



February 24, 2025

Ms. Erin Obey
Superintendent of Schools
Pembroke Public Schools
72 Pilgrim Road
Pembroke, MA 02339

RE: General Microbial (Mold) Assessment Report for
Hobomock Elementary School
81 Learning Lanes, Pembroke, MA
PMEC Project #25-113

Dear Ms. Obey:

Paul Matuszko Environmental Consulting (PMEC) is pleased to submit this letter report for the general limited microbial (mold/fungal) assessment conducted within the Hobomock Elementary School. The limited microbial assessment was conducted by PMEC Principal, Paul Matuszko, CIH on February 7 and 13, 2025 (after school hours). PMEC was accompanied during the assessment with representatives of the Pembroke Superintendents Office (Ms. Erin Obey) and the Pembroke Teachers Association (PTA). The assessment was limited to inspecting designated areas and surfaces for the potential presence of microbial growth as requested by the Pembroke Teachers Association. A summary of the assessment findings are provided as follows:

1.0 Scope of Work

- A. The assessment was conducted within various areas of concern as selected by the Hobomock School teachers. Areas include locations that may contain visible mold growth, stained ceiling tiles, and musty odors.
- B. PMEC assessed the rooms for water damage, water staining, suspect microbial (mold) growth, and general housekeeping issues. Where feasible, locations above ceiling tiles were accessed to assess conditions within the ceiling plenum.
- C. Carpet dust samples in four locations were collected on 2/7/25 with results provided in PMEC's 2/13/25 letter report. Additionally, spore trap air samples were collected in various locations on 2/13/25 as part of the School's Quarterly Sampling Assessment Program

2.0 Summary Discussion

February 7, 2025 Assessment:

2.1 SPED Classroom #275

- A. Existing Conditions:
 - The left side wall contains minor suspect microbial surface growth (spotting) behind a wall hanging (picture). PMEC determined the spotting to be positive for mold growth over 1-2 square foot area.
- B. Recommendations:
 - Disinfect and clean wall surfaces free of mold spotting with a general cleaning disinfectant. The custodial staff may conduct this minor cleaning activity.
 - Monitor room surfaces for future microbial growth.

Note: This task was completed on 2/7/25 and confirmed by PMEC on 2/13/25. No visible mold growth was present in the room as of PMEC's 2/13/25 inspection.

2.2 Room #256 (interior core small office/work room)

A. Existing Conditions:

- Concerns regarding potential microbial growth and musty odors have been noted. The carpeted room was assessed and determined to have no current suspect visible microbial growth. A carpet vacuum dust sample was collected on 2/7/25. Analysis results indicated no microbial spores present.

B. Recommendations:

- Maintain clean and dry surfaces and HEPA vacuum carpeting on a regular basis.
- Monitor room surfaces for future suspect microbial growth.

2.3 LIR Assembly Room

A. Existing Conditions:

- Concerns regarding potential microbial growth and musty odors at the front side have been noted. The carpeted room was assessed and determined to have no current suspect visible microbial growth. A carpet vacuum dust sample was collected on 2/7/25. Analysis results indicated no microbial spores present.

B. Recommendations:

- Maintain clean and dry surfaces and HEPA vacuum carpeting on a regular basis.
- Monitor room surfaces for future suspect microbial growth.

2.4 Small Teachers Room #1

A. Existing Conditions:

- Concerns regarding potential microbial growth and musty odors at the back side wall at the stained carpeting have been noted. The carpeted room was assessed and determined to have no current suspect visible microbial growth. A carpet vacuum dust sample was collected on 2/7/25. Analysis results indicated no microbial spores present.

B. Recommendations:

- Maintain clean and dry surfaces and HEPA vacuum carpeting on a regular basis.
- Monitor room surfaces for future suspect microbial growth.

2.5 Large Teacher's Room #2 (near gym)

A. Existing Conditions:

- Concerns regarding potential microbial growth and musty odors at the back side wall have been noted. The carpeted room was assessed and determined to have no current suspect visible microbial growth. A carpet vacuum dust sample was collected on 2/7/25. Analysis results indicated light and minimal microbial spores present. The results do not indicate a condition of concern.

