

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

FACSIMILE: (754) 321-4285

December 14, 2016

Signature on File

TO: Michelle Engram McKnight, Principal
Fairway Elementary

FROM: Robert Krickovich, Coordinator, LEA
Environmental Health & Safety Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

<u>For Custodial Supervisor Use Only</u>	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed
<hr/>	
<hr/>	

On December 13, 2016, I conducted an assessment at **Fairway Elementary School**. Attached are findings and recommendations for further assessment, remediation, or corrective actions needed.

The IAQ assessment did identify one or more existing conditions impacting IAQ and has generated appropriate work orders 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.

Please ensure that your Head Facilities Serviceperson receives a copy of this correspondence so that the recommendations requiring their attention can be addressed. In an attempt to separate IAQ issues from general maintenance items, the attached assessment may contain direction for site based staff to generate a work order through COMPASS. Within two weeks a representative from the Custodial/Grounds Department will conduct a follow-up visit to ensure that all site based custodial issues have been appropriately addressed.

Should any questions arise, or if the current concerns continue after the attached recommendations have been addressed, please feel free to contact us at 754-321-4200.

RK:smn
Enc.

cc: Sam Bays, Director, Maintenance Operations
Shelley Meloni, Director, Pre-Construction
Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
Gerald Devio, Supervisor II Custodial
Mark Murray, Supervisor II Custodial
Benjamin Osborne, Supervisor II Custodial
Kurt Wirz, Area Manager Trades
Broward Teachers Union
Federation of Public Employees

IAQ Assessment

Fairway Elementary

 Evaluation Date December 13, 2016

 Time of Day 11:30 AM
Outdoor Conditions Temperature 85.4 Relative Humidity 69.2 Ambient CO2 442

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
751	74.0	72 - 78	61.2	30% - 60%	912	MAX 700 > Ambient	3
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		Yes		No		2 Square Feet	
2' X 2' Lay in		Yes		No			
Drywall		Yes		No			
12" x 12" Vinyl		Yes		No			
Ceiling Clean		HVAC Supply Grills Clean		HVAC Return Grills Clean			
Yes		No		No			
Walls Clean		Inside of Supply Duct Clean		Inside of Return Duct Clean			
Yes		Yes		N/A			
Flooring Clean		Ceiling at Supply Grills Clean					
Yes		Yes					
Room Surfaces Clean							
Yes							
Trash Removed		Exhaust Fans Working		Unapproved Chemicals / Cleaners in Room			
Yes		Yes		No			
Signs of Pests		Drain Traps Wet		Air Fresheners in Room			
No		Yes		No			
Room Cluttered		Food if Stored in Room is in Sealed Containers					
Yes		N/A					
Mechanical Equipment Location		FISH 752		Mechanical Room Clean		Yes	
Filters Installed Properly		Filters Clean		Inside of HVAC Unit Clean		Yes	
Yes		Yes					
Condensate Pan Clean		Cooling Coil Clean					
Yes		Yes					
Fresh Air Intake Location		Outside of Room		Fresh Air Intake Free of Obstruction		Yes	
Pollutant Sources Near Air Intake		None					

Observations

1 stained ceiling tile over range hood - Water damaged wall material around HVAC return Grill - Water damaged flooring around HVAC room (IAQ Protocol NOT completed) - HVAC supply grills dirty - HVAC return grills dirty - Exterior of building in terrible condition.

Facilities & Construction - Evaluate building exterior
Corrective Actions to be Completed by Site Based Staff

Remove and replace stained ceiling tile	▼
Call in work orders when water damage is first noticed	▼
Clean Supply Grills with Wexcide	▼
Clean HVAC Return Grill with Wexcide	▼
Encourage occupant to reduce clutter	▼
All should have been completed prior to Requesting an IAQ Assessment - Follow IAQ Protocol	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tile	▼
Remove cabinets from wall joining 754	▼
Remove and replace all water damaged walls and water damaged flooring	▼
Evaluate and repair HVAC system as needed	▼
Repair HVAC to Reduce Humidity Levels	▼
Work with Facilities on Fix for Building Exterior	▼

