

Tools for Schools Phase II - Indoor Air Quality

Follow-up Action Plan for Physical Plant Operations



Maplewood Elementary

2741

79.2 67.5 465

Principal: Ms. Karla Gary-Orange

Walkthrough Date: 3/15/2005

Temp RH Co2
Outside Measurements

| Room | Priority | Responsible | Response | Recommendation |
|------|----------|---------------------------|--|---|
| 101 | 2 | Physical Plant Operations | Humidity was slightly elevated at the time of assessment. | Physical Plant Operations to evaluate HVAC system for proper operation and repair as appropriate to lower humidity level. |
| 101D | 2 | Physical Plant Operations | Ceiling tiles and exterior wall discolored. Identified gaps around ceiling tiles. | Physical Plant Operations to evaluate and repair as appropriate. |
| 101D | 2 | Physical Plant Operations | Humidity was slightly elevated at the time of assessment. | Physical Plant Operations to evaluate HVAC system for proper operation and repair as appropriate to lower humidity level. |
| 101J | 1 | Physical Plant Operations | Visible staining on north false ceiling grate. | Physical Plant Operations to evaluate for leaks and repair as appropriate. |
| 110 | 2 | Physical Plant Operations | Humidity was slightly elevated at the time of assessment. | Physical Plant Operations to evaluate HVAC system for proper operation and repair as appropriate to lower humidity level. |
| 115 | 2 | Physical Plant Operations | Humidity was slightly elevated at the time of assessment. | Physical Plant Operations to evaluate HVAC system for proper operation and repair as appropriate to lower humidity level. |
| 115A | 2 | Physical Plant Operations | Floor tile has several areas where glue is coming through. | Physical Plant Operations to evaluate and repair as appropriate. |
| 115A | 2 | Physical Plant Operations | Humidity was slightly elevated at the time of assessment. | Physical Plant Operations to evaluate HVAC system for proper operation and repair as appropriate to lower humidity level. |
| 115B | 2 | Physical Plant Operations | One supply and no return. | Physical Plant operations to evaluate adding additional supply and return grills. |
| 116 | 2 | Physical Plant Operations | Humidity was slightly elevated at the time of assessment. | Physical Plant Operations to evaluate HVAC system for proper operation and repair as appropriate to lower humidity level. |
| 117 | 2 | Physical Plant Operations | Two supply registers are missing covers and there is tape on the supply vent. | Physical Plant Operations to evaluate and repair/replace as appropriate. |
| 118 | 2 | Physical Plant Operations | Two supply registers missing covers and tape on supply vent. | Physical Plant Operations to evaluate and repair/replace as appropriate. |
| 118A | 2 | Physical Plant Operations | This is a kiln room and there is a distinct odor associated with art activities/storage. | Physical Plant operations to evaluate A/C zone and review for potential for odor to be dispersed. |

| Room | Priority | Responsible | Response | Recommendation |
|---------------|----------|---------------------------|---|--|
| 118C | 2 | Physical Plant Operations | Supply vent is missing cover. | Physical Plant Operations to evaluate and repair/replace as appropriate. |
| 124 | 2 | Physical Plant Operations | No leaks identified. Signs of previous water intrusion as evidenced by stained ceiling tiles. | Physical Plant Operations to evaluate and repair/replace as appropriate. |
| 131 | 2 | Physical Plant Operations | Occupant indicated sewage smell. | Physical Plant Operations to evaluate cause of odor. Check seal on toilet. |
| 135 | 2 | Physical Plant Operations | Bathroom has broken tile. | Physical Plant Operations to evaluate and repair as appropriate. |
| 136 | 1 | Physical Plant Operations | Elevated moisture levels on exterior wall near separating wall. | Physical Plant Operations to evaluate and repair as appropriate. |
| 140 | 1 | Physical Plant Operations | Door to outside has gap at bottom. | Physical Plant Operations to evaluate and repair as appropriate. |
| 142 | 1 | Physical Plant Operations | Gap in exterior door to playground. | Physical Plant Operations to evaluate and repair as appropriate. |
| 156 | 2 | Physical Plant Operations | Dead pests observed at the time of assessment. | Physical Plant Operations to initiate work order to evaluate pest issue within location and take appropriate action. |
| 279C | 1 | Physical Plant Operations | Dust and debris on HVAC coils. | Physical Plant operations to evaluate and clean HVAC coils. |
| 279C | 2 | Physical Plant Operations | Severe rust around light fixtures. | Physical Plant Operations to evaluate and repair as appropriate. |
| 348V | 1 | Physical Plant Operations | Dust and debris on HVAC coils. | Physical Plant operations to evaluate and clean HVAC coils. |
| 402 | 1 | Physical Plant Operations | Damaged wallboard under window. Moisture meter indicated elevated moisture in several areas. | Physical Plant Operations to evaluate and repair as appropriate. |
| 402 | 2 | Physical Plant Operations | Dead pests and droppings observed under window at the time of assessment. | Physical Plant Operations to initiate work order to evaluate pest issue within location and take appropriate action. |
| 404 | 2 | Physical Plant Operations | No pests observed at the time of assessment. Spider webs observed in window sills. | Physical Plant Operations to initiate work order to evaluate pest issue within location and take appropriate action. |
| 501 | 3 | Physical Plant Operations | South wall was recently repaired. Baseboard is missing. | Physical Plant operations to install baseboard. |
| 504 | 1 | Physical Plant Operations | North wall near dry erase board shows evidence of previous water damage. Moisture testing indicated slightly elevated. | Physical Plant Operations to evaluate and repair as appropriate. |
| 853 | 2 | Physical Plant Operations | Odor detected at the time of assessment. Cause not found. | Physical Plant Operations to evaluate cause of odor. |
| 881VE | 1 | Physical Plant Operations | Work order was generated to clean coils and open dampers. Occupant still indicates there is an odor and advised coming from the A/C unit. Recommended leaving one A/C unit off (the one that occupant feels is source of odor). | Physical Plant Operations to evaluate and repair as appropriate. |
| 8P | 1 | Physical Plant Operations | Musty odor in portable. | Physical Plant Operations to evaluate cause of odor. |
| Modular Units | 2 | Physical Plant Operations | General issue regarding Modular Units - the bathroom exhaust fans appear to continually run even when the light is off. | Physical Plant Operations to evaluate and repair as appropriate. |