Jacqueline Drive, Fort Washington, MD. 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 December 4, 2020.

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 except during the winter when outdoor mold may be less active or after rain events. 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 December 4, 2020)				
Measurement Location	Temperature (°F)	Relative Humidity (%)	CO₂ (ppm)	CO (ppm)
Classroom 6	68.9	34.4	421	0.0
Classroom 2*	69.9	29.1	419	0.0
Classroom 11*	70.2	36.0	417	0.0
Media Center*	72.2	36.0	424	0.0
Gymnasium	72.4	29.3	423	0.0
Classroom 14*	74.8	29.4	419	0.0
Classroom 24*	76.7	31.1	438	0.0
Classroom 21	77.8	27.2	441	0.0
Outdoors*	56.7	38.2	410	0.0

ppm – parts per million

* - spore-trap sample

Non-viable Airborne Fungi Sampling

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 at this time. A complete laboratory analysis report is available for viewing in Attachment A.

Visual Assessment

There was light rain outdoors at the beginning of the assessment – but it had stopped when the outdoor measurements were taken. This is notable as heavy rain can have the effect of “cleaning” the air and may result in indoor mold spore trap samples appearing elevated when they are not. A walk-through of the hallways and a limited number of classrooms and public areas was carried out. No

bathrooms, mechanical rooms, kitchen areas, offices or storage areas were visited. There were a limited number of staff present and no students.

No unexpected odors were detected - however a mask was worn throughout the inspection. Except as noted, floors, walls and ceiling tiles observed were in acceptable condition. The housekeeping was acceptable.

The following areas for further investigation or improvement were noted:

- Classroom 2 – cracked, bubbled and missing paint on interior side of cement block exterior wall
- Classroom 9 – peeling paint on wall and staining on bulletin board (greater than 9 square feet) interior side of exterior wall.
- Media Center – trace dirt and rust on diffuser grilles. Water staining and discoloration on wood trim around HVAC grilles.
- Room 14 – paint loss on interior side of exterior wall.
- Walkway to Gymnasium – rust on ceiling tile support grid.

Conclusions & Recommendations

For the areas sampled the results are 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 cause the paint damage on the interior side of the exterior wall.
- Identify the source of the moisture that is staining the wood trim and causing the rust on the diffuser grilles in the Media Center and the ceiling tiles grid on walkway to the gymnasium.

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,



Damien Hammond Sr, MS, CSP, CIH
President



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: 624373
Client: Windjammer Environmental
Address: 6710 Oxon Hill Road
 Suite 210
 National Harbor, MD 20745
Attention: Kay Dietrich

Job Name: PGGPS IAQ
Job Location: Rose Valley Elementary School
Job Number: Not Provided
P.O. Number: Not Provided

Date Submitted: 12/04/2020
Person Submitting: Kay Dietrich
Date Analyzed: 12/10/2020
Report Date: 12/11/2020

Spore Comparison Guide

The criteria for these specifications are outlined, but not limited to those listed, below. Final specifications may differ from the listed criteria for certain samples. AMA Analytical Services, Inc. reserves the right to make changes to these criteria at any time without notice.



Stachybotrys / Memnoniella, and Chaetomium	Other Spores* (Control Present)	Other Spores* (No Control)
1-4 Spores: Yellow 5-9 Spores: Orange 10+ Spores: Red	< 10 Spores: Insignificant (no color) <= Control's spore count: Green Between Control and 2x Control: Yellow Between 2x Control and 3x Control: Orange 3x+ Control: Red	< 10 Spores: Insignificant (no color) 10-20 Spores: Yellow 20-50 Spores: Orange 50+ Spores: Red

*No evaluation is provided for the following spore types: Other, Other Colorless, and Unknown Fungi, and Misc

Interpretation of the data contained in this report is the sole responsibility of the client or the persons who conducted the field work. There are no federal or national standards for the number of fungal spores that may be present in the indoor environment. As a general rule and guideline that is widely accepted in the indoor air quality field, the numbers and types of spores that are present in the indoor environment should be comparable to those that are present outdoors at any given time. There will always be some mold spores present in "Normal" indoor environments. The purpose of sampling and counting spores is to help determine whether an abnormal condition exists within the indoor environment and if it does, to help pinpoint the area of contamination. Spore counts should not be used as the sole determining factor of mold contamination. There are many factors that can cause anomalies in the comparison of indoor and outdoor samples due to the dynamic nature of both of those environments.

This report is provided for informational and comparative purposes only and should not be relied upon for any other purpose. Sampling techniques, possible contaminants, unrepresentative samples and other similar or dissimilar factors may affect these results. With the statistical evaluation provided, as with all statistical comparisons and analyses, false-positive and false-negative results can and do occur. AMA Analytical Services, Inc. hereby disclaims any liability for any and all direct, indirect, punitive, incidental, special or consequential damages arising out of the use or interpretation of the data contained in, or any actions taken or omitted in reliance upon, this report.