IAQ Assessment

Fairway Elementary

Evaluation Date December 13, 2016

Time of Day 11:30 AM

Outdoor Conditions Temperature 85.4

Relative Humidity 69.2

Ambient CO2 442

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
754	75.8	72 - 78	63.9	30% - 60%	916	MAX 700 > Ambient	10
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 2' Lay in		Yes		No		2 Square Feet
Walls	Drywall		No		No		
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean	Yes	HVAC Supply Grills Clean		No	HVAC Return Grills Clean		No
Walls Clean	Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		N/A
Flooring Clean	Yes	Ceiling at Supply Grills Clean		Yes			
Room Surfaces Clean	Yes						
Trash Removed	Yes	Exhaust Fans Working		Yes	Unapproved Chemicals / Cleaners in Room		No
Signs of Pests	No	Drain Traps Wet		Yes	Air Fresheners in Room		No
Room Cluttered	Yes	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location	FISH 752					Mechanical Room Clean	Yes
Filters Installed Properly	Yes	Filters Clean		Yes	Inside of HVAC Unit Clean		Yes
Condensate Pan Clean	Yes	Cooling Coil Clean		Yes			
Fresh Air Intake Location	Outside of Room ▼					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None ▼						

Observations

1 stained ceiling tile over range hood - HVAC supply grills dirty - HVAC return grills dirty - Exterior of building in terrible condition.

Facilities & Construction - Evaluate building exterior

Corrective Actions to be Completed by Site Based Staff

Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
Clean Supply Grills with Wexcide	▼
Clean HVAC Return Grill with Wexcide	▼
Encourage occupant to reduce clutter	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Remove cabinets from wall joining 751	▼
Remove and replace all water damaged walls and water damaged flooring	▼
Evaluate and repair HVAC system as needed	▼
Repair HVAC to Reduce Humidity Levels	▼
	▼
	▼
Work with Facilities on Fix for Building Exterior	▼

IAQ Assessment

Fairway Elementary

Evaluation Date December 13, 2016

Time of Day 11:30 AM

Outdoor Conditions Temperature 85.4

Relative Humidity 69.2

Ambient CO2 442

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
755	74.5	72 - 78	58.8	30% - 60%	902	MAX 700 > Ambient	12

Noticeable Odor	No	Visible water damage / staining?	
Visible microbial growth?		Amount of material affected	
Ceiling	2' X 2' Lay in	No	
Walls	Drywall	No	
Floor	12" x 12" Vinyl	No	

Ceiling Clean	Yes	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	No
Walls Clean	Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	N/A
Flooring Clean	Yes	Ceiling at Supply Grills Clean	Yes		
Room Surfaces Clean	Yes				

Trash Removed	Yes	Exhaust Fans Working	Yes	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests	No	Drain Traps Wet	Yes	Air Fresheners in Room	No
Room Cluttered	Yes	Food if Stored in Room is in Sealed Containers	N/A		

Mechanical Equipment Location	FISH 756		Mechanical Room Clean	Yes	
Filters Installed Properly	Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean	Yes	Cooling Coil Clean	Yes		

Fresh Air Intake Location	Outside of Room	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None		

Observations

HVAC supply grills dirty - HVAC return grills dirty - Exterior of building in terrible condition.

Facilities & Construction - Evaluate building exterior

Corrective Actions to be Completed by Site Based Staff

Clean Supply Grills with Wexcide	▼
Clean HVAC Return Grill with Wexcide	▼
Encourage occupant to reduce clutter	▼
	▼
	▼
	▼
	▼
All should have been completed prior to Requesting an IAQ Assessment - Follow IAQ Protocol	▼

Corrective Actions to be Completed by PPO

	▼
Facilities & Construction	▼
Evaluate building exterior	▼
	▼
	▼
	▼
	▼
	▼
Work with Facilities on Fix for Building Exterior	▼

IAQ Assessment

Fairway Elementary

Evaluation Date December 13, 2016

Time of Day 11:30 AM

Outdoor Conditions Temperature 85.4

Relative Humidity 69.2

Ambient CO2 442

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
758	74.8	72 - 78	58.2	30% - 60%	924	MAX 700 > Ambient	5
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
2' X 2' Lay in		Drywall		12" x 12" Vinyl			
No		No		No			

