

RISK MANAGEMENT...

managing risk with responsibility

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November 23, 2010

Signature on File

TO: Mr. David Watkins, Principal
Whiddon-Rogers Education Center

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
ESE, Library, Room 1, 2, 3, 4, 6, 7, 8, 18, 22

On November 5, 2010, I conducted an assessment of the ESE room, Library and rooms 1, 2, 3, 4, 6, 7, 8, 18 and 22 at the Thompson Academy (off site location).. This evaluation included observations of the flooring system, ceiling tiles, false ceiling plenum, environmental surfaces, interior and exterior walls, and the accessible ventilation equipment. Additionally, environmental parameter measurements were taken to include temperature, relative humidity, and carbon dioxide. The detailed findings, along with the recommended corrective action can be found on the attached IAQ Assessment Worksheets.

The IAQ assessment did identify one or more existing conditions impacting IAQ and we recommend that the building owner initiate action to correct deficiencies in systems and maintenance that could contribute to decreased indoor air quality. At the time of the assessment, these concerns were not an immediate health or safety concern to building occupants. However, due to individual sensitivities and predisposing health factors, it is possible that some building occupants may elicit a health response to agents and / or conditions identified during the evaluation. Therefore, to further improve IAQ, prevent development of future IAQ-related problems, and to reduce the potential for IAQ-related complaints by building occupants, the IAQ Assessment Team recommends appropriate follow up of each item identified and listed in the attached evaluation.

Should any questions arise, or if the current concerns continue after the attached recommendations have been addressed, please feel free to contact me at 754-321-1900.

cc: Dr. Desmond Blackburn, Area Superintendent
Jan Beal, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Mark Howard, Assistant Principal, Whiddon-Rogers Education Center
Joe DeLillo, Project Manager, Facilities and Construction Management
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

ES/tc
Enc.

IAQ Assessment

Location Number

Thompson Academy - Whiddon Rogers Off Site

Evaluation Requested

Time of Day

Evaluation Date

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="ESE"/>	<input type="text" value="68.2"/>	<input type="text" value="72 - 78"/>	<input type="text" value="51.6"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="834"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="2"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="None"/>	
Ceiling Type	<input type="text" value="2 x 4 Lay In"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		
Wall Type	<input type="text" value="Drywall"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		
Flooring	<input type="text" value="Carpet"/>		<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="Various"/>		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Walls	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Flooring	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Deep Clean"/>
HVAC Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
HVAC Return Grills	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Ceiling at Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Surfaces in Room	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>

Observations

Findings (Building not owned by SBBC) - Guidance Office

- Heavy dust and dirt build up on floor
- Dust and debris on HVAC supply grills
- Dust build up on environmental surfaces
- Temperature was low at the time of the assessment
- HVAC return grill missing

Building Owner:

- Deep clean carpet
- Clean HVAC supply grills
- Clean environmental surfaces throughout the room
- Evaluate HVAC system for proper operation and repair as appropriate to increase temperature
- Install HVAC return grill

IAQ Assessment

Location Number

Thompson Academy - Whiddon Rogers Off Site

Evaluation Requested

Time of Day

Evaluation Date

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="Library"/>	<input type="text" value="71.7"/>	<input type="text" value="72 - 78"/>	<input type="text" value="49.8"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="510"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="4"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="Yes"/>		<input type="text" value="Yes"/>		<input type="text" value="No"/>		<input type="text" value="3 ceiling tiles"/>	
Ceiling Type	<input type="text" value="2 x 4 Lay In"/>	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>	<input type="text" value="None"/>
Wall Type	<input type="text" value="Drywall"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>	<input type="text" value="None"/>
Flooring	<input type="text" value="Vinyl"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>	<input type="text" value="None"/>

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Remove and replace ceiling tiles"/>
Walls	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value=""/>
Flooring	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean and sanitize"/>
HVAC Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value=""/>
HVAC Return Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Ceiling at Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value=""/>
Surfaces in Room	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>

