



Wednesday, October 2, 2024

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

Water Intrusion/Loss Investigation Report for September 22, 2024,

A water intrusion investigation was conducted on the morning of Sunday, September 22, 2024, at The Norman Public Library – Central, located at 103 West Acres Street, Norman, OK 73069, due to several hours of heavy, directional rain. Thermal imaging, penetrating moisture meters, and thermometers, were used to confirm the presence of moisture. The investigation identified multiple points of water intrusion throughout the property. To address these issues, water extraction was performed as needed, structural drying equipment was set, and moisture readings were recorded. These readings will be closely monitored to ensure the required drying standards are achieved. The areas identified as points of water intrusion are as follows *(Please refer to Addendum 1)*:

1. First Floor:

Room 133:

- Residual water was found on the floor due to a leak from a RTU drain line in the ceiling. The water-damaged ceiling tile was removed, and structural drying equipment was set up.

Staff Only 115:

- Residual water was found on the floor due to a leak from a drain line in the ceiling. The water-damaged ceiling tiles were removed, and structural drying equipment was set up.

Room 149 Storytime:

- Residual water was found on the floor due to a leak from a drain line in the ceiling. The water-damaged ceiling tile was removed, and structural drying equipment was set up.

Children's Area Middle Column:

- Moisture is present in the ceiling due to a roof leak. Structural drying equipment has been set up.

Children's Area South Window:

- Moisture is present in the ceiling due to a roof leak. Structural drying equipment has been set up.

Children's Area SE Corner:

- Moisture is present in the ceiling due to a roof leak. Drywall had previously been removed in this area due to an ongoing point of intrusion, which helped discover surface water over carpeted floors, plumbing lines, and plywood surfaces. Structural drying equipment has been set up.

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2. Second Floor:

2nd Floor Common Area:

- Moisture is present in the ceiling along wood beams due to compromised window seals. Ceiling drywall had previously been removed in this area due to an ongoing point of intrusion, which helped discover surface water over the carpeted floor and inside the air vent. Structural drying equipment has been set up.

Room 201 A Staff Only:

- Moisture is present on the exterior wall, starting above the ceiling grid and extending all the way to the bottom of the wall. Structural drying equipment has been set up.

Room 212 Staff Only:

- Moisture is present in the drywall above the ceiling grid in the NE corner by the surveillance camera. Structural drying equipment has been set up.

Room 233 Study Room:

- Moisture is present in the ceiling along wood beams due to compromised window seals. Ceiling drywall had previously been removed in this area due to an ongoing point of intrusion, which helped discover surface water over the carpeted floor and inside the air vent. Structural drying equipment has been set up.

3. Third Floor:

3rd Floor Common Area:

- Residual water was discovered on the floor along the opposite site of the South stairwell wall, even though diversion tarps had been previously installed in this location due to ongoing roof leaks, the source of moisture and points of intrusion at this location increase or decrease depending on the extent of the weather event. Structural drying equipment has been set up.

Room 301 Oklahoma:

Moisture is present in the east wall. Structural drying equipment was not installed at this time due to preexisting microbial growth that hasn't been remediated yet per clients request. Access to the area is currently restricted, and containment was set up prior to the weather event.

Room 303 Storage:

- Moisture is present on the West wall, starting above the ceiling grid and extending all the way to the bottom of the wall. Structural drying equipment has been set up.

Room 305 Pioneer:

- Moisture is present on the West wall, starting above the ceiling grid and extending all the way to the bottom of the wall. Due to the interior drywall installation being previously removed because of water damage and remediation, the wall cavity is currently exposed and did not require structural drying equipment.

Room 307 Literacy:

- Moisture is present on the carpet tiles. The underlying materials are dry, so the carpet tiles were removed, and structural drying equipment was not needed.

Room 309 Staff Only:

- Moisture is present on the carpet tiles. The underlying materials are dry, so the carpet tiles were removed, and structural drying equipment was not needed.

Water Intrusion Investigation Conclusion:

Cavins Group holds a contract with the City of Norman to inspect the interior of the facility following weather events and to mitigate further damage resulting from unresolved exterior water intrusion issues. The scope of Cavins Group’s responsibilities does not encompass conducting any exterior repairs, whether temporary or permanent. Such repairs will be carried out by other entities.