Ceiling Clean	<input checked="" type="checkbox"/>	HVAC Supply Grills Clean	<input type="checkbox"/>	HVAC Return Grills Clean	<input type="checkbox"/>
Walls Clean	<input checked="" type="checkbox"/>	Inside of Supply Duct Clean	<input checked="" type="checkbox"/>	Inside of Return Duct Clean	<input type="checkbox"/>
Flooring Clean	<input checked="" type="checkbox"/>	Ceiling at Supply Grills Clean	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Room Surfaces Clean	<input checked="" type="checkbox"/>				<input type="checkbox"/>

Trash Removed	<input checked="" type="checkbox"/>	Exhaust Fans Working	<input checked="" type="checkbox"/>	Unapproved Chemicals / Cleaners in Room	<input type="checkbox"/>
Signs of Pests	<input type="checkbox"/>	Drain Traps Wet	<input checked="" type="checkbox"/>	Air Fresheners in Room	<input type="checkbox"/>
Room Cluttered	<input checked="" type="checkbox"/>	Food if Stored in Room is in Sealed Containers	<input type="checkbox"/>		<input type="checkbox"/>

Mechanical Equipment Location	FISH 756	Mechanical Room Clean	<input checked="" type="checkbox"/>
Filters Installed Properly	<input checked="" type="checkbox"/>	Filters Clean	<input checked="" type="checkbox"/>
Condensate Pan Clean	<input checked="" type="checkbox"/>	Cooling Coil Clean	<input checked="" type="checkbox"/>
		Inside of HVAC Unit Clean	<input checked="" type="checkbox"/>

Fresh Air Intake Location	Outside of Room	Fresh Air Intake Free of Obstruction	<input checked="" type="checkbox"/>
Pollutant Sources Near Air Intake	None		

Observations

HVAC supply grills dirty - HVAC return grills dirty - Exterior of building in terrible condition.

Facilities & Construction - Evaluate building exterior

Corrective Actions to be Completed by Site Based Staff

Clean Supply Grills with Wexcide	▼
Clean HVAC Return Grill with Wexcide	▼
Encourage occupant to reduce clutter	▼
	▼
	▼
	▼
	▼
All should have been completed prior to Requesting an IAQ Assessment - Follow IAQ Protocol	▼

Corrective Actions to be Completed by PPO

	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
Work with Facilities on Fix for Building Exterior	▼

IAQ Assessment

Fairway Elementary

Evaluation Date

Time of Day

Outdoor Conditions Temperature

Relative Humidity

Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
<input type="text" value="759"/>	<input type="text" value="72.2"/>	<input type="text" value="72 - 78"/>	<input type="text" value="55.4"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="696"/>	<input type="text" value="MAX 700 > Ambient"/>	<input type="text" value="1"/>
Noticeable Odor	<input type="text" value="No"/>	Visible water damage / staining?	<input type="text" value="No"/>	Visible microbial growth?	<input type="text" value="No"/>	Amount of material affected	<input type="text" value=""/>
Ceiling	<input type="text" value="2' X 2' Lay in"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value=""/>
Walls	<input type="text" value="Drywall"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value=""/>
Floor	<input 12"="" type="text" value="12" vinyl"="" x=""/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value=""/>

Ceiling Clean	<input type="text" value="Yes"/>	HVAC Supply Grills Clean	<input type="text" value="No"/>	HVAC Return Grills Clean	<input type="text" value="No"/>
Walls Clean	<input type="text" value="No"/>	Inside of Supply Duct Clean	<input type="text" value="Yes"/>	Inside of Return Duct Clean	<input type="text" value="N/A"/>
Flooring Clean	<input type="text" value="Yes"/>	Ceiling at Supply Grills Clean	<input type="text" value="Yes"/>		
Room Surfaces Clean	<input type="text" value="No"/>				

Trash Removed	<input type="text" value="Yes"/>	Exhaust Fans Working	<input type="text" value="Yes"/>	Unapproved Chemicals / Cleaners in Room	<input type="text" value="No"/>
Signs of Pests	<input type="text" value="No"/>	Drain Traps Wet	<input type="text" value="Yes"/>	Air Fresheners in Room	<input type="text" value="Yes"/>
Room Cluttered	<input type="text" value="Yes"/>	Food if Stored in Room is in Sealed Containers	<input type="text" value="N/A"/>		