Observations

Findings (Building not owned by SBBC)

- Musty odor in room. Occupant had door open due to odor.
- 3 stained ceiling tiles
- Dust and debris on floor
- Dust and debris on HVAC return grills
- Dust and debris on A/C filter
- Leak from A/C drain pan
- Gaps around front door
- Dust build up on environmental surfaces

Building Owner:

- Evaluate for cause of odor. Ensure that doors and windows remain closed. Open doors and windows allow humid untreated air into occupied space.
- Evaluate for cause of stained ceiling tiles and repair as appropriate. Remove and replace ceiling tiles as necessary.
- Clean and sanitize flooring
- Clean HVAC return grills
- Remove and replace A/C filter
- Evaluate for cause of leak from A/C drain pan and repair as appropriate
- Evaluate gaps around front door and repair as appropriate
- Clean environmental surfaces throughout the room

IAQ Assessment

Location Number

Thompson Academy - Whiddon Rogers Off Site

Evaluation Requested

Time of Day

Evaluation Date

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
Room 1	71.1	72 - 78	54.1	30% - 60%	1684	Max 700 > Ambient	18
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="Yes"/>		<input type="text" value="Yes"/>		<input type="text" value="Yes"/>		<input type="text" value="2 ceiling tiles"/>	
Ceiling Type	<input type="text" value="2 x 2"/>		<input type="text" value="Yes"/>	<input type="text" value="No"/>		<input type="text" value="2 square feet at windowsill"/>	
Wall Type	<input type="text" value="Drywall"/>		<input type="text" value="Yes"/>	<input type="text" value="No"/>		<input type="text" value="None"/>	
Flooring	<input type="text" value="Vinyl"/>		<input type="text" value="No"/>	<input type="text" value="No"/>		<input type="text" value="None"/>	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Remove and replace ceiling tile"/>
Walls	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Flooring	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean and sanitize"/>
HVAC Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
HVAC Return Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Ceiling at Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value=""/>
Surfaces in Room	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>

Observations

Findings (Building not owned by SBBC)

- Occupant had window open at the time of the assessment. Advised that heat was on in the morning.
- 2 stained ceiling tiles
- Dust and dirt build up on wall
- Dust and debris on floor
- Dust and debris on HVAC supply and return grills
- Dust build up on environmental surfaces
- 1/4 inch gap around door
- Visible water staining and microbial growth (@2 square feet) at windowsills
- CO2 was elevated at the time of the assessment

Building Owner:

- Ensure that doors and windows remain closed. Open doors and windows allow humid untreated air into occupied space.
- Evaluate for cause of stained ceiling tiles and repair as appropriate. Remove and replace ceiling tiles as necessary.
- Clean walls
- Clean and sanitize flooring
- Clean HVAC supply and return grills
- Clean environmental surfaces throughout the room
- Evaluate gaps around doors and repair as appropriate
- Evaluate area around windows for leaks and repair as appropriate. Evaluate wall material and repair/replace as appropriate.
- Evaluate HVAC system for proper operation and repair as appropriate to lower CO2 level

IAQ Assessment

Location Number

Thompson Academy - Whiddon Rogers Off Site

Evaluation Requested

Time of Day

Evaluation Date

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="Room 2"/>	<input type="text" value="74.1"/>	<input type="text" value="72 - 78"/>	<input type="text" value="62.2"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="1502"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="18"/>
Noticeable Odor		<input type="text" value="Yes"/>	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	<input type="text" value="2 x 2"/>	<input type="text" value="Yes"/>	<input type="text" value="No"/>		<input type="text" value="1 ceiling tile"/>		
Wall Type	<input type="text" value="Drywall"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>		<input type="text" value="1 square foot at windowsill"/>		
Flooring	<input type="text" value="Vinyl"/>	<input type="text" value="No"/>	<input type="text" value="No"/>		<input type="text" value="None"/>		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Remove and replace ceiling tile"/>
Walls	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Flooring	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Deep Clean"/>
HVAC Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value=""/>
HVAC Return Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Ceiling at Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Surfaces in Room	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>

