



Environmental Consultants and Engineers

1818 New York Avenue Suite 217
Washington, DC 20002

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March 13, 2026

Prince Georges County
Environmental Safety Office
13306 Old Marlboro Pike
Upper Marlboro, MD 20772
Attention: Mr. Alex Baylor

RE: Indoor Air Quality Inspection Report – John Hanson Montessori School

Global Project Number: 26-016

Dear Mr. Baylor,

On March 3rd, 2026, Global, Inc. (GLOBAL) conducted an Indoor Air Quality (IAQ) Inspection at the John Hanson Montessori School located at 6360 Oxon Hill Rd, Forest Heights, MD 20745.

Methodology

The IAQ evaluation included a visual assessment, measurement of comfort parameters (temperature, humidity, carbon dioxide, and carbon monoxide) and respirable particulate matter (PM2.5um and PM10um size classes).

During the visual assessment of the above locations, GLOBAL documented odor concerns, any areas with suspected mold growth, water intrusions, and wet conditions that have the potential to lead to mold growth.

Real-time measurements of comfort parameters (i.e., temperature, relative humidity, carbon monoxide, and carbon dioxide) and respirable particulate matter in air (PM2.5µm and PM10µm size classes) were obtained using calibrated portable digital instruments. The measurements were compared with relevant industry standards and guidelines summarized below.

IAQ Parameter	T (°F)	RH (%)	CO2 (ppm)	CO (ppm)	PM 2.5 (ug/m3) *	PM 10 (ug/m3) **
Industry Standards	ASHRAE 68-79°F	ASHRAE <65%	ASHRAE < 700 + Indoor Reading	NAAQS <9	NAAQS 9	NAAQS 150

*PM2.5 – Primary standard annual mean averaged over 3 years

**PM10 - Primary & Secondary Standard (24 Hours)



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Observations

The observations in each classroom inspected are summarized in **Table 1** below. Most classrooms had an air purifier in place. No patches of suspected mold growth were evident in any of the classrooms inspected on March 3, 2026.

Table 1: Summary of Findings on March 3, 2026

Location	HVAC Type	General Observations	Status of IAQ Parameter Measurements
Classroom 207	Window mounted	Water leak from roof. Few stained ceiling tiles	Within industry standards
Classroom 206	Window mounted	Few stained ceiling tiles	Within industry standards
Classroom 204	Window mounted	Few stained ceiling tiles. Floor dusty.	Within industry standards
Classroom 203	Window mounted	Few stained ceiling tiles. Floor dusty.	Within industry standards
Classroom 212	Window mounted	Mild odor.	Within industry standards
Classroom 214	Window mounted	Few stained ceiling tiles.	Within industry standards
Classroom 100B Music Rm	Window mounted	Vacant. No issues.	Within industry standards
Classroom 108	Window mounted	Few stained ceiling tiles. Floor dusty.	Within industry standards
Classroom 124	Window mounted	No issues	Within industry standards
Classroom 116	Window mounted	No issues	Within industry standards
Classroom 112	Window mounted	Few stained ceiling tiles.	Within industry standards
Lobby	NA	Dehumidifier placed	Within Industry Standards
Hallway in front of Rm 211	NA	Active water leak from roof	NA

Field Notes are presented in Attachment I.



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Conclusions and Recommendations

The measurements of comfort parameters (Temperature, Relative Humidity, Carbon Dioxide, Carbon Monoxide) and Respirable Particulate Matter in Air (PM 2.5 μm and PM 10 μm size classes) in classrooms inspected were within the applicable industry standards. On the day of the inspection, no patches of suspected mold growth was evident in any of the classrooms inspected.

Based on the observations made, we wish to propose the following measures:

- Replace stained/water damaged ceiling tiles in classrooms.
- Perform a thorough house-keeping cleanup in Classrooms 203, 204, and 108.
- Check for roof leaks in Classrooms 207 and Hallway in front of Room 211 and correct them.

It has been our pleasure to conduct these IAQ Screening services for the Prince Georges County Public School system. If you have any questions, please feel free to contact us.

Regards,

A handwritten signature in blue ink, appearing to read "Channa Bambaradeniya".

Channa Bambaradeniya, Ph.D., CIH, CSP, CHMM
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Global, Inc.
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ATTACHMENT I
Field Observations - March 3, 2026



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Location / Room No	Observation / IAQ Readings					
<p style="text-align: center;">Classroom 207</p>	T	RH %	CO	CO ₂	PM 2.5	PM 10
	67.8	40.4	0	711	8.7	11.2
	<p>- Room 207 contains 2' x 3' ceiling tiles. Approximately five ceiling tiles exhibited water staining and slight wobbling. The condition appears consistent with a minor roof leak, and slight water dripping was observed from the ceiling area during the inspection; however, no significant damage to the ceiling tiles was observed. Two windows were open during the inspection. The room was equipped with a window-mounted air conditioning unit, a heating system (wall), and an air purifier. Students were present at the time of the inspection. Water staining was also observed on portions of the floor surface.</p>					
<p style="text-align: center;">Classroom 206</p>	T	RH %	CO	CO ₂	PM 2.5	PM 10
	70.6	41.4	0	872	2.6	3.5
	<p>- Room 206 contains 2' x 3' ceiling tiles. Minor water staining and slight ceiling tile wobbling were observed. One window-mounted air conditioning unit and one air purifier were present. The room also contains approximately 9' x 9' tile sections. Students were present during the inspection. Floor surfaces exhibited water stain marks. One dehumidifier was operating in the room at the time of inspection.</p>					



