Windjammer Environmental LLC
5843 Allentown Road
Suitland, MD 20746
(888) 270-8387
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May 20, 2026

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

Re: Indoor Air Quality and Radon Assessment Report
Prince George's County Public Schools
Potomac Landing Elementary School
PO #887001

Dear Mr. Baylor,

Windjammer Environmental LLC (Windjammer) was contracted to conduct an Indoor Air Quality (IAQ) assessment at Potomac Landing Elementary School located at 12500 Fort Washington Road, Fort Washington, MD 20744. This sampling event was conducted in preparation for student occupancy during the 2026-2027 school year. Industrial Hygienist, Nigel Robinson, performed the on-site evaluation on May 14, 2026; and deployed and collected radon sampling canisters from May 12th to May 14th, 2026.

This assessment included:

- A walk-through of the area,
- Measurement of temperature, relative humidity (RH%), carbon monoxide (CO), carbon dioxide (CO2), and total volatile organic compounds (tVOC) concentration,
- A visual inspection, specifically for potential fungal (mold) sources and contamination, and
- Placements and collection of radon sampling canisters.

Methods

A TSI IAQ-Calc 7545 was used to measure temperature, relative humidity, carbon dioxide (CO2), and carbon monoxide (CO). Direct read instrumentation were calibrated in accordance with the manufacturer's specifications prior to the start of this assessment. A RAE-Systems MiniRAE 3000 Photoionization Detector (PID) with 11.7 eV lamp calibrated on isobutylene was used to measure total VOCs (tVOCs).

A total of 16 radon in air charcoal canisters (including 1 duplicate sample and 1 blank sample) were deployed in frequently occupied rooms in contact with the ground of Potomac Landing Elementary School on May 12, 2026, and were recovered on May 14, 2026. All radon samples and field blank samples were delivered by courier under chain of custody and analyzed by AccuStar, Ward Hill, MA. AccuStar is accredited by the National Environmental Laboratory Accreditation Program (NELAP).

Guidance

The Occupational Safety and Health Administration's (OSHA) Permissible Exposure Limits (PELs) are the only enforceable regulatory standards for IAQ. 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 IAQ.

ASHRAE Standards

62.1-2019 and 55-2017 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 IAQ and affect occupant health and comfort.

ASHRAE 55-2017 recommends temperature and relative humidity ranges that are considered suitable for IAQ. Recommended ranges are as follows:

- Temperature to be maintained between 67 and 82 degrees Fahrenheit (oF),
- Relative humidity to be maintained below 65%.

Carbon Dioxide

Carbon Dioxide is widely used as a surrogate gas in the assessment of IAQ. 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 the outside concentration is considered to be suitable.

For example, if outside CO2 concentration is 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 50 ppm over a time-weighted average (TWA) of 8-hours. ASHRAE has adopted the EPA National Ambient Air Quality Standard (NAAQS) for CO of 9 ppm when evaluating IAQ. In nonindustrial settings, the NAAQS standard is commonly used to assess the suitability of IAQ.

Total Volatile Organic Compounds (tVOCs)

There are currently no regulatory standards for total VOCs. Many individual VOCs have OSHA PELs and other non-regulatory occupational exposure limits. However, the measured indoor concentrations of individual compounds are typically lower than levels of known concern. The measurement of tVOCs is based on the idea that high total VOC concentrations are more likely to contain concentrations of individual compounds in levels that may cause adverse health effects than at low total VOC concentrations. Results from the EPA Building Assessment Survey and Evaluation (BASE) study in 2003,

where 100 public and private office buildings were randomly selected, indicated the average concentration of total VOCs should rarely exceed 5 mg/m3 or 2.2 ppm when using a PID calibrated on isobutylene.

Radon

The United States Environmental Protection Agency (EPA) action level for radon is 4 pCi/L (picocurries per liter of air). The EPA recommends schools take action to reduce the level of radon when levels are measured at 4 pCi/L or above. The EPA 520/1-89-010 radon measurement in schools report recommends if a room is found to have a level of 4 pCi/L or greater, this measurement result should be confirmed with another test. If the second test is also at or above 4 pCi/L, schools should take action to reduce the radon level to below 4 pCi/L.

Findings

Indoor Air Quality

Collected indoor air quality measurements were satisfactory with respect to temperature, relative humidity, carbon dioxide (CO2), carbon monoxide (CO), and total volatile organic compounds (tVOCs). Recorded indoor air quality results are summarized below in Table 1.

