



**PLEASANTVILLE SCHOOL DISTRICT  
LEEDS AVENUE SCHOOL  
NORTH MAIN STREET SCHOOL  
SOUTH MAIN STREET SCHOOL  
WASHINGTON AVENUE SCHOOL  
SUMMER MOLD INVESTIGATION 2023  
FINAL REPORT**

Prepared for:

**Pleasantville School District**  
Pleasantville, New Jersey

Prepared by:

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**Table of Contents**

<b>1.0 BACKGROUND</b>	<b>4</b>
<b>2.0 APPROACH</b>	<b>4</b>
<b>3.0 FINDINGS &amp; OBSERVATIONS</b>	<b>5</b>
<b>4.0 RECOMMENDATIONS</b>	<b>9</b>
<b>5.0 SCOPE OF WORK</b>	<b>10</b>
<b>APPENDIX A – Lab Results</b>	

# **1.0 BACKGROUND**

Coastal Environmental Compliance, LLC (Coastal Environmental) was contacted to conduct an investigation and testing of the schools located at the Leeds Avenue School, North Main Steet School, South Main Street School, Washington Avenue School, Pleasantville, New Jersey. This inspection was conducted to assess the condition of the schools with regard to Indoor Air Quality/Mold.

This report details the complete investigation results for the schools.

## **2.0 APPROACH**

### **2.1 *SAMPLING METHODOLOGY***

A visual inspection of each building was conducted to include all walls, floors, ceilings, all contents, and in and under furnishings and HVAC vents. All materials were inspected for the presence of visible mold.

Temperature, Relative Humidity: All areas in each school were tested for temperature, relative humidity.

## 3.0 FINDINGS & OBSERVATIONS

### 3.1 VISUAL INSPECTION

A visual inspection of the buildings was conducted on July 28 & 31, 2022. The concerns and visual observations are as follows (only areas of concern are listed):

#### **LEEDS AVENUE SCHOOL:**

LOCATION	CONCERNS
Throughout School	Water damaged ceiling tiles are present in some areas.
Room 401	Visible mold is present on the underside of tables, on wood doors and door frames and on the flag.
Kindergarten Wing	Mold is visible on the hall ceiling tiles.
Men's Room in Teacher's Suite	The ceiling exhibits visible mold.
Hall outside Cafeteria	Mold is visible on the ceiling tiles in the hall outside the Cafeteria.
Cafeteria	All tables, chairs, wood doors, the piano and other wood surfaces such as the stage exhibit visible mold growth. This includes the office inside the Cafeteria. Humidity 75% rH 75 deg F
Mrs. Briggs Office	Mold is visible on the interior doors, entry door, tables and chairs.
Gym	Mold is visible on all doors and wood tables. Humidity 78%rH 72 deg F
134A	Mold is visible on the back side of the hutch in the side room, and on the wood doors in the room.
Throughout First Floor	All wood doors exhibit visible mold throughout the first floor.
126	Mold growth is visible on the ceiling tiles in the room.
125	Doors exhibit visible mold.
121	The flag and the wood bookshelves exhibit visible mold.
120	Wood bookcases, tables and other wood furniture exhibits visible mold.
118	Mold is visible on the long tables, chairs, doors, bookcases and other contents.
117	Mold is visible on the wood furnishing, chairs, and other contents in the room.
114	Mold is visible on the easels, cubbies, other pieces of furniture and there are water damaged ceiling tiles.
113	Mold is visible on the wood furnishing, chairs, and other contents in the room.
110	All tables exhibit visible mold.
108	The entry door and the center wood table exhibit visible mold. Humidity 71% rH 70 deg F
107	Mold is visible on the door and half-moon table.

LOCATION	CONCERNS
104	Mold is visible on the kid's kitchen set. Humidity 71% rH 74 deg F
Library Office on Right	Doors exhibit visible mold.
Maintenance Hallway	Wood doors exhibit visible mold.
200	Half moon table exhibits visible mold growth.
231	Mold is visible on the doors. Humidity 78%rH 72 deg F Univent grills are moldy
Nurse	Mold is visible on the doors in the Nurse's Suite. Mold is visible on the exam tables and the unit ventilator.
Main Office	Mold is visible on the doors and the unit ventilators. Humidity 75%rH 75 deg F
Room 318	Heavy mold is visible on the univents.
NOT INSPECTED Wet floors	307 & 310

Numerous locations throughout the school exhibit humidity levels well above 60% rH, many readings are in the 70-79% rH range.

