



Monday, May 20, 2024

Norman Public Library Central
103 West Acres Street
Norman, OK 73069

Water Intrusion/Loss Investigation Report for May 16, 2024

A comprehensive visual and thermal investigation was conducted at the Norman Public Library Central on Thursday, May 16, 2024, following heavy rain and thunderstorms that occurred the previous night that continued into the early morning. The assessment revealed numerous points of water penetration within the facility. All accessible areas of potential water intrusion identified through thermal imaging were confirmed with a penetrative moisture meter. Structural drying equipment was put in place to expedite the drying process, prevent further deterioration, and mitigate the risk of reemerging or new microbial growth. The areas where water intrusion was identified are as follows:

1. First Floor:

Staff Office Room 115:

- With the assistance of a thermal imaging scan, the presence of water was detected at the bottom of the sill plate on the right side of the book return. The presence of water stains and active dripping suggests that the source of intrusion is from above.

Childrens Area:

- Thermal imaging detected indications of water seeping in at the base of the tension beam located in the southwest corner of this area. A minor accumulation of water was noticeable, and active dripping was observed from above. The situation did not necessitate the use of structural drying equipment.

Storytime Room 149:

- The previously detected water intrusion point on the drywall ceiling in the southwest corner of Room 149 (Storytime) is currently undergoing structural drying from a previous storm. Continuous monitoring is required until the established drying standard is met.

2. Second Floor:

Staff Breakroom:

- An active leak, presumed to be from the roof, was identified on the second window panel to the north. The water is dripping from the ceiling into the collection bin and HVAC vent. Currently, most of the water is being contained by the bin, so there's no immediate need for structural drying equipment.

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Patio roof drains:

- Thermal imaging detected residual water pooling at the base of the water diversion system, a result of active leaks on the third floor. This suggests that the system is effectively capturing the leakage, thereby preventing further water damage to the facility.

3. Third Floor:

Common Area:

- A significant amount of water was detected at the bottom of the water diversion systems using a thermal imaging scan. This is due to an active leak, presumed to be located on the exterior of the fourth-floor roof access door.

Main Staircase Landing Roof Windows:

- A thermal imaging scan and the sound of dripping water revealed the presence of superficial water at the top of the roof window area, originating from the edge of the window frame. Previous water staining in this area indicates that this is a recurring point of intrusion. Structural drying equipment has been installed to prevent further water damage and microbial growth.

Oklahoma - Room 301:

Water intrusion points were detected along the west wall in this room. One was located between the south support column and the window seal, and the second was found in the middle of the wall cavity. These intrusion points were confirmed with the use of a moisture meter. To prevent water damage and microbial growth, drying equipment was promptly set in place. Regular monitoring will be conducted to ensure the effectiveness of the drying process and to prevent further damage.

Storage – Rom 303:

- Superficial water was found on the floor next to the northwest support beam. There is an active, presumed roof leak. However, no structural drying equipment is needed at this location due to the absence of construction materials that could be impacted by the presence of water.

Pioneer - Room 305:

- Thermal imaging identified substantial amounts of water accumulating at the bottom of the water diversion systems, a consequence of active leaks on the third floor. This indicates that the system is successfully containing the leakage, thus preventing additional water damage to the facility.

Tutor Room:

- Thermal imaging detected water seeping in from the bottom of the right window onto the carpeted floor. However, due to the minimal amount of water in the area, there was no need for drying equipment at this location.

Stairwell:

- Traces of water were detected at the base of the landing between the third and fourth floors, originating from the fourth floor. The water was seen flowing down the wall and dripping onto the second-floor landing as well. Using both penetrative and surface moisture meters, we recorded moisture levels in the drywall and concrete. Structural drying equipment was not needed in this area.

Water Intrusion Investigation Conclusion:

The Cavins Group is under contract with the City of Norman to monitor the interior of the facility following weather events and to mitigate additional damage due to unresolved exterior water intrusion issues. The responsibilities of the Cavins Group do not extend to making any exterior repairs, whether temporary or permanent. These repairs will

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be handled by different entities. During the inspection on Thursday, May 16, 2024, several existing points of water entry were discovered. While many of these points have been noted in the past, intense storms have revealed new areas of water intrusion. In an effort to mitigate further water damage and prevent future microbial growth, structural drying equipment was set in place where necessary. Daily monitoring will be conducted to achieve the desired drying standard.

Notably, the temperature and humidity were elevated in numerous areas of the library, specially throughout the first floor. Given the history of mold presence in the facility and recent remediation efforts, it is critical that the environment be more effectively regulated (lower temperature and humidity levels); otherwise, new or worsening microbial growth is inevitable.

Recommendations:

Complete structural drying process, address high temperatures and humidity throughout the facility, and treat facility with an antimicrobial product to help deter additional microbial growth and spread.

Kindly be aware that the findings in this report are contingent upon the inspections carried out on the specified date. The potential causes for water ingress outlined herein are conjectural, derived from the most reliable data at hand, and should not be interpreted as conclusive determinants. Given that the factors leading to water intrusion can evolve, regular evaluations and inspections are recommended. Should you have any additional inquiries or require further support, please feel free to reach out to us.

Respectfully,



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