

DRAFT Table 1
Areas of Concerns
Rippowam Middle School
381 High Ridge Road
Stamford, Connecticut

Area of Concern (AOC)	Location	AOC Description	Observations & Comments	Recommendations	Photograph(s)
AOC-01	Apples Pre-School - Assessment Room	Water impacted/stained spline ceiling tiles.	Ceiling is an interlocking spline system. Ceiling height is approximately 15'-18' high. No access above ceiling tiles. Water stained ceiling predominantly to the north end of the room. No visible stains or indications of leaks around windows. Comfort parameter readings were within established ranges. Custodian indicated in years past, water was observed leaking in from the school windows during heavy rains, but does not happen now.	Conduct selective demolition of ceiling to assess areas above ceiling mold growth and/or water intrusion. Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.	1, 2, 3, 4
AOC-02	Apples Pre-School - Room 106	Water impacted/stained spline ceiling tiles.	Ceiling is an interlocking spline system. Ceiling height is approximately 10' high. No access above ceiling tiles. 2 areas of water stained tiles: (1) left corner above window and (2) above middle AC window unit. No indications of leaks caused by faulty windows. Comfort parameter readings were within established ranges. 0% moisture readings. Custodian indicated in years past, water was observed leaking in from the school windows during heavy rains, but does not happen now.	Conduct selective demolition of ceiling to assess areas above ceiling mold growth and/or water intrusion. Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Retain Architect/Engineer to inspect ceiling plenum, roof and building envelope.	5, 6
AOC-03	Rippowam Middle School - Teachers Room (107A)	Small water stain on 2'x4' suspended ceiling tile	Suspended ceiling grid system. One small area of stained ceiling tile. 0% moisture reading. No plumbing pipes directly above stain. No indications of leaks caused by faulty windows. Comfort parameter readings were within established ranges. Custodian indicated in years past, water was observed leaking in from the school windows during heavy rains, but does not happen now.	Conduct selective demolition of ceiling to assess areas above ceiling mold growth and/or water intrusion. Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect building envelope.	7
AOC-04	Gymnasium	Major roof leaks along South wall.	Sloped roof. 3 areas of water stains and delaminated paint. Custodian indicated areas are repainted every 2-3 years. Water stained metal ceiling deck.	Repair and repaint damaged and stained areas once water intrusion is located & corrected. Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope.	8, 9, 10
AOC-05	Science Storage Room (2nd Floor)	Stained spline ceiling tiles	Ceiling is an interlocking spline system. Ceiling height is approximately 10' high. Able to observe above spline ceiling because of missing tiles. Roof deck is Tectum acoustical panels. Looks like stains were caused by roof tar seeping through Tectum panels and dripped onto spline ceiling tiles. All stained areas were dry. 0% moisture reading. No indication of leaks caused by faulty windows. Comfort parameter readings were within established ranges. 2 swab samples collected. Custodian indicated in years past, water was observed leaking in from the school windows during heavy rains, but does not happen now.	Conduct selective demolition of ceiling to assess areas above ceiling mold growth and/or water intrusion. Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect roof and building envelope.	11, 12, 13

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Area of Concern (AOC)	Location	AOC Description	Observations & Comments	Recommendations	Photograph(s)
AOC-06	Auditorium Lobby and Hallway	Floor area around windows and doors. Stained suspended ceiling tiles.	Floor areas around windows and doors are worn. Original sealant is worn away and area is now covered with floor wax. Ceiling tiles above windows are stained. Stains are dry. 0% moisture reading. Custodian indicated that water puddles form around the doors in the lobby during heavy rains.	Remove and replace stained ceiling tiles (Replace once water intrusion is located & corrected). Monitor area for new stains. Retain Architect/Engineer to inspect windows, doors and building envelope	14, 15, 16

LEGEND

SURVEY PERFORMED BY: Francisco J. Rodrigues

DATE: November 13, 2018

NOTE: Limited Assessment. Assessment was Not A Full Building Assessment. Areas Assessed Were at Direction of Mold Task Force, Principal, and Custodian