To prevent the growth of mold, humidity should be kept between 30-50% rH.

#### **NORTH MAIN STREET SCHOOL:**

LOCATION	CONCERNS
Throughout School	Humidity Levels were between 54 and 64%rH.
Throughout First Floor	Several sinks exhibit water damage. No visible mold.
No visible mold was found in the school.	

#### **SOUTH MAIN STREET SCHOOL:**

LOCATION	CONCERNS
Throughout School	Water damaged ceiling tiles are present in some areas.
Throughout School	Minor mold on HVAC split.
108	Bathroom door exhibits visible mold as well as the computer and long tables. Humidity 73%rH 63 deg F
106	Mold is visible on all student tables. Humidity 71%rH 64 deg F
Throughout School	Humidity levels ranged from 50 to 77%rH.

Numerous locations throughout the school exhibit humidity levels well above 60% rH, many readings are in the 70-79% rH range.

To prevent the growth of mold, humidity should be kept between 30-50% rH.

**WASHINGTON AVENUE SCHOOL:**

LOCATION	CONCERNS
Throughout School	Water damaged ceiling tiles are present in some areas.
127	Mold is visible on the desks, tables, chairs and doors, floor mats, other contents in the room. Humidity 74%rH
126	Mold is visible on the desks, tables, chairs and doors and other contents in the room. Humidity 74%rH
125	Tables and soft chairs exhibit visible mold. Humidity 73%rh
124	Mold is visible on the chairs, tables and contents in the room.
123	Mold is visible on the desks, tables, chairs and doors and other contents in the room. Humidity 74%rH
122	Mold is visible on the desks, tables, chairs and doors and other contents in the room. Humidity 74%rH
120	Mold is visible on the desks, tables, kids chairs and doors and other contents in the room. Humidity 74%rH
204	Computer table exhibits mold.
208	Heavy water-stained ceiling table.

The majority of the school has humidity levels of 50 to 60%rH, and those areas are not affected by mold.

In the one hallway where all of the affected rooms are located, the humidity levels are over 70%rH in the entire hall and classrooms. The humidity levels are causing the mold growth in the areas.



## 4.0 RECOMMENDATIONS

Based upon the testing results and visual observations, Coastal Environmental Compliance, LLC recommends the following:

### **BUILDING MAINTENANCE:**

- ✚ In areas where humidity levels are over 60% rH, reduce humidity by using dehumidifiers. Maintain humidity levels of between 30 and 50% to prevent the growth of mold.

### **MOLD REMEDIATION:**

- ✚ Contact a licensed mold remediation contractor to conduct remediation of the mold at the building according to the attached scope of work.
- ✚ Work being performed is to be performed with the area under containment, utilizing negative air machines to achieve negative air in the area.
- ✚ Following mold remediation and prior to occupancy, conduct follow up air and surface sampling to ensure clean up efficacy.
- ✚ PLEASE NOTE: IN AREAS THAT ARE NOT DESIGNATED AS CONTRACTOR CLEAN, AIR SCRUBBING SHOULD STILL BE CONDUCTED DURING AND FOLLOWING CLEANING. PERSONAL PROTECTIVE EQUIPMENT SHOULD BE UTILIZED.

Coastal Environmental Compliance, LLC is pleased to have provided the **Pleasantville School District** with professional services.

## **5.0 SCOPE OF WORK**

This specification provides performance requirements and evaluation criteria for the work to be performed at the property located at the Leeds Avenue School, North Main Street School, South Main Street School, Washington Avenue School, Pleasantville, NJ.

The work plan is as follows:

### **AREAS UNDER CONTAINMENT:**

Containment is required in all work areas. Containment is required where indicated by "C" on the scope of work. No containment is indicated by "NC".

