



**WASHINGTON AVENUE SCHOOL
ROOM 120, NURSE & GUIDANCE
PLEASANTVILLE, NEW JERSEY
INDOOR AIR QUALITY INVESTIGATION
FINAL REPORT**

Prepared for:

The Pleasantville Board of Education
Pleasantville, New Jersey

Prepared by:

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1.0 BACKGROUND

Coastal Environmental Compliance, LLC (Coastal Environmental) was contacted to conduct an inspection and testing of the property located at Washington Avenue School, Room 120, Nurse & Guidance, Pleasantville, New Jersey.

This report details the investigation results and testing results for the school.

2.0 APPROACH

2.1 *SAMPLING METHODOLOGY*

Microbiological air sampling was conducted in several locations within the property, and one outdoor location using a low flow pump and air-o-cell cassettes (spore traps). Samples were evaluated for total count and identification of fungi, and other particulates.

ProLab Inc., Weston, Florida, performed the analysis, according to guidelines proposed by the USEPA, and the AIHA Field Guide For The Determination Of Biological Contaminants In Environmental Samples, 1996.

3.0 FINDINGS & OBSERVATIONS

3.1 VISUAL INSPECTION

A visual inspection of the areas was conducted on January 28, 2025. The concerns and visual observations are as follows:

NURSE:

Mold is visible on the wallpaper on the upper portion of the wall and the wall under the long counter in the Nurse's office.

Mold is visible on the wood door to the bathroom in the Nurse's suite.

Mold is visible on the HVAC vents in the office.

GUIDANCE:

Mold is visible on the wallpaper on the upper portion of the walls throughout the room.

Mold is visible on the HVAC vent grills.

ROOM 120:

Visible mold is present on the underside of the tables throughout the room, as well as the Teacher's desk.

The humidity readings in all 3 areas were 32%rH in the classroom, within the optimal humidity range of 30-50%rH.

3.2 Testing Results

3.2.1 Microbiological Testing

Microbiological testing was conducted in the area on January 28, 2025. Sample results are as follows (see attached laboratory results):

Type of Sample	Location	Fungi Count (Spores/m3)	Type of Fungi
Air-o-cell	Ambient	210	Aspergillus/Penicillium
	Total Mold Count	210	
Air-o-cell	Guidance	160	Aspergillus/Penicillium
	Total Mold Count	160	
Air-o-cell	Nurse	53	Cladosporium
		53	Aspergillus/Penicillium
	Total Mold Count	106	
Air-o-cell	Room 120	110	Aspergillus/Penicillium
		53	Cellulose fiber
	Total Mold Count	110	

Air samples indicate the following:

Air sampling indicates acceptable levels of airborne fungi in Room 120, the Nurse's Office and Guidance Office, indicating normal fungal ecology. Concentration and types of fungi are comparable to ambient air.

4.0 RECOMMENDATIONS

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

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.

Coastal Environmental Compliance, LLC is pleased to have provided the Pleasantville Board of Education 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 Washington Avenue School, Room 120, Nurse's Office & Guidance Office, Pleasantville, New Jersey.

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 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
1	C	Nurse's Office	Walls	<ul style="list-style-type: none"> ▪ Remove all wallpaper on walls ▪ HEPA vacuum ▪ Wet wash/Scrub ▪ HEPA vacuum ▪ Encapsulate areas of heavy contamination
2	C	Nurse's Office	Contents	<p>Soft Contents (paper, fabric, cloth):</p> <ul style="list-style-type: none"> ▪ HEPA vacuum <p>Hard Contents/Surfaces (including all floors, walls, ceiling, doors, under counters, all furnishings/surfaces/contents):</p> <ul style="list-style-type: none"> ▪ HEPA vacuum ▪ Wet wash ▪ HEPA vacuum
3	C	Guidance	Walls	<ul style="list-style-type: none"> ▪ Remove all wallpaper on walls ▪ HEPA vacuum ▪ Wet wash/Scrub ▪ HEPA vacuum ▪ Encapsulate areas of heavy contamination
4	C	Guidance	Contents	<p>Soft Contents (paper, fabric, cloth):</p> <ul style="list-style-type: none"> ▪ HEPA vacuum/Laundry <p>Hard Contents/Surfaces (including all floors, walls, ceiling, doors, under counters, all furnishings/surfaces/contents):</p> <ul style="list-style-type: none"> ▪ HEPA vacuum ▪ Wet wash ▪ HEPA vacuum

	C/NC	Location	Area/Dimensions	Work to be Performed
5	C	Room 120	Contents	Hard Contents/Surfaces (including all tables (top and underside), under counters, desks inside and out): <ul style="list-style-type: none"> ▪ HEPA vacuum ▪ Wet wash ▪ HEPA vacuum
6	C	Nurse & Guidance	HVAC System	<ul style="list-style-type: none"> ▪ Remove and discard filters ▪ Clean and sanitize vents ▪ Conduct cleaning of all interior and exterior components of HVAC units using a biocide ▪ HEPA vacuum interior and exterior components of HVAC system
7	C	Throughout Work Areas	Air Scrubbing	<ul style="list-style-type: none"> ▪ Conduct air scrubbing throughout work areas during and for 24 hours after remediation

APPENDIX A

Laboratory Results