Mechanical Equipment Location	<input type="text" value="FISH 760"/>	Mechanical Room Clean	<input type="text" value="Yes"/>
Filters Installed Properly	<input type="text" value="Yes"/>	Filters Clean	<input type="text" value="Yes"/>
Condensate Pan Clean	<input type="text" value="Yes"/>	Cooling Coil Clean	<input type="text" value="Yes"/>
		Inside of HVAC Unit Clean	<input type="text" value="Yes"/>

Fresh Air Intake Location	<input type="text" value="Outside of Room"/>	Fresh Air Intake Free of Obstruction	<input type="text" value="Yes"/>
Pollutant Sources Near Air Intake	<input type="text" value="None"/>		

Observations

Dust / debris on walls - Dust / debris on surfaces - HVAC supply grills dirty - HVAC return grills dirty - 2 glade spray cans in room - Exterior of building in terrible condition.

Facilities & Construction - Evaluate building exterior

Clean dust from wall surfaces	<input type="text" value=""/>
Thoroughly clean ALL surfaces	<input type="text" value=""/>
Clean Supply Grills with Wexcide	<input type="text" value=""/>
Clean HVAC Return Grill with Wexcide	<input type="text" value=""/>
Remove air fresheners	<input type="text" value=""/>
All should have been completed prior to Requesting an IAQ Assessment - Follow IAQ Protocol	<input type="text" value=""/>

	<input type="text" value=""/>
	<input type="text" value=""/>
	<input type="text" value=""/>
	<input type="text" value=""/>
	<input type="text" value=""/>
Work with Facilities on Fix for Building Exterior	<input type="text" value=""/>

IAQ Assessment

Fairway Elementary

 Evaluation Date December 13, 2016

 Time of Day 11:30 AM

 Outdoor Conditions Temperature 85.4 Relative Humidity 69.2 Ambient CO2 442

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
764	71.0	72 - 78	49.4	30% - 60%	612	MAX 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		Yes		No		4 Square Feet	
2' X 2' Lay in		Yes		No		6 Square Feet	
Drywall		Yes		No		6 Square Feet	
12" x 12" Vinyl		No		No			
Ceiling Clean		Walls Clean		Flooring Clean		Room Surfaces Clean	
Yes		No		No		No	
		HVAC Supply Grills Clean		Inside of Supply Duct Clean		HVAC Return Grills Clean	
		No		Yes		No	
		Ceiling at Supply Grills Clean		Food if Stored in Room is in Sealed Containers		Air Fresheners in Room	
		Yes		N/A		No	
Trash Removed		Signs of Pests		Room Cluttered		Unapproved Chemicals / Cleaners in Room	
Yes		Yes		Yes		No	
		Exhaust Fans Working		Drain Traps Wet		Air Fresheners in Room	
		Yes		Yes		No	
		Food if Stored in Room is in Sealed Containers					
		N/A					
Mechanical Equipment Location		Filters Installed Properly		Condensate Pan Clean		Mechanical Room Clean	
FISH 763		Yes		Yes		Yes	
		Filters Clean		Cooling Coil Clean		Inside of HVAC Unit Clean	
		Yes		Yes		Yes	
Fresh Air Intake Location		Pollutant Sources Near Air Intake				Fresh Air Intake Free of Obstruction	
Outside of Room		None				Yes	

Observations

3 Stained ceiling tiles - Water damaged wall at HVAC return grill - Dust / debris / cob webs on walls - Flooring dirty - Surfaces dirty - sign of pests in bookcases - Exterior of building in terrible condition.

Facilities & Construction - Evaluate building exterior

Corrective Actions to be Completed by Site Based Staff

Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
Thoroughly clean ALL surfaces	▼
Clean dust from wall surfaces	▼
Thoroughly clean and sanitize flooring	▼
Clean Supply Grills with Wexcide	▼
Clean HVAC Return Grill with Wexcide	▼
Encourage occupant to reduce clutter	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tile	▼
Remove and replace wall material as needed	▼
Water damaged	▼
Evaluate signs of pests in bookcases	▼
	▼
	▼
	▼
Work with Facilities on Fix for Building Exterior	▼

