



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  
**Pembroke Community Middle School**  
559 School Street, 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 Pembroke Community Middle School (PCMS). The limited microbial assessment was conducted by PMEC Principal, Paul Matuszko, CIH on February 7, 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. The assessment was limited to inspecting designated areas and surfaces for the potential presence of microbial growth as requested by the Pembroke Teachers Association. No microbial sampling was conducted by PMEC during the visual assessment. A summary of the assessment findings are provided as follows:

## 1.0 Scope of Work

- A. The assessment was conducted within the following locations:
1. C119 – Annex Conference Room
  2. A114 – classroom
  3. B032 – basement classroom
  4. B026 – Tech Art Room
- B. PMEC assessed the rooms for water damage, water staining, suspect microbial (mold) growth, and general housekeeping issues. PMEC deemed microbial sampling to unnecessary during the visual assessment. PMEC focused on determining sources for areas of concern and applicable recommended response actions.
- C. Photographs were collected in areas of concern and are provided in Attachment A.

## 2.0 Summary Discussion

### 2.1 Annex Conference Room C119 (listed as staff lunch & planning room on floor plan)

- A. Existing Conditions:
- The front side contains 2-3 water stained ceiling tiles. The tiles are currently dry with no visible active mold growth. Fiberglass insulated ducting above the ceiling contains loose and open insulation. This break in the vapor barrier may allow for condensation to form when humid air contacts the cold HVAC duct. The resulting condensation drips onto the ceiling tile below during the cooling season.
- B. Recommendations:
- Seal (retape) openings and breaks in the fiberglass duct insulation. Ensure proper sealing of duct insulation.
  - Replace missing and stained ceiling tiles.
  - Monitor area during the cooling season for additional condensation issues.

## **2.2 Room A114 (back side teacher work/break room)**

### **A. Existing Conditions:**

- The back side room contains multiple water stained ceiling tiles. The tiles are currently dry with no visible active mold growth. There is limited access to inspect the ceiling plenum above due to stored chairs, tables, etc. Limited inspection indicates wet tectum roof deck panels that indicate potential roof leaks.

### **B. Recommendations:**

- Inspect the roof for potential issues and repair as needed.
- Inspect ceiling plenum for additional water leak issues.
- Replace missing and stained ceiling tiles.
- Monitor area during rain sessions for additional roof leak issues.

## **2.3 Classroom B032**

### **A. Existing Conditions:**

- The classroom contains water stained ceiling tiles at the ceiling mounted AHU (fan coil) in the center of the room. The stained tiles are currently dry with no visible active mold growth. Bare piping (valves, etc.) at the fan coil controls are uninsulated potentially allowing for condensation dripping. Water stained ceiling tiles are present directly under this area.

### **B. Recommendations:**

- Properly insulate and seal HVAC piping at the fan coil above the ceilings.
- Replace missing and stained ceiling tiles.
- Monitor area during the cooling season for additional condensation leak issues.

## **2.4 Tech Art Classroom B026 (2<sup>nd</sup> inside room)**

### **A. Existing Conditions:**

- The classroom contains water stained ceiling tiles at the ceiling mounted AHU (fan coil) in the center of the room. The stained tiles are currently dry with no visible active mold growth. A limited inspection above the ceilings indicate that the metal covers of the AHU are bent and/or loose. This condition allows for condensation dripping onto ceiling tiles below.
- A second location with a stained ceiling tile is present at the front of the room. A limited inspection above the ceiling tile indicates a hole (opening) in the corrugated steel deck above allows for water leaks onto the ceiling tile below. The water may result from a pipe leak or general condensation dripping.

### **B. Recommendations:**

- Properly seal and close HVAC unit (AHU) covers.
- Seal openings in corrugated steel decking.
- Replace missing and stained ceiling tiles.
- Monitor area during the cooling season for additional condensation leak issues.

## **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 insulation, added insulation, etc. Equipment and openings in HVAC metal covers, etc. may require repair and sealing.
- ### **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.

## **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](mailto: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)

CIEC #0610006 - Certified Indoor Environmental Consultant (American Council for Accredited Certification)

Attachments:

**Attachment A** - Sample Photographs (1 page)



Photo 1: View of Room C119 with stained ceiling tiles. No visible mold growth present.