B. Recommendations:

- Maintain clean and dry surfaces and HEPA vacuum carpeting on a regular basis.
- Monitor room surfaces for future suspect microbial growth.

February 13, 2025 Assessment:

2.6 Classroom 105

A. Existing Conditions:

- A stained ceiling tile exist at the back right corner at the wall chase. An inspection of ceiling plenum identified fiberglass insulated piping. Potential condensation dripping may exist during the cooling season where exposed metal piping valves are present.

B. Recommendations:

- Seal (retape) openings, exposed, and breaks in the fiberglass piping and duct insulation.
- Replace missing and stained ceiling tiles.
- Monitor area during the cooling season for additional condensation issues.

2.7 Hallway at room #130

A. Existing Conditions:

- Concerns of musty odors have been noted. No visible mold growth was identified. Stained ceiling tile(s) exist in the hallway. The HVAC return vent contains a slight buildup of settled dust on the vent fins..

B. Recommendations:

- Seal (retape) openings, exposed, and breaks in the fiberglass piping and duct insulation above ceiling tiles. Inspect ceiling deck for potential roof leaks.
- Replace missing and stained ceiling tiles.
- Monitor area during the cooling season for additional condensation issues.
- Monitor hallway surfaces for future suspect musty odors and microbial growth.

2.8 Nurse's Office – Exam room

A. Existing Conditions:

- A stained ceiling tile exists above the entrance door. Suspect microbial growth (ring) present within metal sink basin. A leaky faucet exists to provide constant moisture...

B. Recommendations:

- Repair faucet leak as needed.
- Clean and disinfect suspect microbial growth within the sink basin.
- Replace stained ceiling tile. Monitor area during the cooling season for additional condensation issues.
- Monitor exam room for future moisture issues.

2.9 Music Room

A. Existing Conditions:

- Previous concerns of musty odors have been noted in the Music Room. Carpeting within the Music room has been previously replaced with non-porous floor tile.
- No musty odors were noted on the assessment date. No stained ceiling tiles were present on the assessment date.

B. Recommendations:

- Monitor music room for future moisture issues and musty odors.

2.10 Gym Atrium

A. Existing Conditions:

- Previous concerns of musty odors have been noted in the Gym Atrium. Stained ceiling tiles exist near the skylight.
- No musty odors were noted on the assessment date. No stained ceiling tiles were present and were dry with no suspect mold growth on the assessment date.

B. Recommendations:

- Replace stained ceiling tiles.
- Repair dripping or condensation issues in the ceiling plenum.
- Monitor Atrium room for future moisture issues and musty odors.

2.11 Library

A. Existing Conditions:

- Previous concerns of suspect microbial growth have been noted on books. Exact books or locations could not be confirmed during the assessment.
- No musty odors or suspect microbial growth on books or exposed surfaces were identified on the assessment date. No stained ceiling tiles were present.

B. Recommendations:

- Monitor Library books, bookcases, carpeting, and other surfaces for future moisture issues, suspect mold growth, and musty odors.

3.0 Recommendations

- A. PMEC recommends initially investigating and correcting conditions above the stained ceiling tiles to the fullest extent possible. This may include repairing vapor barrier breaks in fiberglass pipe and duct insulation, added insulation, etc.
- B. Stained and missing ceiling tiles should be replaced after ceiling plenum (piping, HVAC) repairs are completed. New water stains should be regularly investigated and tiles replaced on an on-going basis.
- C. Carpeting should be properly maintained and HEPA vacuumed on a regular basis.

4.0 Limitations

- A. The assessment provided herein is based on the professional judgment of PMEC using approved industry standards and guidelines. Assessment findings are based on the investigator's careful consideration of field observations and interpretation of analysis results (if conducted) in accordance with industry standards. The results are only representative of the conditions of the date and time of the visual inspection.

Should you have any additional questions regarding this assessment report or the results, please do not hesitate to contact me at 617-893-4476 or email at pmatuszko@pmecsolutions.com. PMEC appreciates the opportunity to provide our services to Pembroke Public Schools.

Respectively submitted,



Paul Matuszko, CIH, CIEC
Project Manager/Principal



CIH #CP7236 - Certified Industrial Hygienist (American Board of Industrial Hygiene)

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