Table 1
Indoor Air Quality Measurements
Recorded May 14, 2026

Location	Temperature (°F)	Relative Humidity (%)	Carbon Dioxide (CO_2)	Carbon Monoxide (CO)	tVOCs (ppm)
Cafeteria	70.6	37.4	417	0.0	0.0
Room X34 – Admin	70.2	39.6	428	0.0	0.1
Room 22	69.2	40.5	409	0.0	0.4
Room X26	69.9	40.2	420	0.0	0.4
Room 17	71.3	45.1	421	0.1	0.7
Room 19	71.9	42.4	413	0.0	0.6
Room 15/16	68.2	40.1	406	0.0	0.5
MNCPPC Office	68.1	42.1	439	0.0	0.2
Room 14	69.2	46.7	418	0.0	1.1
Room 11	69.8	47.6	433	0.0	0.7
Room X16	70.2	43.9	441	0.0	0.9
Room 8	70.4	40.7	429	0.0	0.4
Room 3	71.2	38.8	407	0.0	0.3
Room X11	72.7	39.4	424	0.0	0.4
Room X 12	69.7	39.1	500	0.0	0.4
Outdoors (control)	64.5	36.8	399	0.0	0.0

Notes: % - percent
ppm – parts per million
°F – Fahrenheit

Radon Sampling

The laboratory results of the radon testing canisters collected at Potomac Landing Elementary School had concentrations below the EPA action level of 4 pCi/L. Radon sampling results are summarized in Table 2. The complete laboratory analysis report can be found in Attachment A. A floor plan with the location of each radon testing canister can be found in Attachment B.

Table 2
Radon Sampling Results
Measured from May 12, 2026, to May 14, 2026

Device Number	Room Number	Result (pCi/L)
7474260	X115	0.5
7474259	X34	< 0.4
7474258	22	< 0.4
7483050	X26	0.4
7483051	17	< 0.4
7483052	19	< 0.4
7483053	15/16	< 0.4
7483063	MNCPPC Office	< 0.4
7483062	14	< 0.4
7483061	11	< 0.4
7483060	8	< 0.4
7483058	X11	0.4
7483057	X11 (Duplicate)	0.8
7483056	X12	< 0.4
7483055	X16	< 0.4
7483842	X16 (Blank)	0.4

Note: pCi/L - picocuries per liter of air

Visual Assessment

A visual assessment of the indoor classrooms was conducted in conjunction with the measurement of the aforementioned IAQ parameters. Evidence of water intrusion that was dry to touch was observed under the drinking water fountain between classrooms 19 and 20, and underneath the sink in classroom 8 (see Images 1 and 2). One (1) missing ceiling tile was observed by the east entrance to the gym (see Image 3). Light dust settlement was observed on furniture throughout the main school building. Housekeeping was observed acceptable and no evidence of active moisture damage, mold growth, or foul odors were noted. See Attachment C for referenced images.

Conclusions and Considerations

Indoor air quality (IAQ) measurements for temperature, relative humidity, carbon dioxide (CO_2), carbon monoxide (CO), and total volatile organic compounds (tVOCs) were within acceptable ranges at the time of the assessment. All radon charcoal canisters deployed and collected from Potomac Landing Elementary School registered **below** the EPA's action level of 4.0 pCi/L.

At the time of inspection, active construction was ongoing in the temporary classrooms located Southwest of the main building, and access was not permitted to the temporary classrooms located adjacent to the

East corner of the main building. An additional IAQ assessment, including measuring total dust and radon concentrations, should be conducted after all classroom construction and repairs are complete.
Based on the Indoor Air Quality (IAQ) parameters and radon sampling results documented in this report, Potomac Landing Elementary School was determined suitable for occupancy.

Windjammer recommends the following corrective actions for improvement:

- Inspect and clean all water sinks, drinking fountains, bathrooms, and any building components associated with active water pipes.
- Replace any missing and/or damaged ceiling tiles.
- Continue to maintain adequate housekeeping practices.
- Conduct an IAQ and radon assessment for the temporary classrooms, when construction and minor repairs are complete.

Thank you for the opportunity to provide this service. Should you have any questions or concerns, please do not hesitate to contact us at (888) 270-8387. The EPA maintains a radon information website, including copies of its publications, at www.epa.gov/iaq/radon.

