

BAYOU STATE INSPECTIONS
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 October 16, 2020

SCOPE: Bayou State Inspections was contracted to perform an Indoor Air Quality assessment of the building located at 10917 Old Jeanerette Highway in Jeanerette Louisiana to determine if the tested areas of elevated moisture have elevated mold spores. Spore traps were used to collect 150L of air over a ten minute period in each area tested.

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|----------------------------|---------------|
| APPROXIMATE SQ. FT. | 5,000+ |
| APPROXIMATE AGE | 50+ Years Old |
| STORIES/LEVELS | One Story |
| ROOF SYSTEM | Flat |
| EXTERIOR WALLS | CMU |
| FOUNDATION | Concrete Slab |
| FLOORING | Tile |
| INTERIOR WALLS | Drywall |
| INTERIOR CEILING | Tile |

FUNCTION: The basic requirement for buildings is to create an indoor environment different from the outdoor. In this regard, buildings are environmental separators. They allow the regulation of: air movement, humidity, rain, snow, light, dust, odors, noise, insects, vermin, & temperature. The basic factors controlling the physical, chemical, and biological reactions are: 1-Heat flow, 2-Air flow, & 3- Moisture flow. The three main factors that degrade buildings are 1-Moisture 2-Heat 3- Ultra-violet radiation; all of which add energy to a building. Water, or more precisely moisture, causes the majority of all building degradation. Controlling water entry / moisture issues is the most critical function of all buildings.

OVERVIEW: Bayou State Inspections through visual investigations found visible moisture stains at the following offices and or rooms: Building #1 at the Teachers’ Lounge, the “Empty Room”, Classroom #1 & #3, and at the front storage area; Building #2 at the Right Storage Room, F&CPA Room, Classroom 5, 7, 8, 9, & 10. The only active leak was noted in Classroom 10 due to a roof leak. The lab report indicates that all of the areas have normal levels of microbial spores at this time with all areas having a “LOW” MoldScore at this time.

| <i>Locations</i> | <i>Cladosporium</i> | <i>Penicillium/Aspergillus</i> | <i>MoldScore</i> |
|-----------------------------|---------------------|--------------------------------|------------------|
| Outside | 190 | 450 | |
| Building #1 Hall | 80 | 27 | 106 Low |
| Building #1 Teachers Lounge | 53 | 110 | 116 Low |
| F & CPA | 190 | 80 | 112 LOW |

| | | | |
|--------------|-----|---|--------|
| Classroom 10 | 240 | 0 | 115LOW |
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OBSERVATIONS: Bayou State Inspections observed microbial growth at the ceiling of Classroom #10 at the time of this investigation. This reservoir of mold growth has not become airborne as of the time of this evaluation; meaning that the area is still very “wet” and not allowing the spores into the breathable air.

MOISTURE AIR TEMPERATURE MEASUREMENT INFORMATION

PYSCHROMETRICS

| <i>Locations</i> | <i>Temperature ‘F</i> | <i>Relative Humidity</i> | <i>Moisture Condition</i> |
|------------------|-----------------------|--------------------------|---------------------------|
| Outside | 76 | 44% | |
| Building #1 Hall | 74.2 | 44.4% | Low Humidity |
| Teachers’ Lounge | 77 | 47% | Low Humidity |
| F & CPA | 73 | 48% | Low Humidity |
| Classroom 10 | 72 | 56.8% | Low Humidity |
| | | | |

CONCLUSION: Given the mold sampling report and the building & environmental data collected from the inspection, BSI recommends removal and replacement of all moisture damaged tile and drywall. Bayou State Inspections offers the following remediation in accordance with IICRC S500 and IICRC S520:

1. The removal and replacement of all water stained / damaged ceiling tile.
2. Repair the leak at the roof above classroom 10. BSI recommends conducting a IR Roof Scan of both building’s roof systems to determine if this roof should be repaired or if replacement is a needed at either or both buildings. Repair and or replace the water damaged ceiling and building materials at Classroom #10 due to a roof leak.
3. Due to the visible growth BSI is recommending Classroom 10 HVAC system should be treated as a Condition 2, settled spores area, as per the IICRC S520 and the water damaged ceiling would be considered as a condition 3 area actual growth site, as per the IICRC S520 and that mold remediation be conducted in accordance with that protocol and guidelines as well as other industry standards. This requires containment and air scrubbers during remediation until clearance testing proves this area can be reconstructed
4. Fogging of the entire room using a broad spectrum neutralizer is recommended along with a properly sized air scrubber to “clean” and “filter” the air once all microbial contamination is removed and the sources of the water damage have been corrected. It may also be prudent to fog Classroom 10 to clean the air prior to remediation for the health and wellbeing of the workers.

5. Clearance testing after remediation if required prior to reconstruction. The cost to return and Clearance Test this area is \$1281.00. Any additional project management will cost \$425 per site visit.
6. The quote to conduct the IR Roof scan of Building #1 is \$1850.00.
7. The quote to conduct the IR Roof scan of Building #2 is \$1950.00.

Bayou State Inspections appreciates the opportunity in diagnosing and helping you with your environment and will continue to be available should you need any further assistance with this matter. If you have any questions regarding this investigation please contact us at 337-988-9020.

Sincerely,

James E Yaeger LSBHI #10025, CETC (Council-certified Environmental Thermography Consultant), CMI (Council-certified Microbial Investigator)