CERTIFICATE OF ANALYSIS

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Address: 6710 Oxon Hill Road
Suite 210
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Attention: Kay Dietrich

Job Name: PGPCS IAQ
Job Location: Rose Valley Elementary School
Job Number: Not Provided
P.O. Number: Not Provided

Date Submitted: 12/04/2020
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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): Christopher Dell



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.

Cercospora

Cercospora is a cosmopolitan, fungus isolated from agricultural areas, especially during harvest. Several species of this genus cause plant diseases, mostly forms of leaf spot. The spores are colorless or pale, smooth, cylindrical often with a broad end point or almost club-shaped. Health Effects: The health effects of this spore are not well documented or studied.

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.

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.

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 marneffei (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. marneffei) that causes lethal systemic infection (Penicilliosis) in immunocompromised individuals.

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.



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CHAIN OF CUSTODY

(Please Refer To This Number For Inquiries) **6024373**

Mailing/Billing Information:

1. Client Name: Windjammer Environmental
2. Address 1: 6710 Oxon Hill Rd, Suite 210
3. Address 2: National Harbor Maryland 20745
4. Address 3: _____
5. Phone #: 888-270-8387 Fax #: _____

Submittal Information:

1. Job Name: PCPS IAQ
2. Job Location: Rose Valley Elementary School
3. Job #: _____ P.O. #: _____
4. Contact Person: Kay Dietrich @ phone # 301-351-4213
5. Submitted by: Kay Dietrich Signature: [Signature]

Reporting Information (Results will be provided as soon as technically feasible):

AFTER HOURS (must be pre-scheduled) <input type="checkbox"/> Immediate Date Due: _____ <input type="checkbox"/> 24 Hours Time Due: _____ Comments: _____		NORMAL BUSINESS HOURS <input type="checkbox"/> Immediate <input type="checkbox"/> 3 Day <input type="checkbox"/> Next Day <input checked="" type="checkbox"/> 5 Day + <u>12/11/20</u> <input type="checkbox"/> Results Required By Noon <input type="checkbox"/> 2 Day Date Due: _____ (Every Attempt Will Be Made to Accomodate)		REPORT TO: <input type="checkbox"/> Include COC/Field Data Sheets with Report <input type="checkbox"/> Email: <u>dietrich@wjenviro.com</u> <input checked="" type="checkbox"/> Email: <u>hammond@wjenviro.com</u> <input type="checkbox"/> Verbal: _____
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Asbestos Analysis

PCM Air - Please Indicate Filter Type:
 NIOSH 7400 (QTY)
 Fiberglass (QTY)
TEM Air - Please Indicate Filter Type:
 AHERA (QTY)
 NIOSH 7402 (QTY)
 Other (specify) _____ (QTY)
PLM Bulk
 EPA 600 - Visual Estimate (QTY)
 EPA Point Count (QTY)
 NY State Friable 198.1 (QTY)
 Grav. Reduction ELAP 198.6 (QTY)
 Other (specify) _____ (QTY)

TEM Bulk

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

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) Culturable ID Genus (Media _____) (QTY)
 Surface Tape (QTY) Culturable ID Species (Media _____) (QTY)
 Other (Specify _____) (QTY)

MISC

Vermiculite
 Asbestos Soil PLM (Qual) PLM (Quan) PLM/TEM (Qual) PLM/TEM (Quan)

CLIENT ID NUMBER	SAMPLE INFORMATION		VOLUME (LITERS)	WIPE AREA	ANALYSIS										CLIENT CONTACT						
	SAMPLE LOCATION/ IDENTIFICATION	DATE			TEM	PCM	PLM	LEAD	MOLD	AIR	BULK	DUST	WATER	OTHER	SPORE TRAP	TAPE	SWAB	(LABORATORY STAFF ONLY)			
201204-1	Rm #2	12/4	75															Date/Time:	Contact:	By:	
-2	Rm 11																				
-3	Media Center																				
-4	Rm 14																				
-5	Rm 24																				
-6	outdoors																				

LABORATORY STAFF ONLY: (CUSTODY)

1. Date/Time RCVD: 12/4/20 @ 1430 Via: [Signature] By (Print): _____ Sign: [Signature]
2. Date/Time Analyzed: _____ / _____ / _____ @ _____ By (Print): _____ Sign: _____
3. Results Reported To: _____ Via: _____ Date: _____ / _____ / _____ Time: _____ Initials: _____
4. Comments: _____