Observations

Findings (Building not owned by SBBC)

- 1 stained ceiling tile
- Dust and dirt build up on walls
- Dust and debris on floor
- Dust and debris on HVAC return grills and on ceiling at supply grills
- Dust build up on environmental surfaces
- 1/4 inch gap around common area doors to the outside
- 2 windows on East side of room not closing properly
- Visible water staining and microbial growth (@1 square foot) at windowsills
- Humidity and CO2 were elevated at the time of the assessment

Building Owner:

- Evaluate for cause of stained ceiling tiles and repair as appropriate. Remove and replace ceiling tiles as necessary.
- Clean walls
- Clean and sanitize flooring
- Clean HVAC return grills and ceiling at supply grills
- Clean environmental surfaces throughout the room
- Evaluate gaps around doors and repair as appropriate
- Evaluate area around windows on East side of room for leaks and repair as appropriate. Evaluate wall material and repair/replace as appropriate.
- Evaluate HVAC system for proper operation and repair as appropriate to lower humidity and CO2 levels

IAQ Assessment

Location Number

Thompson Academy - Whiddon Rogers Off Site

Evaluation Requested

Time of Day

Evaluation Date

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="Room 3"/>	<input type="text" value="69"/>	<input type="text" value="72 - 78"/>	<input type="text" value="58.1"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="1184"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="18"/>
Noticeable Odor	<input type="text" value="No"/>		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	<input type="text" value="2 x 4 Lay In"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		
Wall Type	<input type="text" value="Drywall"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		
Flooring	<input type="text" value="Vinyl"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Walls	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Flooring	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
HVAC Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
HVAC Return Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Ceiling at Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Surfaces in Room	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>

Observations

Findings (Building not owned by SBBC)

- One broken ceiling tile and two tiles not seated properly
- Temperature was low and CO2 level was elevated at the time of the assessment
- Dust and debris on A/C filter
- Damaged wall near door (West)
- Broken windows allowing outside air intrusion
- Door broken on A/C closet
- Dust build up on environmental surfaces

Building Owner:

- Remove and replace broken ceiling tile and ensure other tiles are properly seated
- Evaluate HVAC system for proper operation and repair as appropriate to increase temperature and lower CO2
- Remove and replace A/C filter
- Evaluate and repair wall near door (West)
- Repair broken windows
- Repair broken door on A/C closet
- Clean environmental surfaces throughout the room

IAQ Assessment

Location Number

Thompson Academy - Whiddon Rogers Off Site

Evaluation Requested

Time of Day

Evaluation Date

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="Room 4"/>	<input type="text" value="73.5"/>	<input type="text" value="72 - 78"/>	<input type="text" value="54.5"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="1118"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="21"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="None"/>	
Ceiling Type	<input type="text" value="2 x 4"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		
Wall Type	<input type="text" value="Drywall"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="1 square foot in A/C closet"/>		
Flooring	<input type="text" value="8 x 8"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Walls	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Flooring	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean and sanitize"/>
HVAC Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
HVAC Return Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Ceiling at Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Surfaces in Room	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>

Observations

Findings (Building not owned by SBBC)

- Dust and dirt build up on walls
- Dust and debris on floor. Heavy rust stain near A/C closet.
- Dust and debris on HVAC supply and return grills
- Dust build up on environmental surfaces
- Windows not sealed properly
- Visible water staining and microbial growth (@1 square foot) at A/C closet baseboard - previous water leak
- CO2 was elevated at the time of the assessment

Building Owner:

- Clean walls
- Clean and sanitize flooring
- Clean HVAC supply and return grills
- Clean environmental surfaces throughout the room
- Evaluate windows and seal as necessary
- Evaluate wall in A/C closet at baseboard and repair/replace wall material as necessary.
- Evaluate HVAC system for proper operation and repair as appropriate to lower CO2