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Location / Room No	Observation / IAQ Readings					
<p style="text-align: center;">Classroom 204</p>	T	RH %	CO	CO ₂	PM 2.5	PM 10
	76.2	37.9	0	930	1.5	2.1
	<p>- Room 204 contains 2' x 3' ceiling tiles, with approximately four tiles showing visible staining. The floor contained 9×9 FT. Students were present during the inspection. The room contains one window-mounted air conditioning unit and two wall-mounted heating units. One air purifier was also present and operating. The floor surface appeared slightly dusty.</p>					
<p style="text-align: center;">Classroom 203</p>	T	RH %	CO	CO ₂	PM 2.5	PM 10
	76.2	38.1	0	1011	1.2	2.0
	<p>- Room 203 contains 2' x 3' ceiling tiles, with two tiles exhibiting water staining. The floor contained 9 × 9 FT (Damaged). The room contains two wall-mounted heating units and one air purifier. The room was occupied by students during the inspection. General housekeeping conditions indicated the room was not recently cleaned, and the floor surface appeared dusty.</p>					



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Location / Room No	Observation / IAQ Readings					
<p style="text-align: center;">Classroom 212</p>	T	RH %	CO	CO ₂	PM 2.5	PM 10
	73.3	427	0	933	2.9	4.3
	<p>- Room 212 contains 2' x 2' ceiling tiles. The floor was 9 × 9 FT. A mild odor was noted during the inspection. Students were present at the time of inspection. The room contains one air purifier (not operating), one window-mounted air conditioning unit, and one wall-mounted heating unit. One window was open during the inspection.</p>					
<p style="text-align: center;">Classroom 214</p>	T	RH %	CO	CO ₂	PM 2.5	PM 10
	73.8	38	0	981	3.4	5.6
	<p>- Room 214 contains 2' x 2' ceiling tiles with approximately six tiles showing water stains. The floor was 9 × 9 FT. One window-mounted air conditioning unit and one wall-mounted heating unit were present. Students were present during the inspection.</p>					



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Location / Room No	Observation / IAQ Readings					
<p align="center">Classroom 100B/Music Room</p>	T	RH %	CO	CO ₂	PM 2.5	PM 10
	64.4	40.1	0	484	2.4	3.8
	<p>- The music room contains a combination of 3' x 2' and 2' x 2' ceiling tiles. No visible signs of active water leakage were observed at the time of inspection. The room contains one window-mounted air conditioning unit and one wall-mounted heating unit. The room appeared vacant during the inspection. One air purifier was present but was not operating.</p>					
<p align="center">Classroom 108</p>	T	RH %	CO	CO ₂	PM 2.5	PM 10
	70.1	36	0	550	2.2	3.2
	<p>- Room 108 contains 2' x 2' ceiling tiles and carpet floor. Three ceiling tiles exhibited water stains. The room was vacant during the inspection. One window-mounted air conditioning unit and one wall-mounted heating unit were present. Dust accumulation was observed on surfaces.</p>					



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Location / Room No	Observation / IAQ Readings					
<p style="text-align: center;">Classroom 124</p>	T	RH %	CO	CO ₂	PM 2.5	PM 10
	75.1	32.2	0	833	1.4	1.7
	<p>- Room 124 was occupied by one teacher at the time of inspection. The room contains a combination of 2' x 2' ceiling tiles. The floor was 9' x 9' FT (damaged area). The room contains one window-mounted air conditioning unit, one wall-mounted heating unit, six air vents, and one air purifier.</p>					
<p style="text-align: center;">Classroom 116</p>	T	RH %	CO	CO ₂	PM 2.5	PM 10
	76.6	38.8	0	655	2.9	3.6
	<p>- Room 116 contains 2' x 3' ceiling tiles with no visible signs of water staining at the time of inspection. Plants were present in the room. Students were present during the inspection. The room contains one window-mounted air conditioning unit, two wall-mounted heating units, and one air purifier. 12 × 12 FT.</p>					



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Location / Room No	Observation / IAQ Readings					
<p style="text-align: center;">Classroom 112</p>	T	RH %	CO	CO ₂	PM 2.5	PM 10
	80.1	32.5	0	853	3.5	5.1
	<p>- Room 112 contains 2' x 3' ceiling tiles with visible water staining on several ceiling tiles. The room contains one window-mounted air conditioning unit and one wall-mounted heating unit. 9×9 FT was observed. One window was open during the inspection. Students were present at the time of inspection.</p>					
<p style="text-align: center;">Lobby</p>	T	RH %	CO	CO ₂	PM 2.5	PM 10
	73.4	43,1	0	720	1.7	2
	<p>- The lobby area contains 2' x 3' ceiling tiles. Water-damaged ceiling tiles had been replaced. The floor surface is terrazzo. One dehumidifier and one air purifier were operating in the area at the time of inspection</p>					



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