Where containment is necessary, the areas will be isolated using 6-mil polyethylene sheeting. The work areas under containment will be placed under negative pressure to ensure that the contamination does not spread to unaffected areas. Negative pressure is established by installing HEPA filtered air filtration device inside the containment. The negative air machines should be exhausted to the exterior of the building.

All soft items that are within containment areas should be HEPA vacuumed and removed prior to work being performed. All items within the containment that are not being removed, and all surfaces within the containment must be HEPA vacuumed and treated with a biocide.

Upon removal of walls, insulation and other materials from the work area, all materials should be wrapped in 6-mil poly sheeting, HEPA vacuumed and wiped with a biocide solution prior to transportation to the waste container outside the building.

### **ALL WORK AREAS:**

The biocide solution should be allowed to remain on the treated surfaces for the appropriate dwell time according to manufacturer's instructions to ensure the effectiveness of the biocide.

### **PERSONNEL PROTECTION:**

#### **Respiratory Protection:**

The contractor shall provide workers with personally issued and marked respiratory protection equipment approved by NIOSH/MISHA. As a minimum, respiratory protection should consist of full-face dual cartridge respirators.

#### **Protective Clothing:**

The contractor must provide workers with sufficient sets of protective disposable clothing consisting of full body coveralls, head covers, gloves and boots in sizes to properly fit individual workers. All workers should wear polyethylene coated Tyvek suits with attached boots or equivalent. Gloves may include latex surgical gloves.

**FOLLOW UP TESTING:**

If the results of the follow up air, bulk and wipe sampling reveal unacceptable levels of fungi in the work areas, the contractor will be required to re-clean those areas until testing results are acceptable.

**SIGNAGE:**

The Contractor must post warning signs at all entrances or openings to the work area. The signs must be on yellow paper with black lettering, and indicate the following:

**WARNING: DO NOT ENTER**  
**MICROBIOLOGICAL REMEDIATION WORK IN PROGRESS**

**SCOPE OF WORK:**

The following are the locations and dimensions for work to be performed:

Notes:

Containment = C    No Containment = NC

Walls are indicated as A, B, C, D. Wall A is the wall the room's entrance is located on, wall B is the wall immediately to the left, wall C is the wall opposite the entrance to the room, and wall D is to the right.

Wet Wash: wet cleaning with a bleach solution or equivalent biocide

Encapsulate: Coating of affected areas with an encapsulant such as Fosters 40/20 or equivalent

	C/NC	Location	Area/Dimensions	Work to be Performed
		<b>LEEDS AVENUE SCHOOL</b>		
1	NC	<b>Throughout School</b>	Ceiling	<ul style="list-style-type: none"> <li>▪ Remove and replace all water or mold damaged ceiling tiles.</li> <li>▪ HEPA vacuum area surrounding ceiling tiles</li> </ul>
2	NC	<b>Throughout School</b>	HVAC	<ul style="list-style-type: none"> <li>▪ Clean HVAC system and vents</li> </ul>
3	C	<b>Room 401</b>	Contents: <b>(Partial Clean-Door, Tables)</b>	<b>Hard Contents/Surfaces (Door, Tables):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
4	C	<b>Men's Room in Teacher's Suite</b>	Ceiling	<ul style="list-style-type: none"> <li>▪ Remove sheetrock ceiling 2' x 2'</li> <li>▪ HEPA vacuum</li> <li>▪ Wet wash</li> <li>▪ HEPA vacuum</li> </ul>
5	C	<b>Cafeteria</b>	Contents <b>(Full Clean-Doors, Tables, Cabinets and contents)</b> <b>CONTRACTOR CLEAN</b>	<b>Soft Contents: (paper, books, fabric, cloth):</b> <ul style="list-style-type: none"> <li>▪ HEPA vacuum</li> </ul> <b>Hard Contents/Surfaces (all furnishings such as tables, chairs, all bookshelves, outside of cabinets (including contents of cabinets), all wood doors, floor, under counters, stage wood, all surfaces/contents):</b> <ul style="list-style-type: none"> <li>▪ HEPA vacuum</li> <li>▪ Wet wash</li> <li>▪ HEPA vacuum</li> </ul>