IAQ Assessment

Location Number

Thompson Academy - Whiddon Rogers Off Site

Evaluation Requested

Time of Day

Evaluation Date

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="Room 6"/>	<input type="text" value="72.4"/>	<input type="text" value="72 - 78"/>	<input type="text" value="53.5"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="1099"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="18"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="No"/>		<input type="text" value="Yes"/>		<input type="text" value="No"/>		<input type="text" value="3 ceiling tiles"/>	
Ceiling Type	<input type="text" value="2 x 4 Lay In"/>		<input type="text" value="Yes"/>	<input type="text" value="No"/>		<input type="text" value="None"/>	
Wall Type	<input type="text" value="Drywall"/>		<input type="text" value="No"/>	<input type="text" value="No"/>		<input type="text" value="None"/>	
Flooring	<input type="text" value="Vinyl"/>		<input type="text" value="Yes"/>	<input type="text" value="No"/>		<input type="text" value="Various"/>	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Remove and replace ceiling tiles"/>
Walls	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Flooring	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean and sanitize"/>
HVAC Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
HVAC Return Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Ceiling at Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Surfaces in Room	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>

Observations

Findings (Building not owned by SBBC)

- 3 stained and one broken ceiling tile
- Water staining in light fixtures
- Stain on floor
- Dust and debris on A/C filter
- Damaged wall in storage area
- Air freshener on wall
- Seals around windows are deteriorated and there is a gap under outside door
- Clutter in A/C closet area
- Dust build up on environmental surfaces

Building Owner:

- Evaluate for cause of stained ceiling tiles and water in light fixtures and repair as appropriate. Remove and replace ceiling tiles as necessary.
- Clean and sanitize flooring
- Remove and replace A/C filter
- Evaluate and repair wall in storage area
- Remove air fresheners
- Evaluate window seals and gap under outside door and repair as appropriate
- Reduce clutter in A/C closet area
- Clean environmental surfaces throughout the room

IAQ Assessment

Location Number

Thompson Academy - Whiddon Rogers Off Site

Evaluation Requested

Time of Day

Evaluation Date

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="Room 7"/>	<input type="text" value="74.2"/>	<input type="text" value="72 - 78"/>	<input type="text" value="50.3"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="616"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="12"/>
Noticeable Odor	<input type="text" value="No"/>		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	<input type="text" value="2 x 4 Lay In"/>		<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="5 ceiling tiles"/>		
Wall Type	<input type="text" value="Drywall"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		
Flooring	<input type="text" value="Vinyl"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Remove and replace ceiling tile"/>
Walls	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value=""/>
Flooring	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean and sanitize"/>
HVAC Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
HVAC Return Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Ceiling at Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Surfaces in Room	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>

Observations

Findings (Building not owned by SBBC)

- 5 stained ceiling tiles - 2 with visible microbial growth and 2 broken ceiling tiles in Room 7 and 2 stained ceiling tiles in adjacent corridor.
- Dust and debris on floor
- Dust and debris on HVAC supply and return grills and on ceiling at supply grills
- Dust build up on environmental surfaces
- Sporadic microbial growth on South door frame
- HVAC return grills is blocked by office desk

Building Owner:

- Evaluate for cause of stained ceiling tiles and repair as appropriate. Remove and replace ceiling tiles as necessary.
- Clean and sanitize flooring
- Clean HVAC supply and return grills and ceiling at supply grills
- Clean environmental surfaces throughout the room
- Wipe down South door frame as necessary
- Advise occupant to relocate desk to allow air flow to HVAC return grill