It’s important to note that the temperature and humidity levels were found to be elevated in numerous areas of the library. Given the facility’s history of mold presence and recent remediation efforts, it is crucial to more effectively regulate the environment (i.e., lower temperature and humidity levels). Failure to do so could lead to the emergence of new microbial growth or exacerbate existing conditions. (Please refer to Addendum 1).

Recommendations:

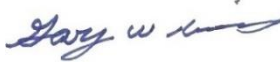
To address the issues at hand, we recommend repairing the exterior construction materials that weren’t installed properly, as well as implementing measures to control high temperatures and humidity levels throughout the facility. This could involve the use of dehumidifiers, air conditioners, or other HVAC adjustments. Maintaining an appropriate indoor climate is crucial to prevent the conditions that allow microbial growth. Additionally, treating the entire facility with an antimicrobial product will help deter potential microbial growth.

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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ADDENDUM 1

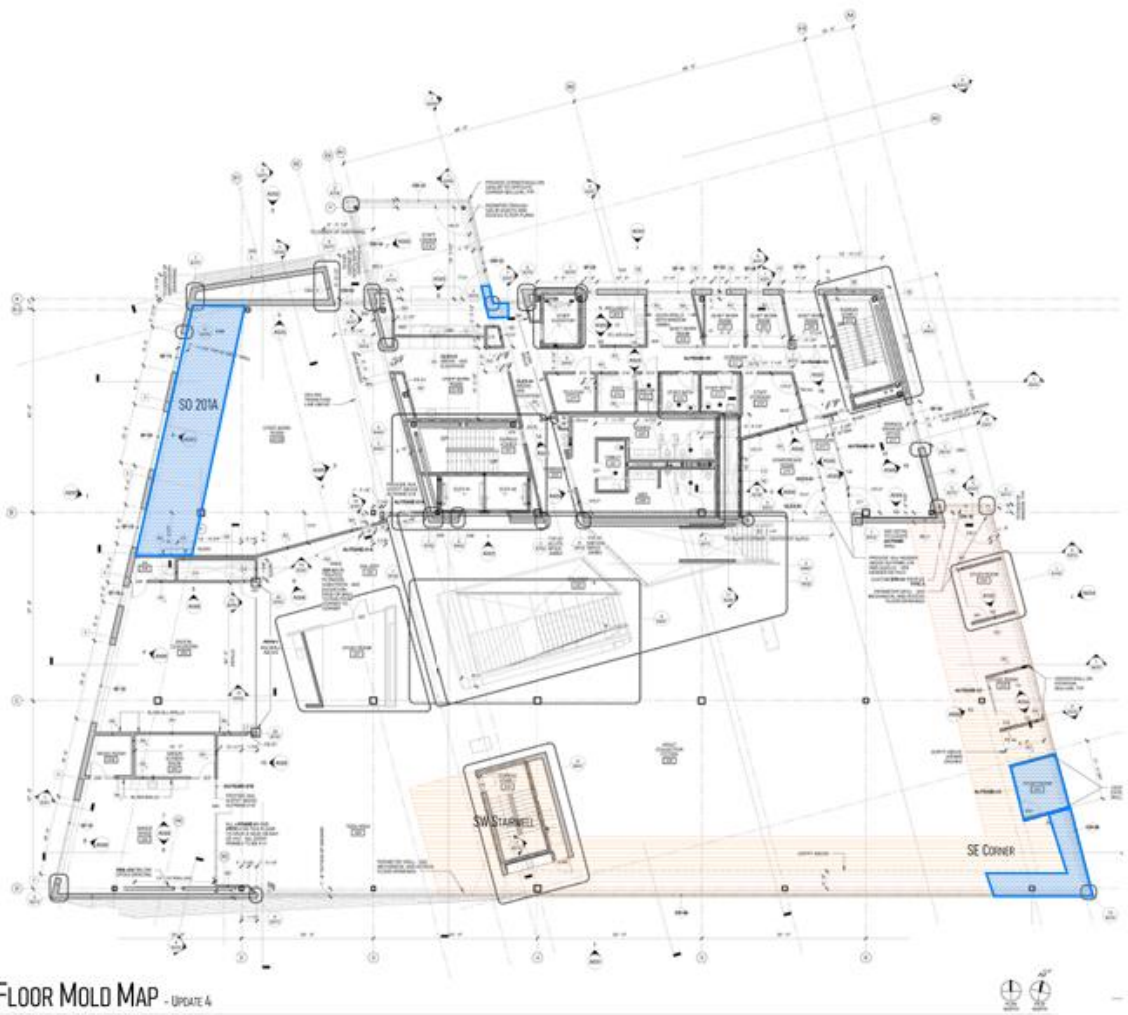
Water intrusion affected areas.



