



October 11, 2017

John Swanson, Facilities  
Pemberton Board of Education  
P.O. Box 228  
Pemberton, NJ 08068

Re: Scope of Mold Remediation, Helen Fort Middle School in Pemberton, NJ

Dear Mr. Swanson;

We are pleased to provide our remediation scope of work for the Helen Fort Middle School in Pemberton, NJ. Our representative Matthew Hines inspected the school on October 10, 2017. The inspection was conducted due to complaints of poor air quality.

We identified the presence of wet drywall and mold growth in 10 classrooms. The affected rooms are 41, 43, 45, 47, 60, 62, 64, 66, 68 and 70. The majority of the rooms in the school consist of plaster and masonry block walls which do not support mold growth. The affected rooms, however, were renovated and drywall was installed on several walls. The walls in question do not appear to contain any plumbing that would be the source of moisture. It is currently unclear exactly where the moisture is coming from, but we suspect it may be due to a combination mopping of the floors with too much water and moisture condensing on the cold concrete floor slab due to the recent humid weather. The affected drywall walls are touching the slab which allows any moisture present at floor level to wick up the walls.

In all affected rooms the visible mold growth was inside the wall cavities and behind the vinyl cove base molding. Based on the visual inspection and moisture testing we recommend the following remediation measures in the school:

#### **Room 41**

1. Remove the northwest drywall wall to a height of 2 feet. Remove all exposed fiberglass insulation.
2. Clean and disinfect all exposed surfaces with a disinfectant cleaner such as Microban Plus.

#### **Room 43**

1. Remove the northwest and southeast drywall walls to a height of 2 feet. Remove all exposed fiberglass insulation.
2. Clean and disinfect all exposed surfaces with a disinfectant cleaner such as Microban Plus.

### **Room 45**

1. Remove the northwest and southeast drywall wall to a height of 2 feet. Remove all exposed fiberglass insulation.
2. Clean and disinfect all exposed surfaces with a disinfectant cleaner such as Microban Plus.

### **Room 47**

1. Remove the southeast drywall wall to a height of 2 feet. Remove all exposed insulation.
2. Clean and disinfect all exposed surfaces with a disinfectant cleaner such as Microban Plus.

### **Room 60**

1. Remove the southeast drywall wall to a height of 2 feet. Remove all exposed fiberglass insulation.
2. Clean and disinfect all exposed surfaces with a disinfectant cleaner such as Microban Plus.

### **Room 62**

1. Remove the northwest drywall wall to a height of 2 feet. Remove all exposed insulation.
2. Clean and disinfect all exposed surfaces with a disinfectant cleaner such as Microban Plus.

### **Room 64**

1. Remove the southeast drywall wall to a height of 2 feet. Remove all exposed insulation.
2. Clean and disinfect all exposed surfaces with a disinfectant cleaner such as Microban Plus.

### **Room 66**

1. Remove the Northwest drywall wall to a height of 2 feet. Remove all exposed insulation.
2. Clean and disinfect all exposed surfaces with a disinfectant cleaner such as Microban Plus.

### **Room 68**

1. Remove the water damaged drywall wall in the southwest corner from floor to ceiling. Remove all exposed fiberglass insulation.
2. Clean and disinfect all exposed surfaces with a disinfectant cleaner such as Microban Plus.

## **Room 70**

1. Remove the water damaged drywall wall in the Northwest corner from floor to ceiling. Remove all exposed fiberglass insulation.
2. Clean and disinfect all exposed surfaces with a disinfectant cleaner such as Microban Plus.

All work should be conducted within a negative-pressure enclosure, equipped with exhaust air filtration device(s) that provide at least four air changes per hour in the work area. The air filtration device(s) and all vacuum equipment should be equipped with high efficiency particulate air (HEPA) filters. The drywall should be removed to a foot past the presence of water stains and visible growth and may extend past the 2 feet height recommended.

We did not identify the presence of visible mold growth on any of the stored contents in the classrooms. The stored contents should be either removed entirely from the classroom while the work is being conducted or covered in plastic prior to the demolition of the affected walls.

When the walls are opened up the wall cavities should be inspected to determine the exact source of the moisture present. Any moisture issues identified should be corrected prior to reconstruction of the walls. The newly installed drywall should be suspended approximately 1" above the floor slab to prevent the wicking of moisture.

Please contact us should you have any questions. Your time and cooperation are appreciated.

Sincerely;



David M. Kichula, CIH No. 3425  
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