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Southjerseyshoremoldinspection.com

March 31, 2021

Ms. Natakie Chestnut-Lee  
Mr. Roderick Knox  
Pleasantville Middle School  
801 Mill Road  
Pleasantville, NJ 08232

**RE: Indoor Air Quality - All District Schools**

Dear Ms. Chestnut-Lee/Mr. Knox,

Coastal Environmental Compliance, LLC (Coastal Environmental) has conducted an inspection and testing of all of the Pleasantville School District schools in March, 2021: Pleasantville High School, Pleasantville Middle School, Leeds Avenue School, Washington Avenue School, North and South Main Street Schools.

Throughout the schools we discovered varying amounts of mold on surfaces, as detailed in the Coastal Environmental report dated March 24, 2021.

Some of the schools had a more significant issue than others. Mold is present on a number of surfaces such as doors, tables, chairs and other items. This mold is due in part to two factors: the lack of occupancy during this school year and the condition of the HVAC systems throughout the schools.

**HIGH SCHOOL AND MIDDLE SCHOOL:**

Both the High School and the Middle School, which have the more severe problem than the elementary schools, have had a history of issues with their HVAC units. A number of years ago an HVAC contractor came in and evaluated the systems and found numerous problems. We are unaware of the condition of the units currently, however, what we do know is that the units are not controlling the humidity within the school.

Relative humidity readings were taken, and many classrooms have relative humidity readings of between 55-65%. Optimal relative humidity to prevent mold growth should be between 30-50% and below 60% maximum. Spontaneous mold growth on surfaces can occur when the humidity levels are approaching 60%.

This is also in part due to the school being unoccupied. Most HVAC systems are temperature regulated, in that as the temperature rises due to occupancy by students and staff, the system is triggered on to run to control the temperature. This also serves to help control the humidity. Without occupancy, the system does not need to come on as frequently to control the temperature and therefore, does not do much dehumidification.

Some of the problem areas have large dehumidifiers placed there by staff to help control the humidity. Some are present but not on, and a few had some technical problems. But for the most part, in the rooms where the dehumidifiers were on and working, there were fewer issues found.

### **LEEDS AVENUE SCHOOL**

The Leeds Avenue School did have a number of mold issues found during this inspection in March. The problem was found primarily throughout the first floor, but also in several other areas.

Historically, Leeds Avenue school has not had any issues in the last several years following the installation of new portions of the HVAC systems. However, since the Chillers have not been functioning within the last year, we have seen mold occurring.

### **WASHINGTON AVENUE SCHOOL**

Only very minor issues were found.

### **NORTH AND SOUTH MAIN STREET SCHOOLS**

Only very minor issues were found.

In summary, Coastal Environmental recommends addressing the problems with the HVAC systems in order to prevent the recurrence of mold growth. During this period of time where the school is still unoccupied, and before the HVAC systems can be inspected and repaired, dehumidifiers are recommended in the areas that have elevated humidity. A list of these problem areas will be sent under separate cover.

If you should have any questions or need further clarification, please do not hesitate to contact me at 609.685.9984.

Sincerely,  
**Coastal Environmental Compliance, LLC**

*Marylee K. Morinelli-Space*

Marylee K. Morinelli-Space  
President/Member