	C/NC	Location	Area/Dimensions	Work to be Performed
	<b>LEEDS AVENUE SCHOOL</b>			
6	C	Mrs. Brigg's Office	Contents: (Partial Clean-Door, Tables, chairs)	<b>Hard Contents/Surfaces (Door, Tables, chairs):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
7	NC	Gym	Contents: (Partial Clean-Door, Tables)	<b>Hard Contents/Surfaces (Door, Tables):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
8	C	Room 113, 114, 117	Contents (Full Clean-All Contents and Surfaces) <b>CONTRACTOR CLEAN</b>	<b>Soft Contents: (paper, books, fabric, cloth):</b> <ul style="list-style-type: none"> <li>▪ HEPA vacuum*</li> <li>▪ *Discard heavily affected items</li> </ul> <b>Hard Contents/Surfaces (all furnishings such as desks and tables, chairs, all bookshelves, inside and outside of cabinets (Not including contents of cabinets), all closet and entry wood doors, floor:</b> <ul style="list-style-type: none"> <li>▪ HEPA vacuum</li> <li>▪ Wet wash</li> <li>▪ HEPA vacuum</li> </ul>
9	NC	Room 134A	Contents: (Partial Clean-Door, Hutch)	<b>Hard Contents/Surfaces (Door, Hutch):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>

	C/NC	Location	Area/Dimensions	Work to be Performed
	<b>LEEDS AVENUE SCHOOL</b>			
10	NC	<b>Room 104</b>	Contents: <b>(Partial Clean-Kid's Kitchen set and wood toys)</b>	<b>Hard Contents/Surfaces (Kid's Kitchen set and toys):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
11	NC	<b>Library Office</b>	Contents: <b>(Partial Clean-Doors)</b>	<b>Hard Contents/Surfaces (Wood Doors):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
12	NC	<b>Room 200</b>	Contents: <b>(Partial Clean-Tables)</b>	<b>Hard Contents/Surfaces (Under All Tables):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul> *Discard Cloth and leather Chairs
13	NC	<b>Room 231</b>	Contents: <b>(Partial Clean-Doors, Univents)</b>	<b>Hard Contents/Surfaces (Under All Tables, Univents):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
14	C	<b>Room 120</b>	Contents: <b>(Partial Clean-Wood bookcases, Tables and All wood furniture)</b>	<b>Hard Contents/Surfaces (All wood furniture, Under All Tables and Desks, wood bookcase):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
15	NC	<b>Room 126</b>	Ceiling	<ul style="list-style-type: none"> <li>▪ Remove and replace all water or mold damaged ceiling tiles.</li> <li>▪ HEPA vacuum area surrounding ceiling tiles</li> </ul>

	C/NC	Location	Area/Dimensions	Work to be Performed
		<b>LEEDS AVENUE SCHOOL</b>		
16	NC	<b>Room 125</b>	Contents: <b>(Partial Clean-Doors)</b>	<b>Hard Contents/Surfaces (Wood Doors):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
17	NC	<b>Room 121</b>	Contents: <b>(Partial Clean-Wood Bookshelves, Flag)</b>	<b>Hard Contents/Surfaces (Wood Bookshelves, Flag):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul> *Discard Flag
18	NC	<b>Room 110</b>	Contents: <b>(Partial Clean-Tables)</b>	<b>Hard Contents/Surfaces (All Computer Tables top and bottom)</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
19	NC	<b>Room 108</b>	Contents: <b>(Partial Clean-Door, Tables)</b>	<b>Hard Contents/Surfaces (Door, Tables):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
20	NC	<b>Room 107</b>	Contents: <b>(Partial Clean-Door, Tables)</b>	<b>Hard Contents/Surfaces (Door, Tables):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
21	NC	<b>Maintenance Hall</b>	Contents: <b>(Partial Clean-Doors)</b>	<b>Hard Contents/Surfaces (Wood Doors):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>