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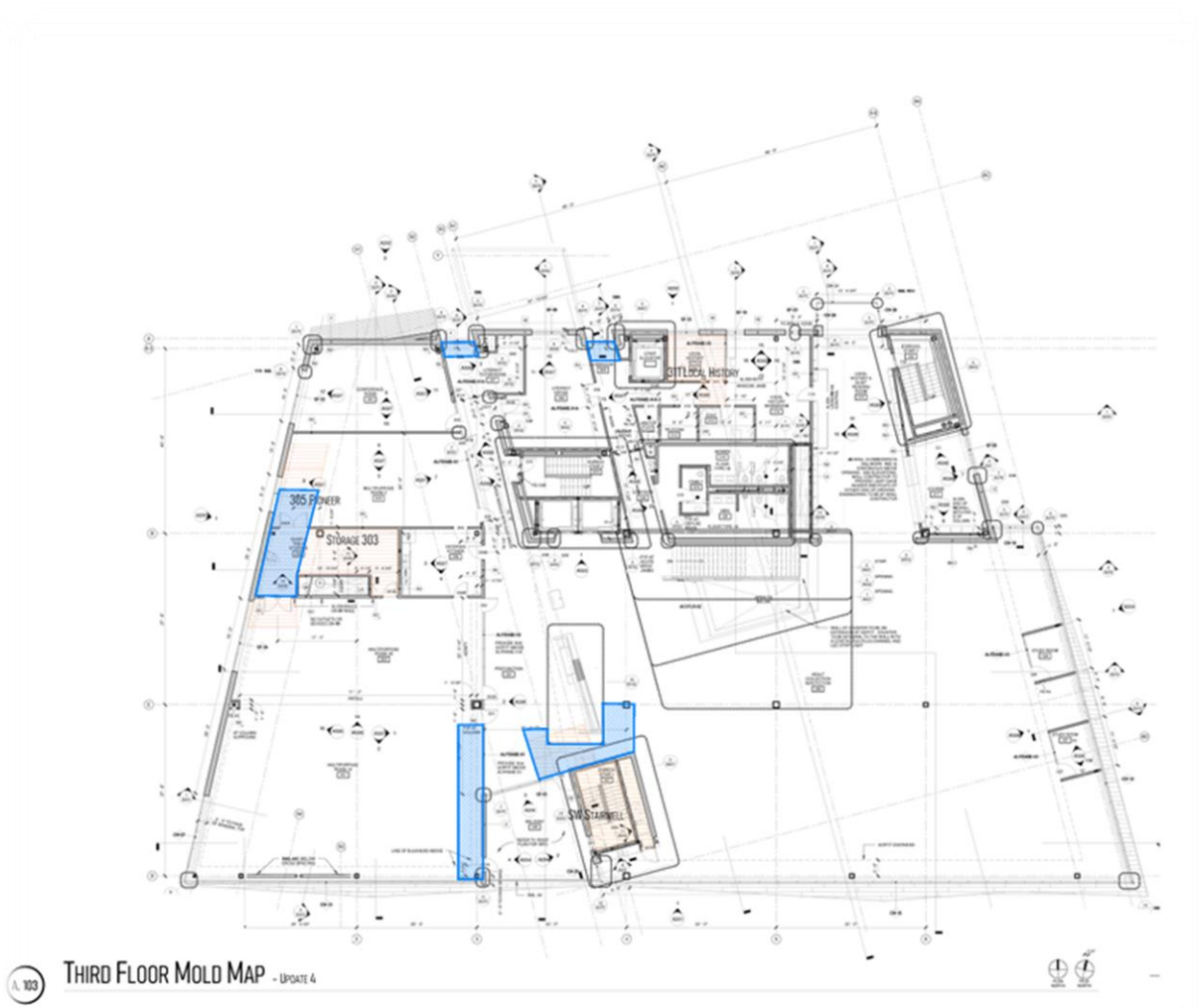


A. 102

SECOND FLOOR MOLD MAP - UPDATE 4



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