Best regards,

Nigel Robinson, CSP

Attachment A: Laboratory Analysis Report
Attachment B: Radon Sampling Floor Plan
Attachment C: Images

Attachment A: Laboratory Analysis Report

AccuStar
Professional Radon Laboratory Services Since 1984

Radon in Air

NELAC NY 12194
NRPP 105011 AL
NRSB ARL0007

EPA Method #402-R-92-004
Charcoal Canister
NRPP Device Code 6048
NRSB Device Code 10317

Laboratory Report for:

Windjammer environmental
5843 Allentown Rd
Suitland MD 20746

Property Tested: Project # PGCPS - IAQ Assessme

Potomac Landing ES
12500 Fort Washington Road
Fort Washington MD 20744

Log Number	Device Number	Test Exposure Duration:				Area Tested	Result pCi/L
3715550	7474260	05/12/2026	1:58 pm	05/14/2026	2:30 pm	Building Potmac Landing ES 1st Floor Room X115	0.5
3715551	7474259	05/12/2026	1:58 pm	05/14/2026	2:43 pm	Building Potmac Landing ES 1st Floor Room X34	< 0.4
3715552	7474258	05/12/2026	2:01 pm	05/14/2026	2:47 pm	Building Potmac Landing ES 1st Floor Room 22	< 0.4
3715553	7483050	05/12/2026	2:04 pm	05/14/2026	2:53 pm	Building Potmac Landing ES 1st Floor Room X26	0.4
3715554	7483051	05/12/2026	2:06 pm	05/14/2026	2:55 pm	Building Potmac Landing ES 1st Floor Room 17	< 0.4
3715555	7483052	05/12/2026	2:08 pm	05/14/2026	2:57 pm	Building Potmac Landing ES 1st Floor Room 19	< 0.4
3715556	7483053	05/12/2026	2:09 pm	05/14/2026	3:00 pm	Bldg Potmac Landing ES 1st Flr Rm 15/16 Joint Cla	< 0.4
3715557	7483063	05/12/2026	2:12 pm	05/14/2026	3:03 pm	Bldg Potmac Landing ES 1st Flr Rm MNCPPC Offic	< 0.4
3715558	7483062	05/12/2026	2:15 pm	05/14/2026	3:10 pm	Building Potmac Landing ES 1st Floor Room 14	< 0.4
3715559	7483061	05/12/2026	2:17 pm	05/14/2026	3:14 pm	Building Potmac Landing ES 1st Floor Room 11	< 0.4
3715560	7483060	05/12/2026	2:20 pm	05/14/2026	3:20 pm	Building Potmac Landing ES 1st Floor Room 8	< 0.4

Comment: AMENDED REPORT on 5-20-26 to add corrected datasheet information from client. Device 7483059 was listed but notg received. Device 7483842- It is unusual for a field blank to read higher than the method LLD.

Test Performed By: Placed: Nigel Robinson Retrieved: Nigel Robinson

Distributed by: Windjammer Environmental

Date Received: 05/18/2026 Date Logged: 05/18/2026 Date Analyzed: 05/18/2026 Date Reported: 05/20/2026

Report Reviewed By: _____ Report Approved By: _____

Shawn Price, Director of Laboratory Operations, AccuStar Labs

Disclaimer:

The counting uncertainty of this radon measurement is ~+/- 10 %. Factors contributing to uncertainty include statistical variations, daily and seasonal variations in radon concentrations, sample collection techniques and operation of the dwelling. Interference with test conditions may influence the test results.

This report may only be transferred to a third party in its entirety. Laboratory personnel were not involved in the placement or retrieval of the samples. Analytical results relate to the samples as received by the laboratory. Results shown on this report represent levels of radon gas measured between the dates shown in the room or area of the site identified above as "Property Tested". Incorrect information will affect results. The results may not be construed as either predictive or supportive of measurements conducted in any area of this structure at any other time. AccuStar Labs, its employees and agents are not responsible for the consequences of any action taken or not taken based upon the results reported or any verbal or written interpretation of the results.

AccuStar
Professional Radon Laboratory Services Since 1984

Radon in Air

NELAC NY 12194
NRPP 105011 AL
NRSB ARL0007

EPA Method #402-R-92-004
Charcoal Canister
NRPP Device Code 6048
NRSB Device Code 10317

Laboratory Report for:

Windjammer environmental
5843 Allentown Rd
Suitland MD 20746

Property Tested: Project # PGCPS - IAQ Assessme

Potomac Landing ES
12500 Fort Washington Road
Fort Washington MD 20744

Log Number	Device Number	Test Exposure Duration:				Area Tested	Result pCi/L
3715561	7483058	05/12/2026	2:25 pm	05/14/2026	3:23 pm	Building Potmac Landing ES 1st Floor Room X11	0.4
3715562	7483057	05/12/2026	2:28 pm	05/14/2026	3:25 pm	Bldg Potmac Landing ES 1st Flr Rm X11 Dup	0.8
3715563	7483056	05/12/2026	2:28 pm	05/14/2026	3:25 pm	Building Potmac Landing ES 1st Floor Room X12	< 0.4
3715564	7483055	05/12/2026	2:31 pm	05/14/2026	3:38 pm	Building Potmac Landing ES 1st Floor Room X16	< 0.4
3715565	7483842	05/12/2026	2:35 pm	05/14/2026	3:18 pm	Bldg Potmac Landing ES 1st Flr Rm X16 Blank	0.4

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Attachment B: Radon Sampling Floor Plan

PRINCE GEORGE'S COUNTY MASTER PLAN SUPPORT PROJECT
STATE RATED CAPACITY

SCHOOL: POTOMAC LANDING ELEMENTARY
SCHOOL TYPE: ELEMENTARY SCHOOL
ADDRESS: 12500 FORT WASHINGTON RD
FORT WASHINGTON, MD 20744
REGION: SOUTH
DISTRICT NO.: DISTRICT 9
PCS BLDG #: 16.086

PROJECT NO. 59550.00
DATE: 01/09/15
SCALE: 1/32" = 1'-0"

PGCPS
Great By Choice

BRAILSFORD & DUNLAVEY

Perkins Eastman
2121 WARD COURT, NW
FLOOR 6
WASHINGTON, DC 20037
T. 202.861.1325
F. 202.861.1326

Attachment C: Images

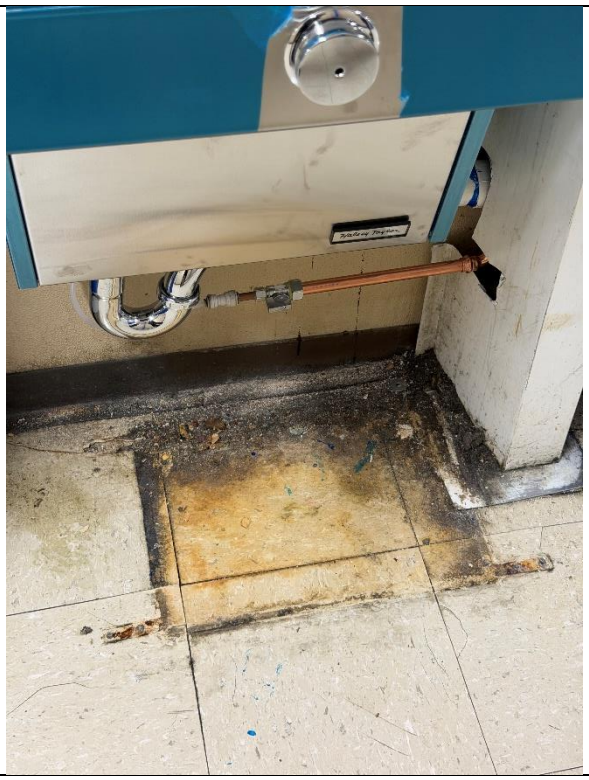

Image 1
Hallway between Room 19 and 20
Dry water intrusion under water fountain.

Image 2
Classroom 8
Dry water intrusion under water fountain.

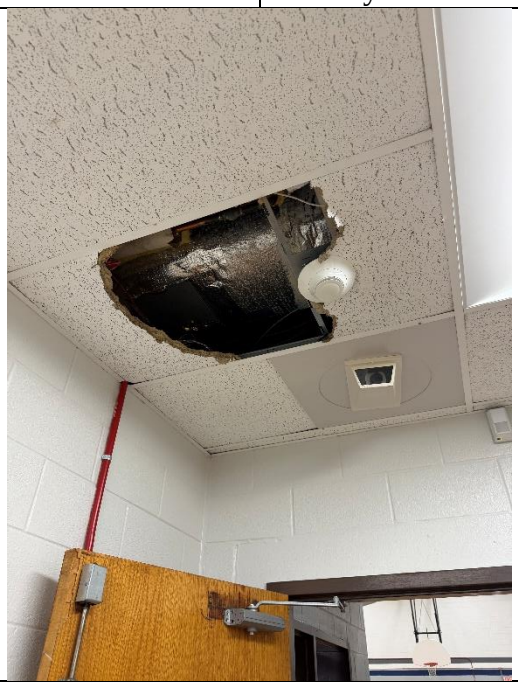

Image 3
Outside Gym Entrance
Missing ceiling tile.