	C/NC	Location	Area/Dimensions	Work to be Performed
<b>LEEDS AVENUE SCHOOL</b>				
22	C	Nurse	Contents: (Partial Clean-Door, Exam Tables, Univents)	<b>Hard Contents/Surfaces (Doors, Exam Tables, Univents):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
23	NC	Throughout Main Office	Contents: (Partial Clean-Doors, Univents)	<b>Hard Contents/Surfaces (Doors, Univents):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
24	NC	Room 318	Contents: (Partial Clean-Univents)	<b>Hard Contents/Surfaces (Univents):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
25	NC	Kindergarten Wing	Contents: (Partial Clean-Ceiling Tiles)	<b>Hard Contents/Surfaces (Ceiling tiles):</b> <ul style="list-style-type: none"> <li>• Discard water damaged ceiling tiles</li> <li>• HEPA vacuum area surrounding tiles</li> </ul>
26	NC	Throughout Work Areas	Air Scrubbing	Conduct air scrubbing for 48 hours during and following remediation

	C/NC	Location	Area/Dimensions	Work to be Performed
<b>NORTH MAIN STREET SCHOOL</b>				
1	NC	Throughout School	Ceiling	<ul style="list-style-type: none"> <li>▪ Remove and replace all water or mold damaged ceiling tiles.</li> </ul>



	C/NC	Location	Area/Dimensions	Work to be Performed
		<b>SOUTH MAIN STREET SCHOOL</b>		
1	NC	<b>Throughout School</b>	Ceiling	<ul style="list-style-type: none"> <li>▪ Remove and replace all water or mold damaged ceiling tiles.</li> <li>▪ HEPA vacuum area surrounding ceiling tiles</li> </ul>
2	NC	<b>Throughout School</b>	HVAC Ceiling Units	<ul style="list-style-type: none"> <li>• Change filters regularly</li> <li>• Clean and sanitize vents</li> <li>• Conduct cleaning of all interior and exterior components of HVAC units using a biocide</li> <li>• HEPA vacuum interior and exterior components of HVAC system</li> </ul>
3	NC	<b>Room 108</b>	Contents: <b>(Partial Clean-Door, Tables)</b>	<b>Hard Contents/Surfaces (Door, All Tables):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>▪ HEPA vacuum</li> </ul>
4	NC	<b>Room 106</b>	Contents: <b>(Partial Clean-Door, Tables)</b>	<b>Hard Contents/Surfaces (Door, Tables):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
5	NC	<b>Throughout Areas</b>	<b>Work</b> Air Scrubbing	<ul style="list-style-type: none"> <li>▪ Conduct air scrubbing for 48 hours during and following remediation</li> </ul>

	C/NC	Location	Area/Dimensions	Work to be Performed
	<b>WASHINGTON AVENUE SCHOOL</b>			
1	NC	<b>Throughout School</b>	Ceiling	<ul style="list-style-type: none"> <li>Remove and replace all water or mold damaged ceiling tiles.</li> <li>HEPA vacuum area surrounding ceiling tiles</li> </ul>
2	NC	<b>Rooms 120, 122, 123, 124, 125, 126, 127</b>	Contents <b>(Full Clean-All Contents and Surfaces)</b> <b>CONTRACTOR CLEAN</b>	<b>Soft Contents: (paper, books, fabric, cloth):</b> <ul style="list-style-type: none"> <li>HEPA vacuum*</li> <li>*Discard heavily affected items</li> </ul> <b>Hard Contents/Surfaces (all furnishings such as desks and tables, chairs, all bookshelves, inside and outside of cabinets (Not including contents of cabinets), all closet and entry wood doors, floor:</b> <ul style="list-style-type: none"> <li>HEPA vacuum</li> <li>Wet wash</li> <li>HEPA vacuum</li> </ul>
3	C	<b>Room 204</b>	Contents: <b>(Partial Clean- Computer Tables)</b>	<b>Hard Contents/Surfaces (Computer Tables):</b> <ul style="list-style-type: none"> <li>HEPA vacuum</li> <li>Wet wash</li> <li>HEPA vacuum</li> </ul>
4	NC	<b>Throughout Work Areas</b>	Air Scrubbing	<ul style="list-style-type: none"> <li>Conduct air scrubbing for 48 hours during and following remediation</li> </ul>