IAQ Assessment

Fairway Elementary

Evaluation Date December 13, 2016

Time of Day 11:30 AM

Outdoor Conditions Temperature 85.4 Relative Humidity 69.2 Ambient CO2 442

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
765	76.5	72 - 78	59.8	30% - 60%	732	MAX 700 > Ambient	4
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No			
Ceiling	2' X 2' Lay in		No	No			
Walls	Drywall		No	No			
Floor	12" x 12" Vinyl		No	No			

Ceiling Clean	Yes	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	No
Walls Clean	Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	N/A
Flooring Clean	Yes	Ceiling at Supply Grills Clean	Yes		
Room Surfaces Clean	Yes				

Trash Removed	Yes	Exhaust Fans Working	Yes	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests	No	Drain Traps Wet	Yes	Air Fresheners in Room	No
Room Cluttered	Yes	Food if Stored in Room is in Sealed Containers	N/A		

Mechanical Equipment Location	FISH 767	Mechanical Room Clean	Yes
Filters Installed Properly	Yes	Filters Clean	Yes
Condensate Pan Clean	Yes	Cooling Coil Clean	Yes
		Inside of HVAC Unit Clean	Yes

Fresh Air Intake Location	Outside of Room ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None ▼		

Observations

HVAC supply grills dirty - HVAC return grills dirty - Exterior of building in terrible condition.

Mechanical room 767 - wall water damaged behind HVAC units - PPO to Remove units and replace wall material

Facilities & Construction - Evaluate building exterior

Corrective Actions to be Completed by Site Based Staff

Clean Supply Grills with Wexcide	▼
Clean HVAC Return Grill with Wexcide	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Remove and replace water damaged wall material	▼
in FISH 767 behind HVAC units	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
Work with Facilities on Fix for Building Exterior	▼

IAQ Assessment

Fairway Elementary

Evaluation Date December 13, 2016

Time of Day 11:30 AM

Outdoor Conditions Temperature 85.4

Relative Humidity 69.2

Ambient CO2 442

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
769	75.8	72 - 78	61.2	30% - 60%	916	MAX 700 > Ambient	10
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		2' X 2' Lay in		Drywall		12" x 12" Vinyl	
No		No		No		No	

Ceiling Clean	<input checked="" type="checkbox"/> Yes	HVAC Supply Grills Clean	<input type="checkbox"/> No	HVAC Return Grills Clean	<input type="checkbox"/> No
Walls Clean	<input checked="" type="checkbox"/> Yes	Inside of Supply Duct Clean	<input checked="" type="checkbox"/> Yes	Inside of Return Duct Clean	<input type="checkbox"/> N/A
Flooring Clean	<input checked="" type="checkbox"/> Yes	Ceiling at Supply Grills Clean	<input checked="" type="checkbox"/> Yes		
Room Surfaces Clean	<input checked="" type="checkbox"/> Yes				

Trash Removed	<input checked="" type="checkbox"/> Yes	Exhaust Fans Working	<input checked="" type="checkbox"/> Yes	Unapproved Chemicals / Cleaners in Room	<input type="checkbox"/> No
Signs of Pests	<input type="checkbox"/> No	Drain Traps Wet	<input checked="" type="checkbox"/> Yes	Air Fresheners in Room	<input type="checkbox"/> No
Room Cluttered	<input checked="" type="checkbox"/> Yes	Food if Stored in Room is in Sealed Containers	<input type="checkbox"/> N/A		

Mechanical Equipment Location	FISH 767	Mechanical Room Clean	<input type="checkbox"/>
Filters Installed Properly	<input type="checkbox"/>	Filters Clean	<input type="checkbox"/>
Condensate Pan Clean	<input type="checkbox"/>	Cooling Coil Clean	<input type="checkbox"/>
		Inside of HVAC Unit Clean	<input type="checkbox"/>

Fresh Air Intake Location	▼	Fresh Air Intake Free of Obstruction	<input type="checkbox"/>
Pollutant Sources Near Air Intake	▼		

Observations

HVAC supply grills dirty - HVAC return grills dirty - Exterior of building in terrible condition.

