

Tools for Schools - Indoor Air Quality

Follow-up Action Plan for District Maintenance



Country Isles Elementary

77.8 67% 469

Principal: Ms. Elizabeth Murray

Walkthrough Date: 5/19/2004

Temp RH Co2
Outside Measurements

Assignment Member: Jeff Moquin

Room	Priority	Responsible	Assessment Comments	Recommended Corrective Action
105	1	District Maintenance	Location reports that it appears the irrigation system in several areas is watering the building. This could lead to water intrusion issues in these areas.	Maintenance should initiate a work order to evaluate irrigation system and ensure it is not watering any building.
105	1	District Maintenance	There were signs of previous water intrusion as evidenced by the stained carpet. Location reports when there is heavy rain, there is water intrusion along the east wall of rooms 105 & 106. Water intrusion appears to be a drainage issue.	The drainage outside of rooms 105 & 106 should be evaluated and appropriate action taken to address situation. Additionally, the carpet in room 105 should be replaced.
512	2	District Maintenance	Masking tape was observed on an electrical conduit in the bathroom vestibule.	Maintenance needs to establish work order to inspect inspect electrical conduit and implement appropriate corrective action.
605	2	District Maintenance	A concern was reported in relation to observed dark staining around cupola exhaust system.	District Maintenance should initiate a workorder to inspect exhaust system and take appropriate corrective action.
605	2	District Maintenance	There were signs of a critter problem as evidence by chewed ceiling tile in bathroom vestibule. Additionally, occupant reports odor which may be attributed to potential decomposing critter in false ceiling plenum.	District Maintenance needs to initiate workorder to inspect false ceiling for critter problem and take appropriate corrective action. Additionally, new ceiling tile should be installed.
610	2	District Maintenance	Occupant reports a musty smell upon entering the classroom. Validation confirmed there was a slight odor upon entering the room.	District Maintenance should initiate a workorder to inspect the HVAC unit servicing this room. Ensure drain pans do not have standing water in them, and evaluate the need to clean coils.
806	2	District Maintenance	Occupant reports there is condensation forming on the metal cupola beam directly in front of the air supply register.	District Maintenance should initiate a workorder to redirect the air supply to ensure condensation does not formulate on cupola beam.
813	2	District Maintenance	There was a urine odor detected in the bathroom. The exhaust fan is functioning; however, smoke testing indicated it appears to not be functioning effectively.	District Maintenance should initiate workorder to repair the bathroom exhaust fan to ensure it is effectively ventilating the room.
904	3	District Maintenance	Teacher occupant was not present on the date of assessment. No odor was detected during the assessment; however, it was noted the room was negatively pressured.	District maintenance should initiate a workorder to inspect HVAC system servicing this area, and evaluate why room is negatively pressured.
P-01	1	District Maintenance	Suspect microbial growth was observed behind bathroom baseboard.	District Maintenance should initiate a workorder to replace bathroom baseboard and remediate any affected wallboard behind baseboards.
P-01	2	District Maintenance	The sink in the portable needs to be caulked to eliminate the potential for water to affect sink counter and cabinetry.	District Maintenance should initiate a workorder to caulk the sink in the portable.

Room	Priority	Responsible	Assessment Comments	Recommended Corrective Action
P-01	2	District Maintenance	There was an odor identified during assessment. Exact source of odor could not be identified; however, the old/dirty carpet is suspected to be a contributing factor.	District maintenance should remove the carpet and install vinyl flooring system in portable.
P-03	2	District Maintenance	There were 0 occupants at the time of assessment. Environmental parameters were generally within acceptable ranges. The CO2 reading was slightly elevated; particularly since there were no occupants.	District Maintenance should initiate a workorder to evaluate the introduction of fresh air within this portable, and implement the appropriate corrective action.
P-06	1	District Maintenance	There was evidence of water intrusion through the roof system in the northeast corner of the portable.	District Maintenance should initiate a workorder to eliminate source of water intrusion and repair/replace all affected materials from previous water intrusion.
P-06	2	District Maintenance	There were 0 occupants at the time of assessment. Environmental parameters were generally within acceptable ranges. The CO2 reading was slightly elevated; particularly since there were no occupants.	District Maintenance should initiate a workorder to evaluate the introduction of fresh air within this portable, and implement the appropriate corrective action.