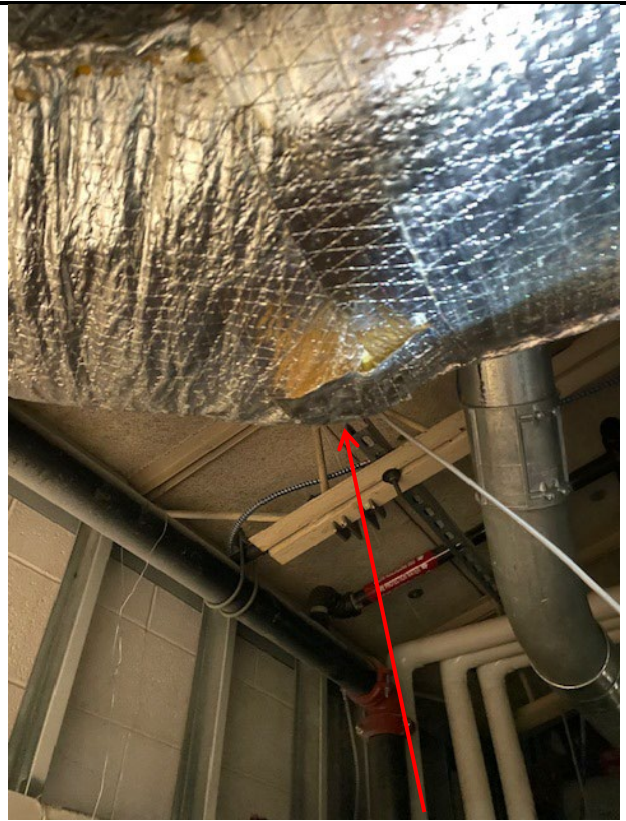


Photo 2: Room C119 - View of ceiling plenum with loose/torn fiberglass duct insulation allowing for condensation.

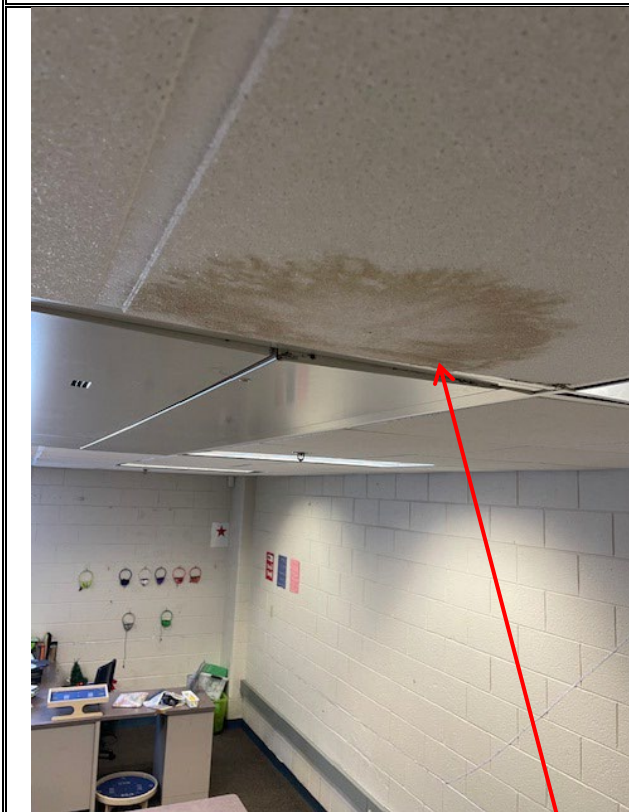


Photo 3: View of Classroom B032 with stained ceiling tiles at ceiling AHU unit

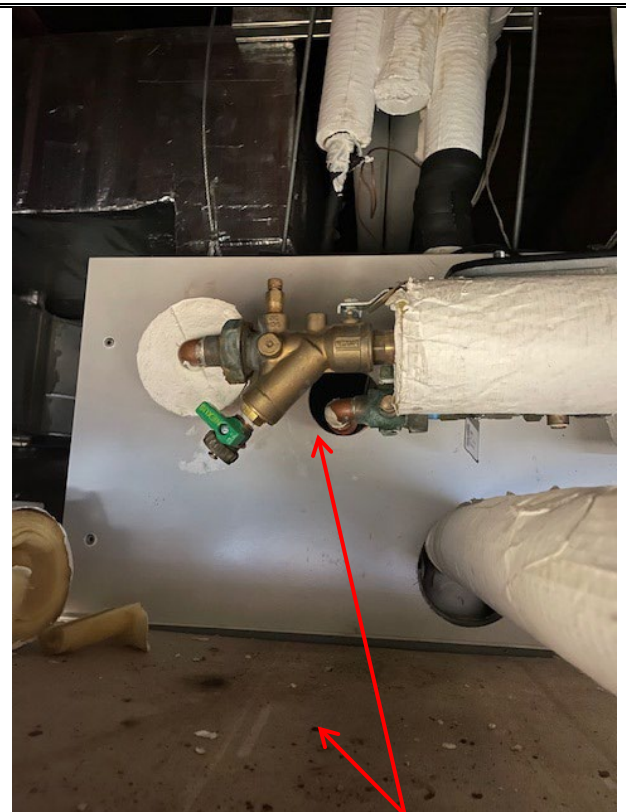


Photo 4: Classroom B032 - View in ceiling plenum at AHU showing uninsulated HVAC piping allowing for condensation dripping onto ceiling tile below.