Mechanical room 767 - wall water damaged behind HVAC units - PPO to Remove units and replace wall material

Facilities & Construction - Evaluate building exterior

Corrective Actions to be Completed by Site Based Staff

Clean Supply Grills with Wexcide	▼
Clean HVAC Return Grill with Wexcide	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Remove and replace water damaged wall material	▼
in FISH 767 behind HVAC units	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
Work with Facilities on Fix for Building Exterior	▼

IAQ Assessment

Fairway Elementary

 Evaluation Date December 13, 2016

 Time of Day 11:30 AM
Outdoor Conditions

 Temperature 85.4

 Relative Humidity 69.2

 Ambient CO2 442

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
770	80.4	72 - 78	70.0	30% - 60%	738	MAX 700 > Ambient	22	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' X 2' Lay in		Yes		No		1 Square Foot	
Walls	Drywall		No		No			
Floor	12" x 12" Vinyl		No		No			
Ceiling Clean		Yes	HVAC Supply Grills Clean		No	HVAC Return Grills Clean		No
Walls Clean		No	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		N/A
Flooring Clean		No	Ceiling at Supply Grills Clean		Yes			
Room Surfaces Clean		No						
Trash Removed		Yes	Exhaust Fans Working		Yes	Unapproved Chemicals / Cleaners in Room		No
Signs of Pests		No	Drain Traps Wet		Yes	Air Fresheners in Room		No
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location			FISH 772			Mechanical Room Clean		Yes
Filters Installed Properly		Yes	Filters Clean		Yes	Inside of HVAC Unit Clean		Yes
Condensate Pan Clean		Yes	Cooling Coil Clean		Yes			
Fresh Air Intake Location			Outside of Room ▼			Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake			None ▼					

Observations

1 stained ceiling tile along exterior wall - Dust / debris on walls - Flooring dirty - Dust / debris on surfaces - HVAC supply grills dirty - HVAC return grills dirty - Thermostat in room set for 80 degrees - Exterior of building in terrible condition.

Facilities & Construction - Evaluate building exterior
Corrective Actions to be Completed by Site Based Staff

Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
Thoroughly clean ALL surfaces	▼
Clean dust from wall surfaces	▼
Thoroughly clean and sanitize flooring	▼
Clean Supply Grills with Wexcide	▼
Clean HVAC Return Grill with Wexcide	▼
Temperature to be no more than 78 degrees	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Repair HVAC to Reduce Humidity Levels	▼
	▼
	▼
	▼
	▼
	▼
Work with Facilities on Fix for Building Exterior	▼

IAQ Assessment

Fairway Elementary

Evaluation Date December 13, 2016

Time of Day 11:30 AM

Outdoor Conditions Temperature 85.4 Relative Humidity 69.2 Ambient CO2 442

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
773	73.5	72 - 78	666	30% - 60%	876	MAX 700 > Ambient	18
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		Yes		No		1 Square Foot	
2' X 2' Lay in		No		No			
Drywall		No		No			
12" x 12" Vinyl		No		No			

Ceiling Clean	<input checked="" type="checkbox"/>	HVAC Supply Grills Clean	<input type="checkbox"/>	HVAC Return Grills Clean	<input type="checkbox"/>
Walls Clean	<input checked="" type="checkbox"/>	Inside of Supply Duct Clean	<input checked="" type="checkbox"/>	Inside of Return Duct Clean	<input type="checkbox"/>
Flooring Clean	<input checked="" type="checkbox"/>	Ceiling at Supply Grills Clean	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Room Surfaces Clean	<input checked="" type="checkbox"/>				<input type="checkbox"/>

Trash Removed	<input checked="" type="checkbox"/>	Exhaust Fans Working	<input checked="" type="checkbox"/>	Unapproved Chemicals / Cleaners in Room	<input type="checkbox"/>
Signs of Pests	<input type="checkbox"/>	Drain Traps Wet	<input checked="" type="checkbox"/>	Air Fresheners in Room	<input type="checkbox"/>
Room Cluttered	<input checked="" type="checkbox"/>	Food if Stored in Room is in Sealed Containers	<input type="checkbox"/>		<input type="checkbox"/>

Mechanical Equipment Location	FISH 772	Mechanical Room Clean	<input checked="" type="checkbox"/>
Filters Installed Properly	<input checked="" type="checkbox"/>	Filters Clean	<input checked="" type="checkbox"/>
Condensate Pan Clean	<input checked="" type="checkbox"/>	Cooling Coil Clean	<input checked="" type="checkbox"/>
		Inside of HVAC Unit Clean	<input checked="" type="checkbox"/>

Fresh Air Intake Location	Outside of Room	Fresh Air Intake Free of Obstruction	<input checked="" type="checkbox"/>
Pollutant Sources Near Air Intake	None		

Observations

HVAC supply grills dirty - HVAC return grills dirty - Exterior of building in terrible condition.