IAQ Assessment

Thompson Academy - Whiddon Rogers Off Site

Location Number

Evaluation Requested

Time of Day

Evaluation Date

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="Room 8"/>	<input type="text" value="75.3"/>	<input type="text" value="72 - 78"/>	<input type="text" value="49.4"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="644"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="10"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="No"/>		<input type="text" value="Yes"/>		<input type="text" value="Yes"/>		<input type="text" value="3 ceiling tiles"/>	
Ceiling Type	<input type="text" value="2 x 4 Lay In"/>		<input type="text" value="Yes"/>	<input type="text" value="No"/>		<input type="text" value="None"/>	
Wall Type	<input type="text" value="Drywall"/>		<input type="text" value="No"/>	<input type="text" value="No"/>		<input type="text" value="None"/>	
Flooring	<input type="text" value="Vinyl"/>		<input type="text" value="No"/>	<input type="text" value="No"/>		<input type="text" value="None"/>	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Remove and replace ceiling tile"/>
Walls	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value=""/>
Flooring	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean and sanitize"/>
HVAC Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
HVAC Return Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Ceiling at Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Surfaces in Room	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>

Observations

Findings (Building not owned by SBBC)

- 3 stained ceiling tiles
- Dust and debris on floor
- Dust and debris on HVAC supply and return grills and on ceiling at supply grills
- Dust build up on environmental surfaces
- Dust and debris on A/C filters

Building Owner:

- Evaluate for cause of stained ceiling tiles and repair as appropriate. Remove and replace ceiling tiles as necessary.
- Clean and sanitize flooring
- Clean HVAC supply and return grills and ceiling at supply grills
- Clean environmental surfaces throughout the room
- Remove and replace A/C filters

IAQ Assessment

Location Number

Thompson Academy - Whiddon Rogers Off Site

Evaluation Requested

Time of Day

Evaluation Date

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="Room 18"/>	<input type="text" value="69.4"/>	<input type="text" value="72 - 78"/>	<input type="text" value="51.5"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="1041"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="4"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="None"/>	
Ceiling Type	<input type="text" value="2 x 4 Lay In"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		
Wall Type	<input type="text" value="Drywall"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		
Flooring	<input type="text" value="Carpet"/>		<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="Various"/>		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Walls	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Flooring	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Deep Clean"/>
HVAC Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
HVAC Return Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Ceiling at Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Surfaces in Room	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>

Observations

Findings (Building not owned by SBBC) - Student Services Room

- Dust and dirt build up on walls
- Heavy dust and dirt build up on floor
- Dust and debris on HVAC supply and return grills and on ceiling at supply grills
- Dust build up on environmental surfaces
- Excessive clutter in room
- Temperature was low at the time of the assessment
- North Restroom - hot water running. Dust build up on exhaust fan
- South Restroom - 1 stained ceiling tile and other tiles not properly seated. Dust build on exhaust fan.

Building Owner:

- Clean walls
- Deep clean carpet
- Clean HVAC supply and return grills and ceiling at supply grills
- Clean environmental surfaces throughout the room
- Encourage occupant to reduce clutter to assist with cleaning efforts
- Evaluate HVAC system for proper operation and repair as appropriate to increase temperature -- note; AHU services multiple rooms.
- North Restroom - repair hot water valve and clean exhaust fan
- South Restroom - Remove and replace stained ceiling tile and ensure other tiles are properly seated. Clean exhaust fan.

IAQ Assessment

Location Number

Thompson Academy - Whiddon Rogers Off Site

Evaluation Requested

Time of Day

Evaluation Date

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="Room 22"/>	<input type="text" value="72.4"/>	<input type="text" value="72 - 78"/>	<input type="text" value="47.5"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="480"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="2"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="None"/>	
Ceiling Type	<input type="text" value="Drywall"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		
Wall Type	<input type="text" value="Drywall"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		
Flooring	<input type="text" value="Carpet"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Walls	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Flooring	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Deep Clean"/>
HVAC Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
HVAC Return Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Ceiling at Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Surfaces in Room	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>

Observations

Findings (Building not owned by SBBC) - Teacher Lounge

- Dust and dirt build up on walls
- Heavy dust and dirt build up on floor
- Dust and debris on HVAC supply and return grills
- Dust build up on environmental surfaces
- Excessive clutter in room

Building Owner:

- Clean walls
- Deep clean carpet
- Clean HVAC supply and return grills
- Clean environmental surfaces throughout the room
- Encourage occupant to reduce clutter to assist with cleaning efforts