Facilities & Construction - Evaluate building exterior

Corrective Actions to be Completed by Site Based Staff

Clean Supply Grills with Wexcide	▼
Clean HVAC Return Grill with Wexcide	▼
Encourage occupant to reduce clutter	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Repair HVAC to Reduce Humidity Levels	▼
	▼
	▼
	▼
	▼
	▼
	▼
Work with Facilities on Fix for Building Exterior	▼

IAQ Assessment

Fairway Elementary

Evaluation Date December 13, 2016

Time of Day 11:30 AM

Outdoor Conditions Temperature 85.4 Relative Humidity 69.2 Ambient CO2 442

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
780	72.8	72 - 78	67.5	30% - 60%	977	MAX 700 > Ambient	3
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 2' Lay in		Yes	No	3 Square Feet		
Walls	Drywall		No	No			
Floor	12" x 12" Vinyl		No	No			
Ceiling Clean	Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		Yes
Walls Clean	Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		Yes
Flooring Clean	Yes	Ceiling at Supply Grills Clean		Yes			
Room Surfaces Clean	Yes						
Trash Removed	Yes	Exhaust Fans Working		Yes	Unapproved Chemicals / Cleaners in Room		No
Signs of Pests	No	Drain Traps Wet		Yes	Air Fresheners in Room		No
Room Cluttered	Yes	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location	Exterior wall mounted unit					Mechanical Room Clean	N/A
Filters Installed Properly	N/A	Filters Clean		N/A	Inside of HVAC Unit Clean		N/A
Condensate Pan Clean	N/A	Cooling Coil Clean		N/A			
Fresh Air Intake Location	Outside of Unit ▼					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None ▼						

Observations

2 Stained ceiling tiles over sink - Exterior of building in terrible condition.

Facilities & Construction - Evaluate building exterior

Corrective Actions to be Completed by Site Based Staff

Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
Encourage occupant to reduce clutter	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Repair HVAC to Reduce Humidity Levels	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
Work with Facilities on Fix for Building Exterior	▼

IAQ Assessment

Fairway Elementary

Evaluation Date December 13, 2016

Time of Day 11:30 AM

Outdoor Conditions Temperature 85.4 Relative Humidity 69.2 Ambient CO2 442

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
781	78.7	72 - 78	62.0	30% - 60%	875	MAX 700 > Ambient	18
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No			
Ceiling	2' X 2' Lay in		No	No			
Walls	Drywall		No	No			
Floor	12" x 12" Vinyl		No	No			

Ceiling Clean	Yes	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	No
Walls Clean	Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
Flooring Clean	Yes	Ceiling at Supply Grills Clean	Yes		
Room Surfaces Clean	Yes				

Trash Removed	Yes	Exhaust Fans Working	Yes	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests	No	Drain Traps Wet	Yes	Air Fresheners in Room	No
Room Cluttered	Yes	Food if Stored in Room is in Sealed Containers	N/A		

Mechanical Equipment Location	Exterior wall mounted unit	Mechanical Room Clean	N/A
Filters Installed Properly	N/A	Filters Clean	N/A
Condensate Pan Clean	N/A	Cooling Coil Clean	N/A
		Inside of HVAC Unit Clean	N/A

Fresh Air Intake Location	Outside of Unit ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None ▼		

Observations

HVAC supply grills dirty - HVAC return grills dirty - Exterior of building in terrible condition.

Facilities & Construction - Evaluate building exterior

Corrective Actions to be Completed by Site Based Staff

Clean Supply Grills with Wexcide	▼
Clean HVAC Return Grill with Wexcide	▼
Encourage occupant to reduce clutter	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Repair HVAC to Reduce Humidity Levels	▼
	▼
	▼
	▼
	▼
	▼
	▼
Work with Facilities on Fix for Building Exterior	▼